



For sale

LISTED AT:

\$1,395,000

557 S. Interstate 35
Georgetown, TX, 78626



4,985 SQFT



2 TENANT SUITES



BUILT IN 2000-
FINISHED OUT
IN 2004-2005



EXCELLENT LOCATION
ON INTERSTAE 35
ACCESS ROAD

**CONTACT ME FOR
MORE DETAILS OR TO
SCHEDULE A TOUR**



512-869-9132



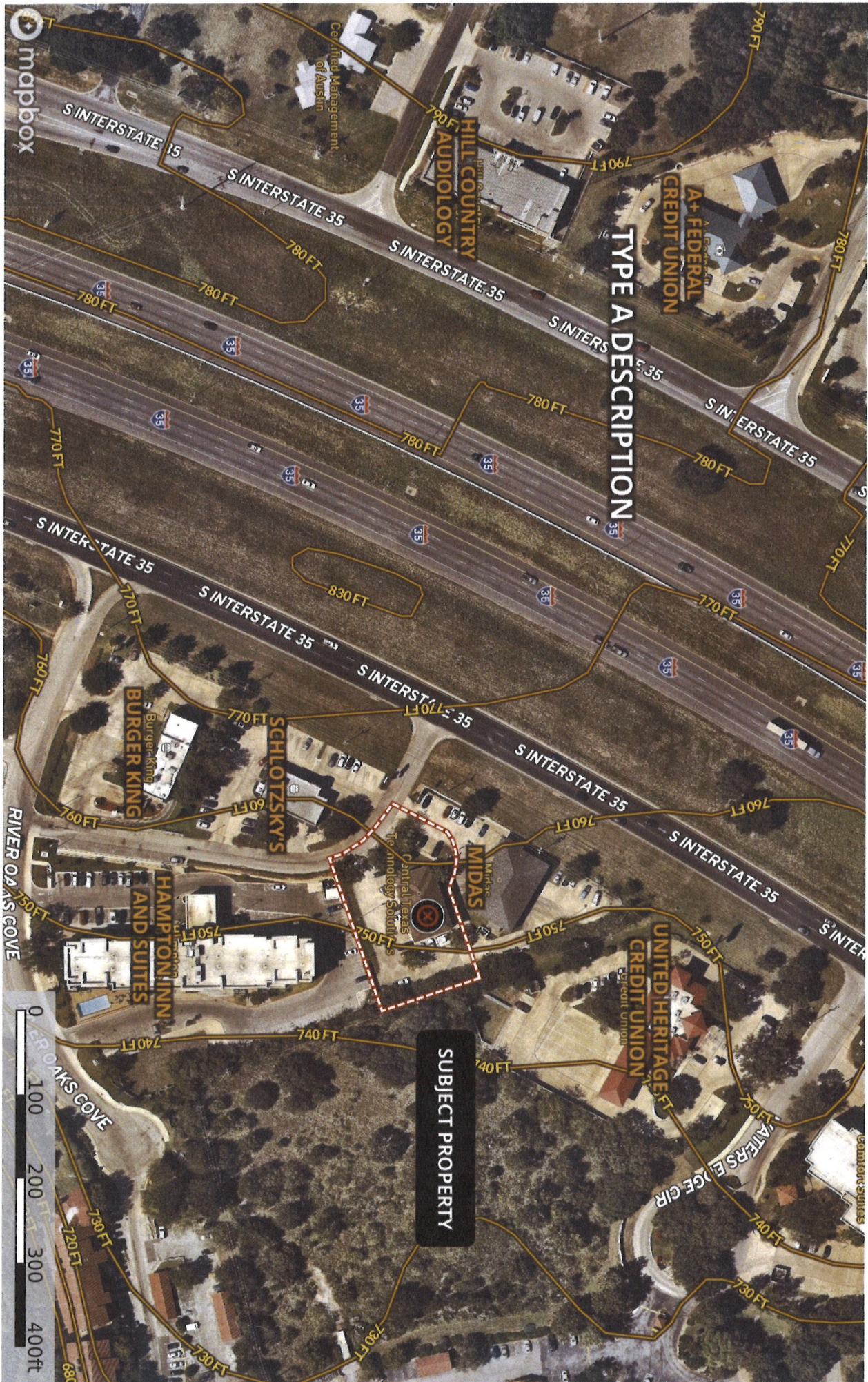
stevebamsch1360@gmail.com

kww LONE STAR
KELLERWILLIAMS. REALTY

The information contained within was obtained through sources deemed reliable, however, KW Lone Star makes no guarantees or warranties of the accuracy thereof. Buyer responsible for verifying accuracy and completeness of all data prior to scale.

Each office is Independently owned and operated.





TYPE A DESCRIPTION

SUBJECT PROPERTY

- Dump
- Boundary

Property	Owner	Property Address	Tax Year	2025 Market Value
R453796	TAG JOINT VENTURES LLC	557 S IH 35, GEORGETOWN, TX 78628	2025	CERTIFIED \$1,675,000

Page: Property Details

2025 GENERAL INFORMATION

Property Status	Active
Property Type	C5
Legal Description	C710 - KIMBER BUSINESS CONDO, UNIT 2, 50% COMMON AREA INTEREST
Neighborhood	G90PS - Small Office(< 10,000 Sf)-east Georgetown
Account	R-20-6055-0000-0002
Related Properties	R065474 , R453793 , P483475
Map Number	3-1117,(3-1014)
Effective Acres	0.000000

2025 OWNER INFORMATION

Owner Name	TAG JOINT VENTURES LLC
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	453 BUSBY XING GEORGETOWN, TX 78626
Agent	TEXAS PROTAX LLC (A0694184)

2025 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	N/A
Improvement Non-Homesite Value	N/A
Total Improvement Market Value	\$763,217
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Land Agricultural Market Value	N/A
Land Timber Market Value	N/A
Total Land Market Value	\$911,783
Total Market Value	\$1,675,000

ASSESSED VALUE

Total Improvement Market Value	\$763,217
