E? TEXAS REALTORS

COMMERCIAL PROPERTY CONDITION STATEMENT
USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.

©TEXAS ASSOCIATION OF REALTORS®, Inc. 2022

100 N Texas St CONCERNING THE PROPERTY AT: Dublin Tx 76444		
THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE COPROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INWARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENDLORD' INCLUDES SUBLESSORS.	NSPECT	IONS OR
PART I - Complete if Property is Improved or Unimproved		
Are you (Seller or Landlord) aware of:	Aware	Not Aware
(1) any of the following environmental conditions on or affecting the Property:	111111	Marc
(a) radon gas?	1	/
(b) asbestos components: (i) friable components?	 i	
(c) urea-formaldehyde insulation?		
(d) endangered species or their habitat?		
(e) wetlands?		
(f) underground storage tanks?		
(g) leaks in any storage tanks (underground or above-ground)?		
(h) lead-based paint?	 1	
(i) hazardous materials or toxic waste?		
(j) open or closed landfills on or under the surface of the Property?		
(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?		
(I) any activity relating to drilling or excavation sites for oil, gas, or other minerals? [
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions.		
listed in Paragraph 1(a)-(I)?		رکب
(3) any improper drainage onto or away from the Property? (4) any fault line at or near the Property that materially and adversely affects the Property?	_]	\checkmark
(5) air space restrictions or essements on a stational to B	_]	
(5) air space restrictions or easements on or affecting the Property?	_]	
(TVP 1400) 07 08 20 1 1 11 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1	J	(V)
(TXR-1408) 07-08-22 Initialed by Seller or Landlord: and Buyer or Tenant:	Pa	age 1 of 5
Sam Byrd Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com	1	100 N Texas St

(8) pending changes in zoning, restrictions, or in physical use of the Property?		<u>Aware</u>	Not <u>Aware</u>
(8) pending changes in zoning, restrictions, or in physical use of the Property?	(7) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?	.[_].	ر√ ₁
your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? (10) lawsuits affecting title to or use or enjoyment of the Property? (11) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? (12) common areas or facilities affiliated with the Property co-owned with others? (13) an owners' or tenants' association or maintenance fee or assessment affecting the Property? If aware, name of association: Name of manager: Amount of fee or assessment: \$\frac{per}{2} \] Are fees current through the date of this notice? [] yes [] no [] unknown (14) subsurface structures, hydraulic lifts, or pits on the Property? (15) intermittent or wet weather springs that affect the Property? (16) any material defect in any irrigation system, fences, or signs on the Property? (17) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? (18) any of the following rights vested in others: (a) outstanding mineral rights? (b) timber rights? (c) water rights? (d) other rights? (19) any personal property or equipment or similar items subject to financing, liens, or lease(s)? If aware, list items:	(8) pending changes in zoning, restrictions, or in physical use of the Property?	. []	$\overline{\vee}$
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(19) any personal property or equipment or similar items subject to financing, liens, or lease(s)? If aware, list items:	(h) timber rights?		رک
(19) any personal property or equipment or similar items subject to financing, liens, or lease(s)? If aware, list items:	(c) water rights?		W
(19) any personal property or equipment or similar items subject to financing, liens, or lease(s)? If aware, list items:			ركا
If aware, list items:	(10) any percent property and the second property and		ت
ice machine i dishulishes	If aware, list items:		\angle
If you are aware of any of the conditions listed above, explain, (Attach additional information if any of the	ice machine à dishilashis		
	If you are aware of any of the conditions listed above, explain. (Attach additional information in	f needed)	
	TXR-140807-08-22 Initialed by Soller or Landland, TML Till	·	
TXR-140807-08-22 Initialed by Seller and Farilly J. T. W. T.	CLARK REAL ESTATE GROUP, 400 W 1-20 Saite 100 Westberford TX 76086		
TXR-140807-08-22 Initialed by Seller or Landlord: Management and Buyer or Tenant: Page 2 of 5	Phone: 1545926877 Fax: Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.hoolf.com	1	00 N Texas St

