

RESTAURANT - FOR LEASE

595 WEST LITTLE YORK ROAD NEAR I-45 NORTH

14

LOCATION: AT THE SOUTHEAST CORNER OF WEST LITTLE YORK ROAD AND STUEBNER AIRLINE ROAD ONE BLOCK WEST OF I-45 NORTH, CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

ADDRESS: 595 WEST LITTLE YORK ROAD, HOUSTON, TEXAS 77076

DESCRIPTION: SINGLE STORY FRAME FREE STANDING BUILDING ORIGINALLY BUILT AS A FAST FOOD RESTAURANT WITH SINGLE DRIVE THRU.

BLDG. SIZE: 2,610 SQUARE FEET (PER SURVEY).

BUILDING DIMENSIONS: 42.6 WIDE FEET X 59 FEET DEEP – REFER TO SURVEY
21' BUILDING HEIGHT.

LAND SIZE: 24,637 SQUARE FEET (.5656 ACRE)

LAND DIMENSIONS: 150 FEET ALONG W. LITTLE YOUR ROAD
135 FEET ALONG STUEBNER AIRLINE ROAD
150 FEET ALONG THE EAST BORDER
165 FEET ALONG THE SOUTH (REAR) BORDER

RENTAL RATE: \$6,000 PER MONTH GROSS (\$27.58 PSF ANNUAL)

LEASE TERM: 3 YEAR MINIMUM TO 5 YEAR PRIMARY TERM

RENEWAL OPTIONS: TWO 3 TO 5 YEAR RENEWAL OPTIONS AVAILABLE AT 10% INCREASES

EXPENSES: NNN LEASE. TENANT RESPONSIBLE FOR ALL EXPENSES INCLUDING: UTILITIES, REPAIRS, MAINTENANCE, PROPERTY TAXES, AND INSURANCE

SECURITY DEPOSIT: FIRST AND LAST MONTHS RENT DUE UPON EXECUTION OF THE LEASE

BUILD OUT ALLOWANCE: NONE

INSURANCE: TENANT MUST OBTAIN A \$2 MILLION GENERAL LIABILITY POLICY AND SHOW THE LANDLORD AS AN ADDITIONAL INSURED.

UTILITIES: ELECTRICITY, WATER, SEWER, TELEPHONE, GAS, CABLE.

PROPERTY TAXES & JURISDICTIONS: \$11,250 TOTAL FOR 2019
HARRIS COUNTY, CITY OF HOUSTON AND HOUSTON ISD.
PROPERTY TAXES ADMINISTERED BY HARRIS COUNTY APPRAISAL DISTRICT.

PARKING: 45 SPACES PLUS 2 HANDICAPPED SPACES – ALL CONCRETE

ACCESS: 2 DRIVEWAY CURB CUTS ALONG W. LITTLE YORK AND ONE ALONG STUEBNER AIRLINE.

SIGNS: 2 PLYON SIGNS. ONE SINGLE POLE IN FRONT AND A 2 POLE SIGN AT THE REAR.

FIXTURES: BUILT IN FURNITURE AND FIXTURES INCLUDED

KITCHEN: SOME KITCHEN EQUIPMENT INCLUDED

HVAC: 2 AC UNITS. BOTH UNITS LOCATED ON THE ROOF.