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$1,675,000
Homestead Cap Loss	-\$0
Circuit Breaker Limit Cap Loss	-\$0
Total Assessed Value	\$1,675,000

N/A values are not applicable toward total value.

2025 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	\$1,675,000	0
CGT- City of Georgetown		-	\$1,675,000	0.353
GWI- Williamson CO		-	\$1,675,000	0.369447
RFM- Wmsn CO FM/RD		-	\$1,675,000	0.044329
SGT- Georgetown ISD		-	\$1,675,000	1.0506
TOTALS				1.817376

2025 IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value
 - F1 - Real, Commercial No 5,095 Sq. Ft N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	2000	2,600	N/A	Details
2	Second Floor	2000	2,495	N/A	Details
3	Open Porch	2000	360	N/A	Details
4	Open Porch	2000	360	N/A	Details
5	Elevator	2000	1	N/A	Details
6	Concrete	2000	9,100	N/A	Details

2025 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Commercial	F1 - Real, Commercial	No	N/A	\$0	\$0	23,479 Sq. ft
TOTALS						23,479 Sq. ft / 0.539000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2024	\$779,310	\$911,783	\$1,691,093	\$0	\$0	\$0	\$0	\$1,691,093	\$0	\$257,093	\$1,691,093
2023	\$415,885	\$779,115	\$1,195,000	\$0	\$0	\$0	\$0	\$1,195,000	\$0	\$0	\$1,195,000
2022	\$982,865	\$519,410	\$1,502,275	\$0	\$0	\$0	\$0	\$1,502,275	\$0	\$0	\$1,502,275
2021	\$710,014	\$384,792	\$1,094,806	\$0	\$0	\$0	\$0	\$1,094,806	\$0	\$0	\$1,094,806
2020	\$639,448	\$365,552	\$1,005,000	\$0	\$0	\$0	\$0	\$1,005,000	\$0	\$0	\$1,005,000

SALES HISTORY

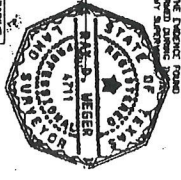
DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
6/13/2022	467 PARTNERS LLC	TAG JOINT VENTURES LLC	2022072393	
12/10/2018	VT PARTNERS LP	467 PARTNERS LLC	-	
9/27/2004	KIMBER INC	VT PARTNERS LP	2004078060	

LOT 1, BLOCK "1"
 SAN GABRIEL VILLAGE SECTION ONE
 CABINET "Q", SLIDES 51-52 (W.C.P.R.)

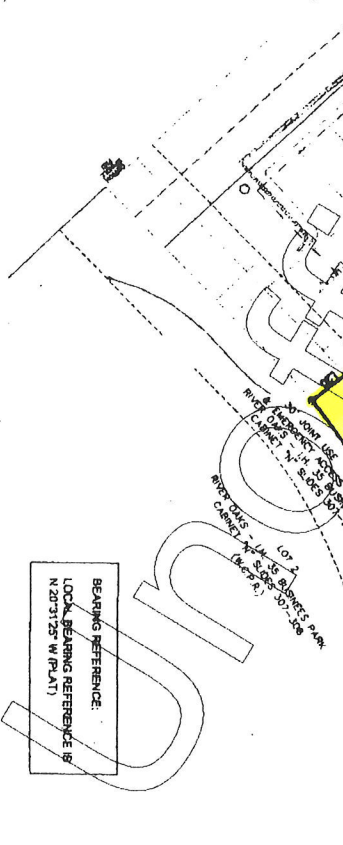


INTERSTATE HIGHWAY NO. 35
 RECORDS OF RIVER OAKS I.H. 35 BUSINESS PARK
 RESUBDIVISION OF RIVER OAKS I.H. 35 BUSINESS PARK CABINET (W.C.P.R.)

NUMBER	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
2	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
3	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
4	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
5	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
6	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
7	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
8	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
9	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
10	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
11	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
12	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
13	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
14	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
15	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
16	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
17	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
18	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
19	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
20	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
21	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
22	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
23	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
24	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20
25	N 87°17'42" E	83.20	S 87°17'42" W	83.20	N 87°17'42" E	83.20	S 87°17'42" W	83.20



DATE: 11/11/2011
 BY: [Signature]
 TITLE: SURVEYOR
 PROJECT: RIVER OAKS I.H. 35 BUSINESS PARK
 SHEET NO. 1 OF 1



NO.	DATE	REV. BY	DESCRIPTION
1	11/11/2011	[Signature]	INITIAL SURVEY

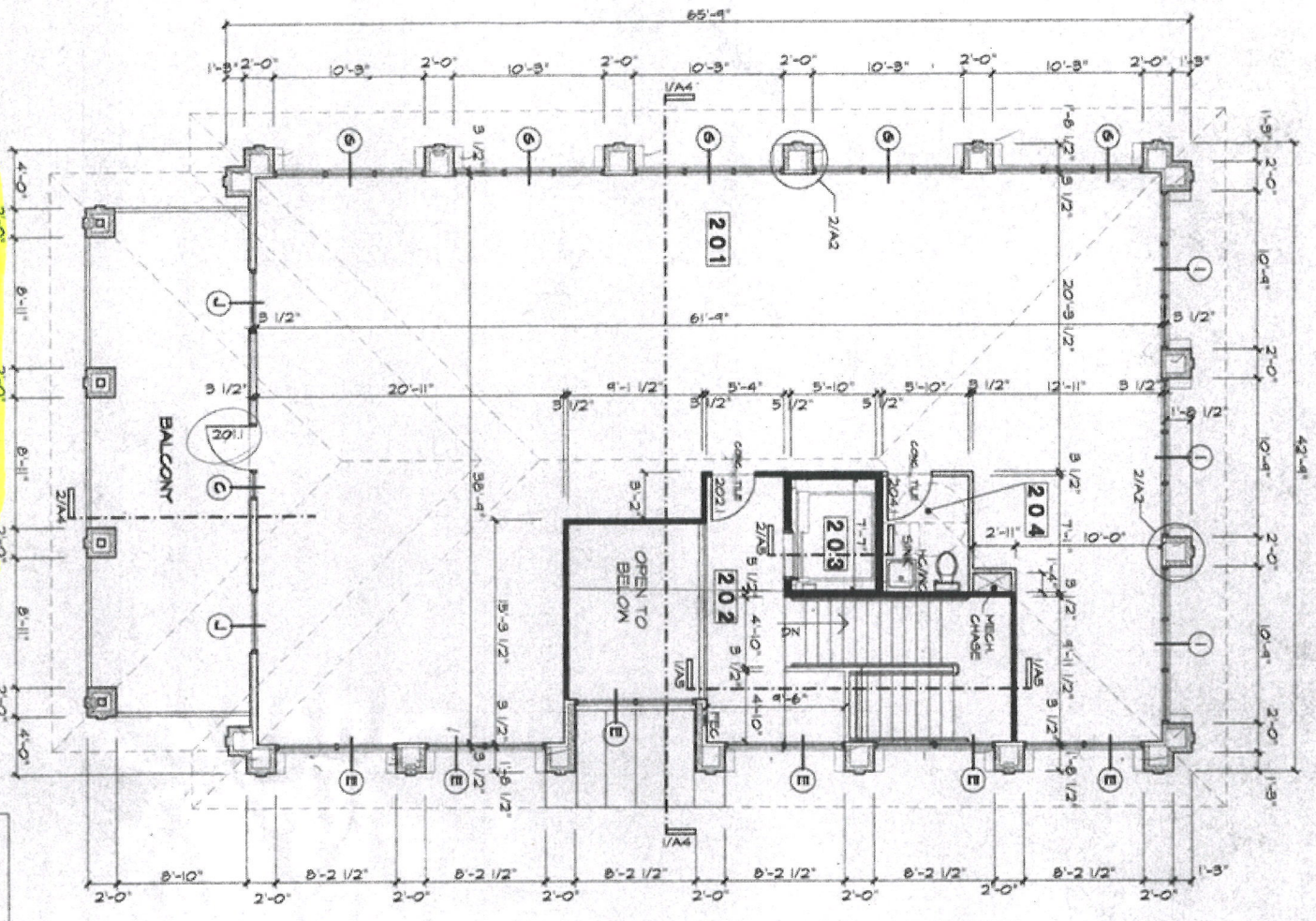
OWNER: [Name]	DESIGNED BY: [Name]
PLAT NO. [Number]	FIELD NO. [Number]
SCALE: 1" = 20'	
JOB NO. [Number]	

**SURVEY PLAT OF UNIT 2
 MIDAS AUTOMOTIVE
 RIVER OAKS I. H. 35 BUSINESS PARK**

HAYNIE CONSULTING, INC.
 Civil Engineers and Land Surveyors
 1010 Pasadena Lane
 Round Rock, Texas 78664-3276
 Ph: 512-417-2466 Fax: 512-417-7443

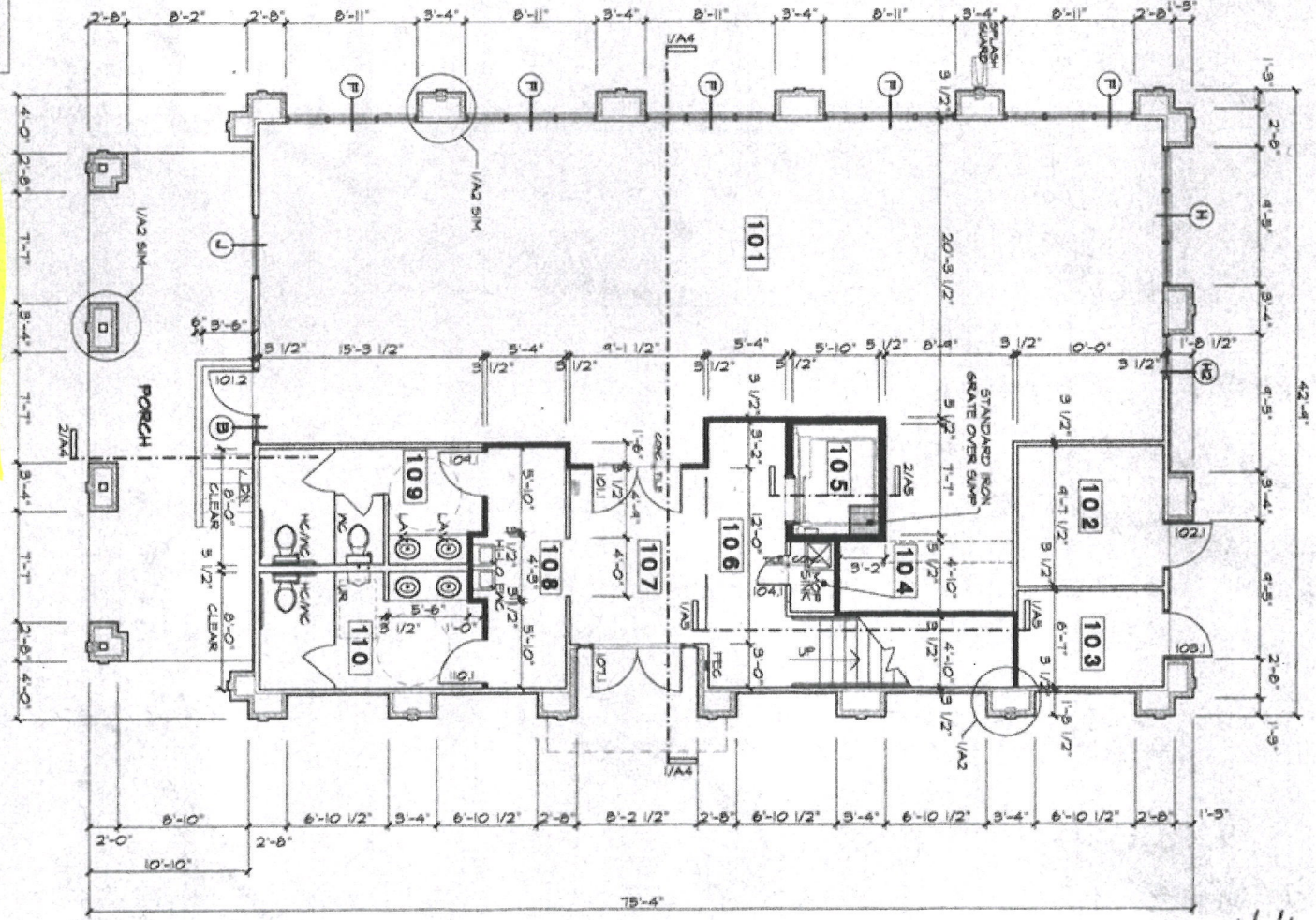
63'10"

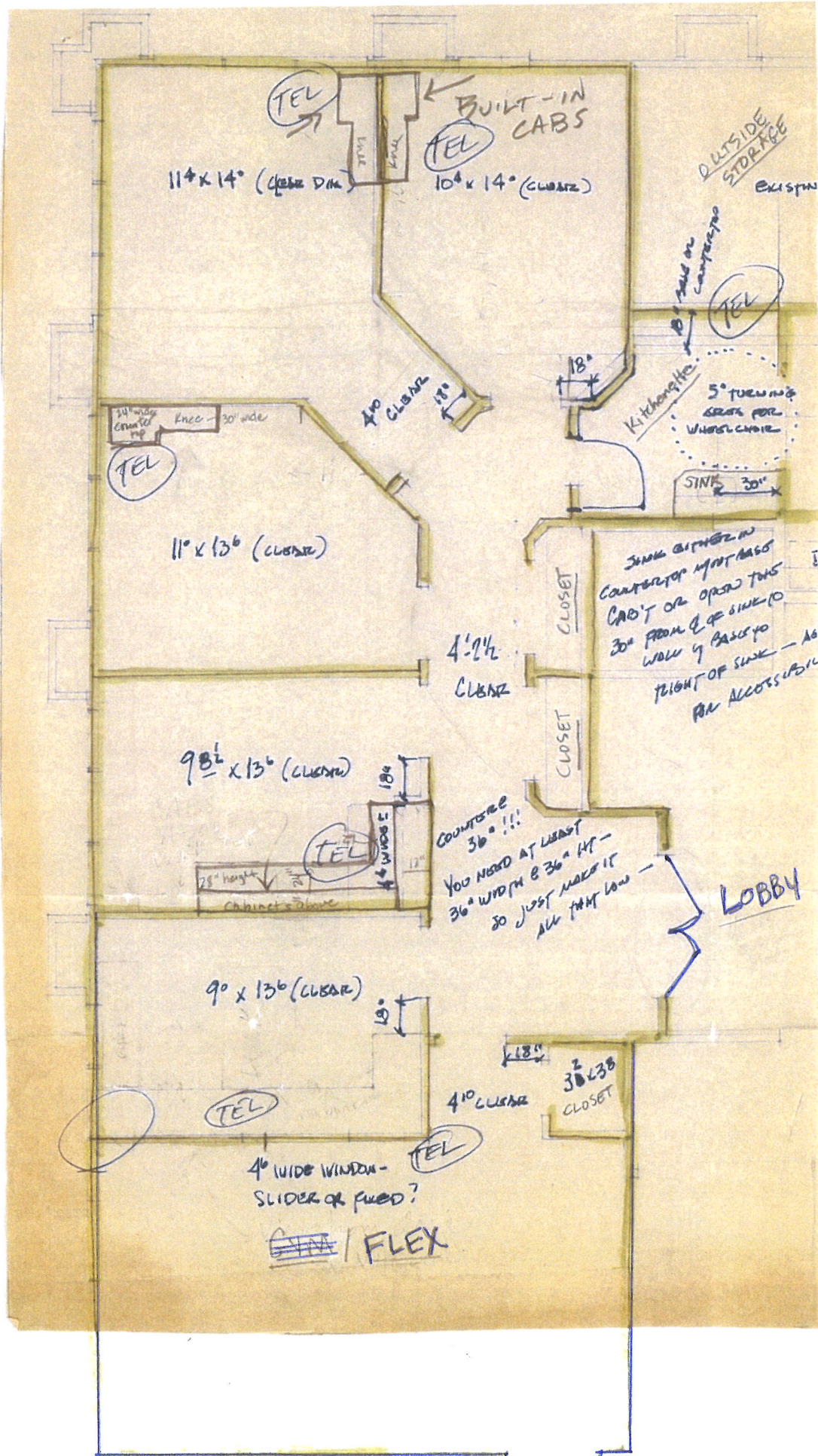
SECOND FLOOR PLAN



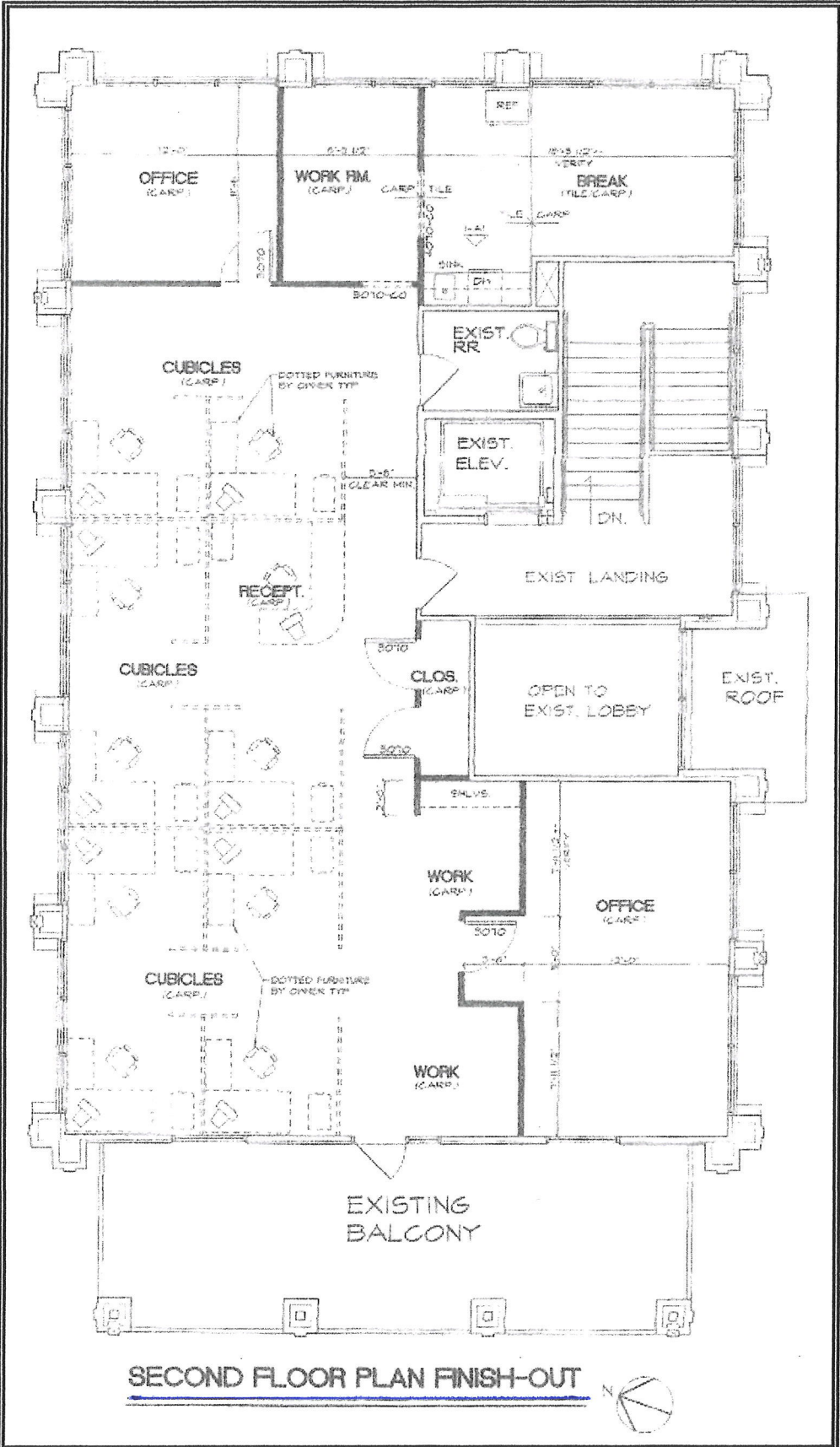
NOTE: WALL DIMENSIONS ARE TAKEN AT FACE OF STUDS

FIRST FLOOR PLAN





First Floor Plan





COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT: 557 South IH35 Georgetown Tx 78626

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT. THE TERM "LANDLORD" INCLUDES SUBLESSORS.

PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) asbestos components:		
(i) friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) non-friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) urea-formaldehyde insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) endangered species or their habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) wetlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) underground storage tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) leaks in any storage tanks (underground or above-ground)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) hazardous materials or toxic waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) open or closed landfills on or under the surface of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? ..	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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)-(l)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) any improper drainage onto or away from the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) any fault line at or near the Property that materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) air space restrictions or easements on or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TXR-1408) 07-08-22 Initialed by Seller or Landlord [Signature] and Buyer or Tenant: _____

Commercial Property Condition Statement concerning 557 S. IH-35, Georgetown

- | | <u>Aware</u> | <u>Not
Aware</u> |
|--|--------------------------|---|
| (7) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (8) pending changes in zoning, restrictions, or in physical use of the Property?
The current zoning of the Property is: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) 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)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) lawsuits affecting title to or use or enjoyment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) common areas or facilities affiliated with the Property co-owned with others? | <input type="checkbox"/> | <input type="checkbox"/> <i>★ see below</i> |
| (13) an owners' or tenants' association or maintenance fee or assessment affecting the Property?
If aware, name of association: <u>Kimber Business Condominiums</u>
Name of manager: <u>Kimber Inc</u>
Amount of fee or assessment: \$ _____ per _____
Are fees current through the date of this notice? [<input checked="" type="checkbox"/>] yes [<input checked="" type="checkbox"/>] no [<input type="checkbox"/>] unknown | <input type="checkbox"/> | <input type="checkbox"/> <i>★</i> |
| (14) subsurface structures, hydraulic lifts, or pits on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (15) intermittent or wet weather springs that affect the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (16) any material defect in any irrigation system, fences, or signs on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) any of the following rights vested in others: | | |
| (a) outstanding mineral rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) timber rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) water rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) other rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (19) any personal property or equipment or similar items subject to financing, liens, or lease(s)?
If aware, list items: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.)
★ (12) See attached survey plat for shared parking area (in green)

★ (13) Currently, there are no association or maintenance fee's. Owner not aware of any assessment due now.

PART 2 - Complete if Property is Improved or Unimproved

- | | <u>Aware</u> | <u>Not
Aware</u> |
|---|--------------------------|-------------------------------------|
| Are you (Seller or Landlord) aware of any of the following conditions*: | | |
| (1) Present flood insurance coverage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) Previous flooding due to a natural flood event? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) Previous water penetration into a structure on the Property due to a natural flood event? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (5) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (6) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (7) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (8) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of the above is "aware," explain: *(attach additional sheets as necessary)*

**If Buyer or Tenant is concerned about these matters, Buyer or Tenant may consult Information About 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 area, which is designated 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 considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject 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 under the 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 channel of a river 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-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

- (10) Have you (Seller or Landlord) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? yes no
If yes, explain: *(attach additional sheets as necessary)*
- (11) Have you (Seller or Landlord) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no
If yes, explain: *(attach additional sheets as necessary)*

PART 3 - Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

	Aware	Not Aware	Not Appl.
(1) Structural Items:			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Plumbing Systems:			
(a) water heaters or water softeners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) pools or spas and equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) fire sprinkler systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) landscape sprinkler system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(h) water coolers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) private water wells?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) pumps or sump pumps?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) gas lines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) HVAC Systems: any cooling, heating, or ventilation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) Other Systems or Items:			
(a) security or fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) porches or decks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) garage doors and door operators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) loading doors or docks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) rails or overhead cranes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) elevators or escalators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) Aware of some minor cracks in exterior stucco walls.

Commercial Property Condition Statement concerning 557 S. IH-35, Georgetown

- | B. Are you (Seller or Landlord) aware of: | <u>Aware</u> | <u>Not
Aware</u> |
|--|--------------------------|-------------------------------------|
| (1) any of the following water or drainage conditions materially and adversely affecting the Property: | | |
| (a) ground water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) water penetration? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) previous flooding or water drainage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) soil erosion or water ponding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (2) previous structural repair to the foundation systems on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) settling or soil movement materially and adversely affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) pest infestation from rodents, insects, or other organisms on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (5) termite or wood rot damage on the Property needing repair? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (6) mold to the extent that it materially and adversely affects the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (7) mold remediation certificate issued for the Property in the previous 5 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>if aware, attach a copy of the mold remediation certificate.</i> | | |
| (8) previous termite treatment on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) previous fires that materially affected the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.) _____

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: TAG Joint Ventures
453 Busby Crossing
Georgetown TX 78626

Buyer or Tenant: _____

By: Garth E. Reuter Jr
 By (signature): _____
 Printed Name: Garth E. Reuter Jr.
 Title: Owner

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

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.