100 N Texas St

Commercial Property Condition Statement concerning Dublin Tx 76444

PART 2 - Complete if Property is Improved or Unimproved	
Are you (Seller or Landlord) aware of any of the following conditions*: Aware	Not <u>Aware</u>
(1) Present flood insurance coverage?	-
(2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir?	
(3) Previous flooding due to a natural flood event?)	
(4) Previous water penetration into a structure on the Property due to a natural flood event?	[/]
(5) Located [] wholly [] partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)?	[1
(6) Located [] wholly [] partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))?	
(7) Located [] wholly [] partly in a floodway?	
(8) Located [] wholly [] partly in a flood pool?	[\/]
(9) Located wholly partly in a reservoir?	
f the answer to any of the above is "aware," explain: (attach additional sheets as necessary)	<u> </u>
Flood Hazards (TXR 1414) For purposes of this notice: "100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard adesignated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is a bigh risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.	considered to
"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considerate risk of flooding.	l area, which dered to be a
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and the to controlled inundation under the management of the United States Army Corps of Engineers.	
"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).	
"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the chann or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100 without cumulatively increasing the water surface elevation more than a designated height.	nel of a river O-year flood,
"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to reta delay the runoff of water in a designated surface area of land.	ain water or
(10) Have you (Seller or Landlord) ever filed a claim for flood damage to the Property with any in provider, including the National Flood Insurance Program (NFIP)? [] yes [If yes, explain: (attach additional sheets as necessary)	nsurance [_i/] no
(11) Have you (Seller or Landlord) ever received assistance from FEMA or the U.S. Small I Administration (SBA) for flood damage to the Property?	. / 1
KR-1408) 07-08-22 Initialed by Seller or Landlord: MLL, and Buyer or Tenant:	Page 3 of 5
RK REAL ESTATE GROUP, 400 W I-20 Suite 100 Weatherford TX 76086 Phone: 2545936977 Fax: Byrd Produced with Lane Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.hvolf.com	100 N Texas St

PART 3 - Complete only if Property is Improved

A.	Are you (Se	ller or	Landlord)	aware of any	/ material	defects in a	ny of the fo	llowing on t	he Property?
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(1) Structural Items:	Aware	Not <u>Aware</u>	Not Appl
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces,			- Appli
piers, bearns, rootings, retaining walls, basement, grading)?		\subseteq	
(b) exterior walls?			
(c) fireplaces and chimneys?			
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?	[]	[√]	1 1
(e) windows, doors, plate glass, or canopies	[]	$[\checkmark]$	
(2) Plumbing Systems:			
(a) water heaters or water softeners? .!!e.c. !!! 35	[]	r√1	[]
(b) supply or drain lines?		$\overline{1}$	
(c) faucets, fixtures, or commodes?	[]	171	
(d) private sewage systems?	Γ 1	1/1	
(e) pools or spas and equipment?	ſ 1	$[\checkmark,]$	
(f) fire sprinkler systems?	[]	[]	[]
(g) landscape sprinkler system?	1	$[\sqrt{\ }]$	
(h) water coolers?		\square	
(i) private water wells?		$[\sqrt{J}]$	
(j) pumps or sump pumps?		$[\checkmark]$	
(j) pumps or sump pumps? (k) gas lines? . /) £			
(3) HVAC Systems: any cooling, heating, or ventilation systems?]	[/]	[]
(4) Electrical Systems: service drops, wiring, connections, conductors, plugs,			
grounds, power, polarity, switches, light fixtures, or junction boxes?	J		
(5) Other Systems or Items:		1	
(a) security or fire detection systems? []		
(b) fire detection systems?		/	1000
(b) porches or decks?]		
(d) garage doors and door operators? [
(e) loading doors or docks?	_]		
(f) rails or overhead cranes?]	\square	
]	[<u>~</u>]	
(h) parking areas, drives, steps, walkways?	_]		
(i) appliances or built-in kitchen equipment?	_]		
If you are aware of material defects in any of the items listed under Para additional information if needed.)	agraph	A, explain.	(Attach
(TXR-1408) 07-08-22 Initialed by Seller or Landlord: and Buyer or Tenant:		P;	age 4 of 5
CLARK REAL ESTATE GROUP, 400 W 1-20 Suite 100 Westberford TX 76086 Phone: 2545926877 Produced with Long Wolf Targazzillon (1555)	Fax:		100 N Texas St