ROOF: FLAT ROOF

TRASH: EXISTING ENCLOSED TRASH AREA AT THE REAR FOR A DUMSTER

YEAR BUILT: 1982

TRAFFIC: TRAFFIC COUNTS: 31,380 CARS PER DAY W. LITTLE YORK (2012)
252,000 CARS PER DAY ALONG I-45 NORTH

USE: CURRENT USE – LOUISIANA FRIED CHICKEN AND SEAFOOD
ORIGINAL USE: CAPTAIN D'S SEAFOOD

BEST USE: HIGHEST AND BEST USE IS A RESTAURANT

**LIQUOR
LICENSE:** NO EXISTING LIQUOR, WINE OR BEER LICENSE

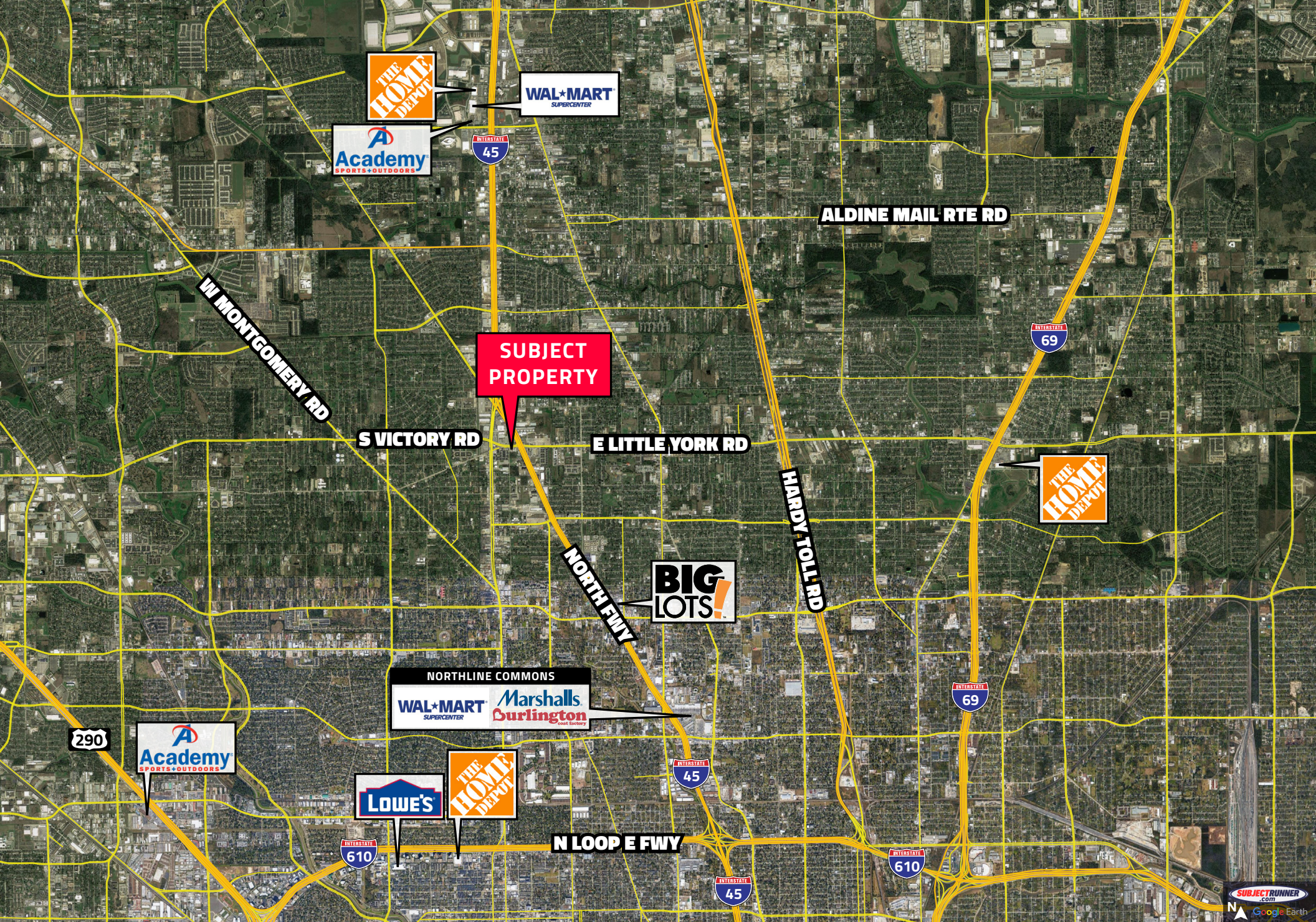
**AREA DEVEL-
OPMENTS:** KFC LOCATED ON OPPOSITE CORNER, WALGREENS ACROSS W. LITTLE YORK,
ADJACENT MEDICAL BUILDING AND A RETAIL CENTER. HARRIS COUNTY
COMMUNITY COLLEGE ACRES HOMES CAMPUS LOCATED ACROSS THE STREET.

HIGHLIGHTS: CORNER LOCATION WITH SIDE STREET ACCESS.
ONE BLOCK FROM I-45 NORTH.
HCC ACRES HOMES CAMPUS LOCATED ACROSS THE STREET.
AMPLE PARKING AND GREAT VISIBILITY.

FOR MORE INFORMATION CONTACT:

TIM OPATRNY
TAO INTERESTS, INC.
770 South Post Oak Lane, Suite 540
Houston, Texas 77056
713-621-9841
tim@taointerests.com
TAOInterests.com

ALL INFORMATION SHOWN IN THIS PRESENTATION, WHILE BASED UPON INFORMATION SUPPLIED BY THE SOURCES DEEMED TO BE RELIABLE, IS NOT IN ANY WAY WARRANTED BY TAO INTERESTS, INC. THIS PROPERTY IS SUBJECT TO PRIOR SALE, WITHDRAWAL, OR CHANGE IN PRICE WITHOUT NOTICE.



ALDINE MAIL RTE RD

W MONTGOMERY RD

SUBJECT PROPERTY



S VICTORY RD

E LITTLE YORK RD



HARDY TOLL RD

NORTH FWY

NORTHLINE COMMONS



290



N LOOP E FWY





HOUSTON COMMUNITY COLLEGE-ACRES HOMES

N VICTORY ST



INTERSTATE 45

NORTH HWY

W LITTLE YORK RD

W LITTLE YORK RD

MEDICAL BUILDING

INTERSTATE 45

N HWY SERVICE RD



STUEBNER AIRLINE RD

SUBJECT PROPERTY





HOUSTON COMMUNITY COLLEGE-ACRES HOMES

N VICTORY ST



INTERSTATE 45

NORTH HWY

W LITTLE YORK RD

W LITTLE YORK RD

MEDICAL BUILDING

INTERSTATE 45

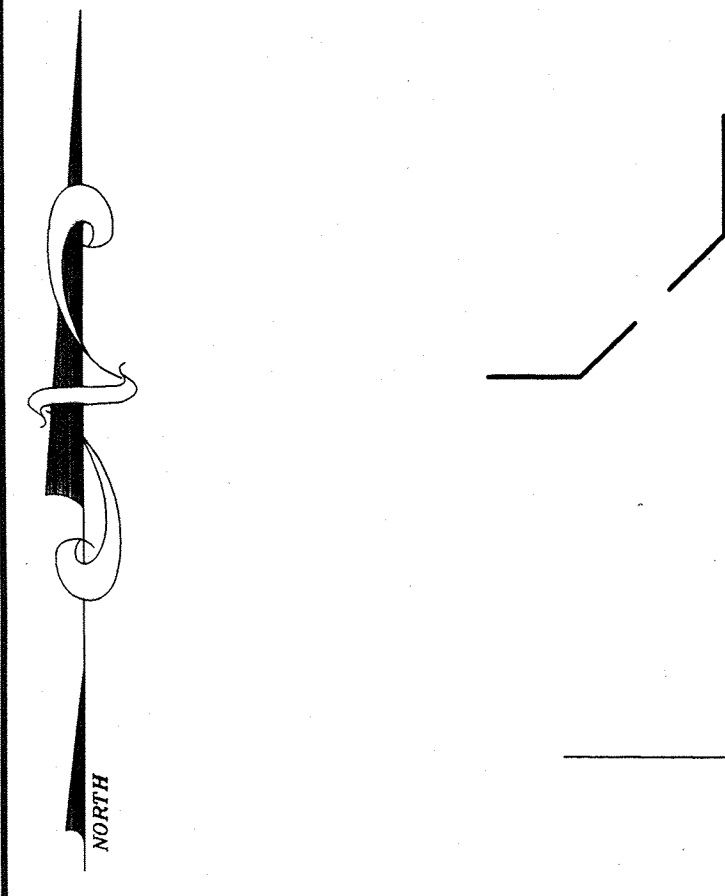
N HWY SERVICE RD



STUEBNER AIRLINE RD

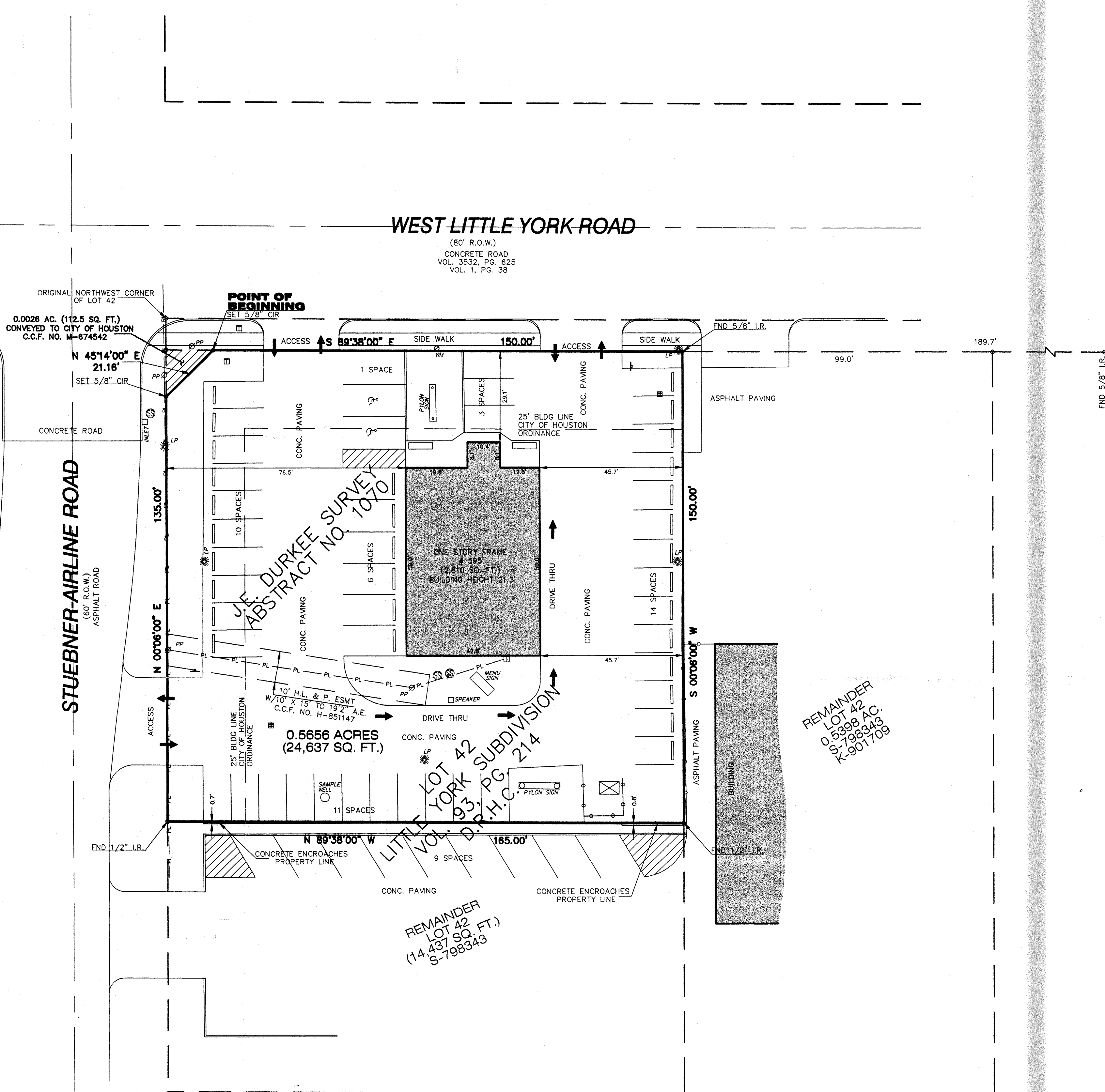
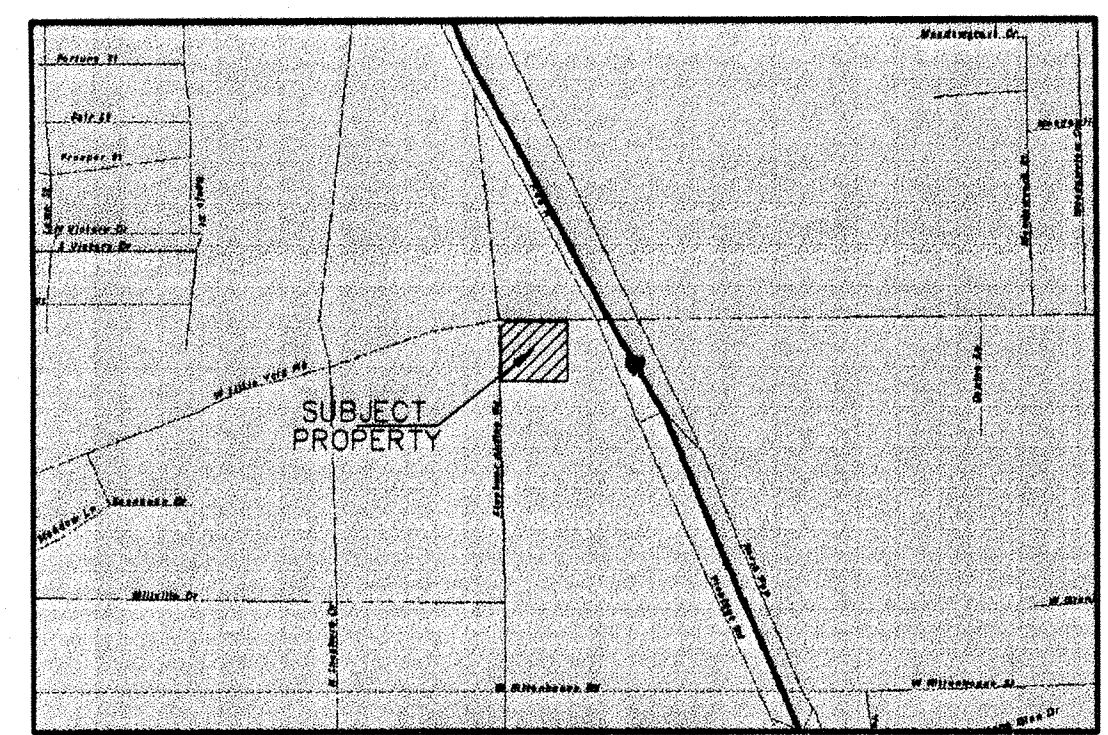
SUBJECT PROPERTY





- LEGEND**
- INLET
 - GAS METER
 - SIGNAL LIGHT
 - PIPELINE MARKER
 - WATER METER
 - MAIL BOX
 - BUSH
 - SAN. SEW. M.H.
 - GUY WIRE
 - CLEAN OUT
 - PL
 - FIBER OPTIC
 - SMB BOX
 - ELEC. TRANS.
 - WATER VALVE
 - POWER POLE
 - PULL BOX
 - FIRE HYDRANT
 - STW. SEW. M.H.
 - GUARD POST
 - SS
 - SANITARY SEWER
 - ROAD SIGN
 - POWER MANHOLE
 - GAS VALVE
 - TEL. U.G. MARK.
 - TELE. MANHOLE
 - WROUGHT IRON FCE
 - CHAIN LINK FCE
 - WOODEN FCE
 - BROCK/CONC. WALL OR FCE
 - WATER LINE

- ABBREVIATIONS**
- FND = FOUND
 - ESMT = EASEMENT
 - BLDG LINE = BUILDING LINE
 - MRHC = MAP RECORDS OF HARRIS COUNTY
 - DRHC = DEED RECORDS OF HARRIS COUNTY
 - CCF# = COUNTY CLERK'S FILE NUMBER
 - HL&P = HOUSTON LIGHT & POWER
 - VOL. = VOLUME
 - PG. = PAGE
 - CONC. = CONCRETE
 - ROW = RIGHT OF WAY
 - D = CENTRAL ANGLE
 - L = LENGTH
 - R = RADIUS
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - C.I.R. = CAPPED IRON ROD



GENERAL NOTES:

- 1) BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 48201C 0600K, EFFECTIVE DATE OF APRIL 20, 2000. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION STUDY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION PROVIDED IN TITLE COMMITMENT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION OF NO. 655550-L EFFECTIVE DATE NOVEMBER 20, 2001.
- 3) ALL BEARINGS ARE REFERENCED TO THE DEED CALLS IN ADJACENT PROPERTY OWNER DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 5798343 AND K901709.
- 4) PROPERTY SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 93, PAGE 214 OF DEED RECORDS OF HARRIS COUNTY, TEXAS, SHOWN IN TITLE COMMITMENT, GF NO. 655550-L BY LAWYERS TITLE INSURANCE CORPORATION.
- 5) THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IT IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF CITY OF HOUSTON ORDINANCE NO. 85-1878, PERTAINING TO, AMONG OTHER THINGS, THE PLATING AND RE-PLATING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES (25 FEET ALONG MAJOR THOROUGHFARES AND 10 FEET ALONG OTHER STREETS). A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORDS ON AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO. N 253886.
- 6) PROPERTY HAS PHYSICAL ACCESS TO WEST LITTLE YORK ROAD AND STUEBNER AIRLINE ROAD A PUBLIC DEDICATED ROADWAYS.
- 7) ALL EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED TO BE COMPLETED OR DEFINITE, BUT WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE, OWNER HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING FACILITIES SHOWN ON DRAWINGS. OWNER SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY.
- 8) NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- 9) NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE APPARENT AT TIME OF SURVEY. OBSERVATIONS RESTRICTED TO EXTERIOR OF BUILDING ONLY.
- 10) NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE EVIDENT AT TIME OF SURVEY.
- 11) THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 12) SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTES, WETLANDS DELINEATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED AS PART OF THE SCOPE OF THIS SURVEY.

ZONING AND ORDINANCES:

CITY OF HOUSTON AND HARRIS COUNTY HAVE NO ZONING REQUIREMENTS. THIS PROPERTY IS PART OF A RECORDED SUBDIVISION PLAT.

PARKING:
PER CITY OF HOUSTON PARKING ORDINANCE: CLASS 7, BAR OR RESTAURANT, b) RESTAURANT (WITH DRIVE IN FACILITIES) STANDARD SPACES SHOWN: 45

BUILDING LINES:
PER CITY OF HOUSTON ORDINANCES NO. 85-1878 25 FOOT BUILDING LINE ALONG MAJOR THOROUGHFARES 10 FOOT BUILDING LINE OTHER STREETS

PROTRUSIONS:
CONCRETE CURB OVER THE SOUTH BOUNDARY LINE AS SHOWN

LEGAL DESCRIPTION

0.5682 ACRES OF LAND OUT OF A 2.8813 ACRE TRACT BEING OUT OF LOT 42, LITTLE YORK ANNEX SUBDIVISION, AS RECORDED IN VOLUME 93, PAGE 214 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, IN THE J.E. DURKEE SURVEY, ABSTRACT 1070, HOUSTON, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

ALL OF THAT CERTAIN 0.5656 ACRE, (24,637 SQUARE FEET) TRACT SITUATED IN THE J.E. DURKEE SURVEY, ABSTRACT NO. 1070, HOUSTON, HARRIS COUNTY, TEXAS, AND BEING OUT OF LOT 42, LITTLE YORK ANNEX SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 93, PAGE 214 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.5656 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET FOR THE NORTHEASTERLY CORNER OF A CALLED 0.0026 ACRE TRACT OF LAND CONVEYED TO THE CITY OF HOUSTON IN A DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. M874542, AND BEING THE NORTHEAST CORNER OF THE SOUTH RIGHT-OF-WAY LINE OF WEST LITTLE YORK ROAD, (80 FEET WIDE), AND THE EAST RIGHT-OF-WAY LINE OF STUEBNER AIRLINE ROAD, (60 FEET WIDE);

THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST LITTLE YORK ROAD, A DISTANCE OF 150.00 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 38 MINUTES 00 SECONDS WEST, A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF AFORESAID STUEBNER AIRLINE ROAD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 06 MINUTES 00 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STUEBNER AIRLINE ROAD, A DISTANCE OF 135.00 FEET TO A 5/8" IRON CAPPED IRON ROD SET FOR A CUTBACK CORNER, AND BEING THE MOST SOUTHERLY CORNER OF AFORESAID 0.0026 ACRE TRACT;

THENCE NORTH 45 DEGREES 14 MINUTES 00 SECONDS EAST ALONG SAID CUTBACK, A DISTANCE OF 21.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5656 ACRES, (24,637 SQUARE FEET) OF LAND.

THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY DEFINED IN TITLE COMMITMENT PREPARED BY LANDAMERICA, LAWYERS TITLE INSURANCE CORPORATION, GF NO. 2001 BC 655550-L, EFFECTIVE DATE OF NOVEMBER 20, 2001.

SCHEDULE 'B' ITEMS

1. THE FOLLOWING RESTRICTION COVENANTS FILED OF RECORD IN VOLUME 93, PAGE 214 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. **Affects - No Plottable items**
9. SUBJECT TO THAT CERTAIN ORDINANCES BY THE CITY OF HOUSTON ESTABLISHING BUILDING SET BACK LINES ALONG LITTLE YORK ROAD, A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 93, PAGE 214 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING SHOWN IN VOLUME 1, PAGE 38 OF THE BUILDING LINE RECORDS OF HARRIS COUNTY, TEXAS.

Affects - Plotted
10. AN EASEMENT 10 FEET IN WIDTH ON 83.8 FEET IN LENGTH, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN BY A DOT-DASH SYMBOL ON SKETCH NO. 83-018 AND UNOBSTRUCTED AERIAL EASEMENTS 10 FEET WIDE, LOCATED ON BOTH SIDES OF AND ADJOINING SAID 10 FEET WIDE EASEMENT, FURTHER DESCRIPTION AND CONFIGURATION OF SAID AERIAL EASEMENTS BEING AN UNOBSTRUCTED AERIAL EASEMENT 10 FEET WIDE EXTENDING UPWARD FROM AN INCLINED PLANE, SAID INCLINED PLANE, WHICH REPRESENTS THE LOWER LIMITS OF THE AERIAL EASEMENT, BEGINS AT A HEIGHT OF 15 FEET ABOVE THE GROUND ADJACENT TO AND ON BOTH SIDES OF THE 10 FOOT WIDE GROUND EASEMENT AND THEN CONTINUES OUTWARD TO A HEIGHT OF 19 FEET 2 INCHES, AS GRANTED TO HOUSTON LIGHTING & POWER COMPANY, BY DOCUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. H851147. AFFECTS PROPERTY AND PLOTTED HEREON

12. SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF CITY OF HOUSTON ORDINANCE NO. 85-1878, PERTAINING TO, AMONG OTHER THINGS, THE PLATING AND RE-PLATING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES. A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD ON AUGUST 1, 1991, UNDER HARRIS COUNTY CLERK'S FILE NO. N253886.

Affects - Blanket in Nature
SURVEY CERTIFICATION:

I HEREBY CERTIFY TO:
J. JONES INVESTMENTS, INC., TEXTRON FINANCIAL CORPORATION, LANDAMERICA FINANCIAL GROUP, INC., LAWYERS TITLE INSURANCE CORPORATION AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, AND TO THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT I HAVE SURVEYED ON THE GROUND, THE PROPERTY LEGALLY DESCRIBED HEREIN; THAT THIS MAP OR PLAT IS A TRUE, CORRECT AND ACCURATE DRAWING AND REPRESENTATION OF SAID PROPERTY AND THE BOUNDARIES THEREOF; THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," AS JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13 OF TABLE A THEREOF; AND THAT IN LOCATING OR IDENTIFYING RECORDED EASEMENTS OR OTHER RECORDED DOCUMENTS I HAVE RELIED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE INSURANCE CORPORATION HAVING AN EFFECTIVE DATE OF NOVEMBER 20, 2001 AND BEARING COMMITMENT NO. 655550-L PURSUANT TO THE "ACCURACY STANDARDS FOR LAND TITLE SURVEYS," AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. I FURTHER CERTIFY THAT THE POSITIONAL UNCERTAINTIES (AS DEFINED THEREIN) RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE (AS DEFINED THEREIN).

DATED THIS 16TH DAY OF JANUARY, 2002.

John Bernard
JOHN BERNARD
REGISTRATION NUMBER: #4663

"ALTA / ACSM AS-BUILT LAND TITLE SURVEY"
PREPARED FOR:

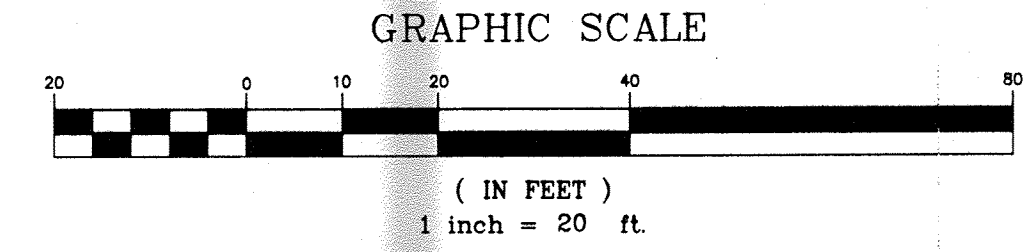
HAYES & MATTHEWS, INC.
NATIONAL DIVISION - ALTA SURVEYS
17220 N. Loop West, Suite 108/109
Ft. Worth, TX 76155
714/770-7181
FAX: 714/641-2840

MARK	DATE	REVISION	BY	AP/VD

TEXTRON FINANCIAL CORPORATION

**598 WEST LITTLE YORK ROAD
HOUSTON, TEXAS
(CAPTAIN D'S SEAFOOD)**

SCALE: 1"=20'	CHKD/APVD:
DATE: 12-05-01	APPROVED:
DWN. BY: KT	HSW NO. 0609-01
CHKD. BY: J. REED	UNIT: 3664
LOAN NO. 35161-01-02	



Hughes-Southwest Surveying Co.

11231 RICHMOND AVE. D-105, HOUSTON, TEXAS 77082
PH: 281-496-9977 * FAX: 281-496-9989 * 1-800-336-2840
www.hughessurvey.com



Information About Brokerage Services

Texas law requires all real estate licensees 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.

TAO Interests, Inc.	480438	tim@taointerests.com	(713)621-9841
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Timothy A. Opatrny	235521	tim@taointerests.com	(713)621-9841
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

TAO Interests, Inc., 770 South Post Oak Ln., Suite 540 Houston TX 77056
Timothy Opatrny

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 713.621.9841 Fax: 713.621.9848

Property For

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