100 N Texas St

Commercial Property Condition Statement concerning Dublin Tx 76444

B. Are you (Seller or Landlord) aware of:		Aware	Not Aware
 any of the following water or drainage conditi affecting the Property: 	ons materially and adversely		Aware
(a) ground water?		ſ 1	$[\sqrt{1}]$
(b) water penetration?			[\(\)]
(c) previous flooding or water drainage?	***************************************		$\sqrt{1}$
(d) soil erosion or water ponding?			
(2) previous structural repair to the foundation sys	stems on the Property?		
(3) settling or soil movement materially and adver	sely affecting the Property?		
(4) pest infestation from rodents, insects, or other	organisms on the Property?		$\frac{1}{1}$
(5) termite or wood rot damage on the Property no	eeding repair?	[]	
(6) mold to the extent that it materially and advers	sely affects the Property?		
(7) mold remediation certificate issued for the Pro if aware, attach a copy of the mold remediation	perty in the previous 5 years?		
(8) previous termite treatment on the Property?		[]	$[\sqrt{1}]$
(9) previous fires that materially affected the Propo	erty?		
(10) modifications made to the Property without ne with building codes in effect at the time?	cessary permits or not in compliance		1/1
(11) any part, system, or component in or on the P the Americans with Disabilities Act or the Texas	roperty not in compliance with		
If you are aware of any conditions described unde if needed.)	r Paragraph B explain /4ttach add	itional info	ormation,
	The undersigned acknowledges receip foregoing statement.	ot of the	
Seller or Landlord: LF5 Holdings	Buyer or Tenant:		
By:	By:		
By (signature): Dem Par II Printed Name: Land III Levis II	By (signature):		
Printed Name: Land 111 Lews II	Printed Name:		
Ву:			
By (signature):	By:By (signature):		
Printed Name:	Printed Name:		
NOTICE TO BUYER OR TENANT TO			

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

(TXR-1408) 07-08-22

Page 5 of 5



SQUARE FOOTAGE DISCLAIMER

PROPERTY ADDRESS 100 N Texas St De Leon Tx 76444

ESTIMATED SQUARE FOOTAG	GE 14200				
SOURCE OF ESTIMA	TE <u>Tax</u>				
The undersigned acknowled and further acknowledge the agent/broker representing footage estimate. All parties have a third party verify the the accuracy or value exists	nat neither the lobuyer(s) have common summer signate square footage of the lobustic square sq	listing real estate broker o reated or otherwise origina ories to this disclaimer are r	r agent nor the ated the square		
This disclaimer is being ex contract for the sale and pur by the parties.	ecuted in advar chase, and will b	nce of the negotiation and become an exhibit to any co	execution of a ntract executed		
Docusigned by: UFS Holdings UL	10/24/2023				
SELLER Holdings LLC	DATE	BUYER	DATE		
	10/24/2023				
SELLER	DATE	BUYER	DATE		
SWI.	10/24/2023				
LISTING AGENT Sam Byrd	DATE	SELLING AGENT	DATE		
	CLARK REAL EST	TATE GROUP			
400 W. I-20 Suite 100 • Weatherford Texas 76086 • 817-458-0402 • www.clarkreg.com					



APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

- 1	CONCERNING THE PROPERTY AT	100 N T		De Leon
			(Street Addres	ss and City)
	may produce permanent neurolog behavioral problems, and impaired seller of any interest in residential based paint hazards from risk asse known lead-based paint hazards. A prior to purchase."	children at risk og gical damage, in memory. Lead po real property is essments or inspe- risk assessment	of that such property many of developing lead pois including learning dispisoning also poses a required to provide the actions in the seller's or inspection for possi	residential real property on which ray present exposure to lead from lead oning. Lead poisoning in young children abilities, reduced intelligence quotient particular risk to pregnant women. The buyer with any information on lead possession and notify the buyer of any ible lead-paint hazards is recommended.
B	NOTICE: Inspector must be properly 3. SELLER'S DISCLOSURE:	certified as requ	ired by federal law.	
	PRESENCE OF LEAD-BASED PA (a) Known lead-based paint a	INT AND/OR LEA and/or lead-based	D-BASED PAINT HAZA paint hazards are prese	RDS (check one box only): nt in the Property (explain):
	X (b) Seller has no actual know	ledge of lead-base	ed paint and/or lead-base	ed paint hazards in the Property.
	2. RECORDS AND REPORTS AVAIL	LABLE TO SELLE	R (check one box only).	
	and/or lead-based paint h	azards in the Prop	all available records a erty (list documents):	and reports pertaining to lead-based paint
	X (b) Seller has no reports or Property.	records pertaining	ng to lead-based paint	and/or lead-based paint hazards in the
C.	. BUYER'S RIGHTS (check one box only	'):		
	Buyer waives the opportunity lead-based paint or lead-based	to conduct a risk	assessment or inspec	tion of the Property for the presence of
	2. Within ten days after the effert	ctive date of this	contract. Buver may ha	we the Property inspected by inspectors
	selected by buyer. If lead-ba	ased paint or lead en notice within 14	d-based paint hazards	are present, Buyer may terminate this /e date of this contract, and the earnest
D.	BUYER'S ACKNOWLEDGMENT (check	k applicable boxes):	
	1. Buyer has received copies of a 2. Buyer has received the pamphl	I information listed	above.	Jame
E.	(a) provide Buyer with the federa addendum; (c) disclose any known learned records and reports to Buyer pertaining the second seco	kers have informe illy approved pa ad-based paint ar ing to lead-based	d Seller of Seller's obliga imphlet on lead pois id/or lead-based paint i paint and/or lead-base	ations under 42 U.S.C. 4852d to: soning prevention; (b) complete this hazards in the Property; (d) deliver all
	addendum for at least 3 years following t	ne sale. Brokers a	re aware of their respon	nd (f) retain a completed copy of this
F.	CERTIFICATION OF ACCURACY: In	ie following perso	ons have reviewed the	information above and certify to the
	best of their knowledge, that the informat	ion they have prov	rided is true and accurat	e. {
Buy	/er	Date	Seller D8394E7FA30C401	10/25/2023 Date
			LFS Holdings LLC	Date
Buy	ver .	Date	Seller	Date
			5	()
Oth	er Broker	Date	Listing Broker	10/25/2023 Date
			Sam Byrd	
	The form of this addendum has been approved forms of contracts. Such approved relates to this	by the Texas Real E	state Commission for use or	nly with similarly approved or promulgated
	forms of contracts. Such approval relates to this No representation is made as to the legal valid transactions. Texas Real Estate Commission, P.O. E	ity or adequacy of an	KEC forms are intended for	use only by trained real estate licensees.

(TXR 1906) 10-10-11

TREC No. OP-L



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Clark Real Estate Group Licensed Broker/Broker Firm Name of Primary Assumed Business Name	0590750 License No.	tim@clarkreq.com Email	(817) 458-0402 Phone
Tim Clark Designated Broker of Firm	0516005 License No.	tim@clarkreg.com Email	(817) 578-0609 Phone
<u>Tim Clark</u> Licensed Supervisor of Sales Agent/ Associate	0516005 License No.	tim@clarkreg.com Email	(817) 578-0609 Phone
Sam Byrd Sales Agent/Associate's Name	0717388	sam@clarkreg.com	254-592-56877
care rigoriar according a right	CHL	10/24/2023	Phone
	er/Tenant/Seller/Landlord In	nitials Date	,
Regulated by the Texas Real Estate	Commission	Infance time	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov