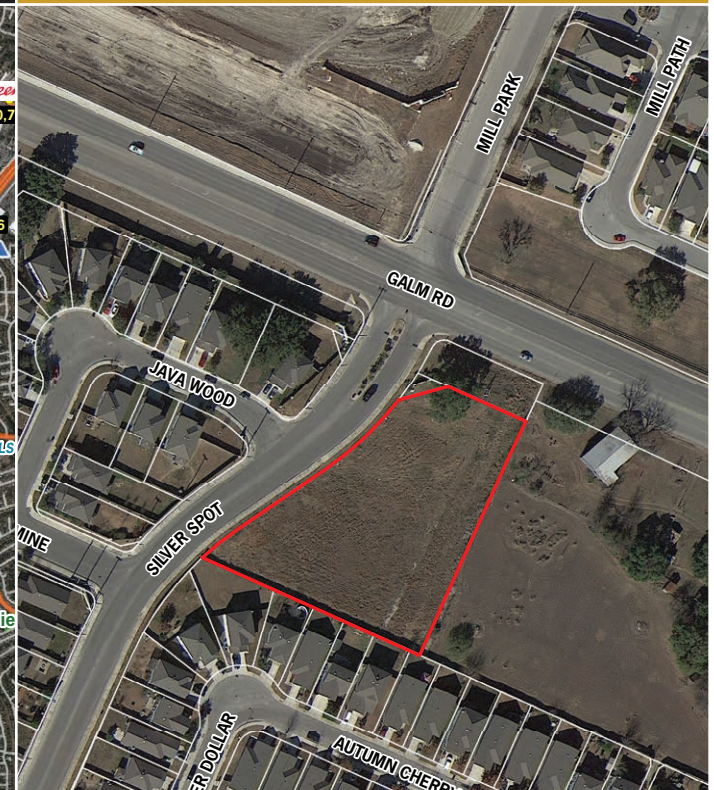
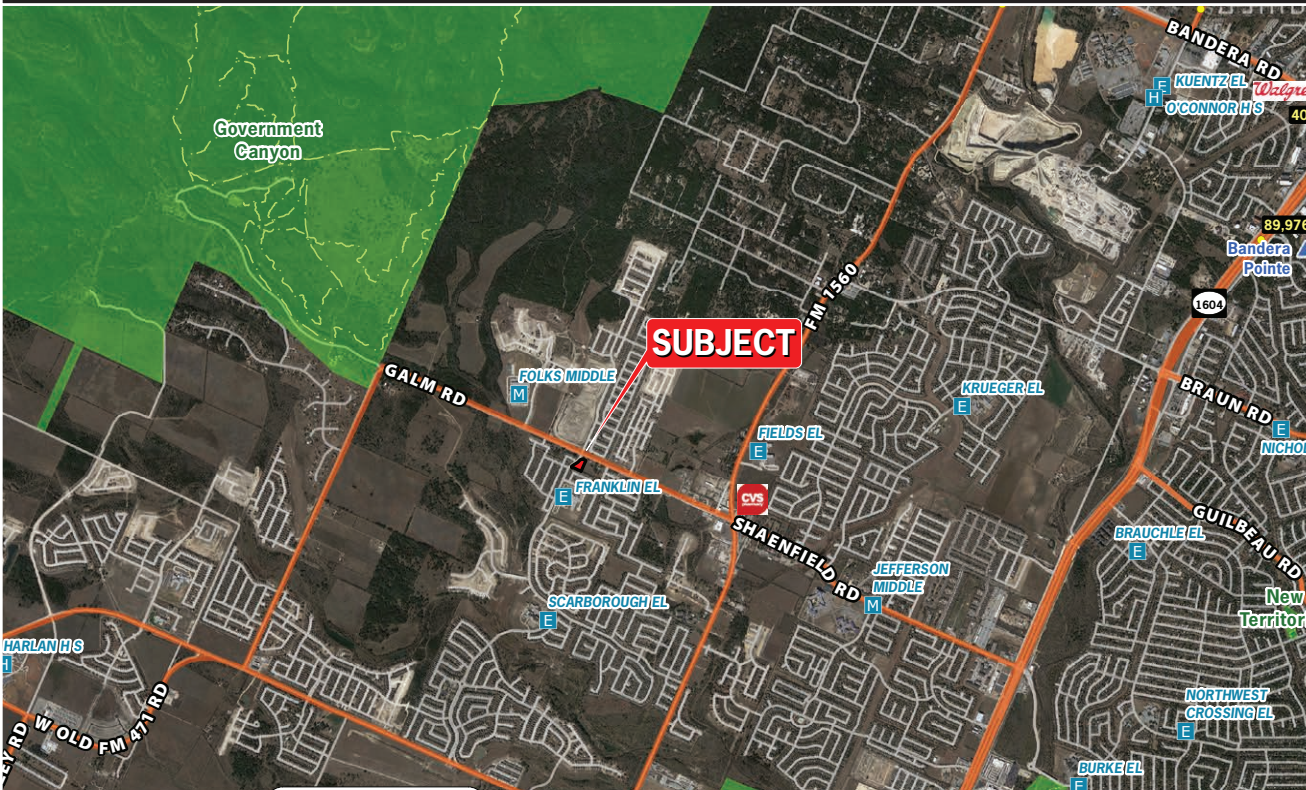


Silver Spot & Galm Proposed Retail Center

San Antonio, TX 78254

Pre-leasing



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Property Summary

Location	Silver Spot & Galm Road	Comments
Property Details	11,000 SF 1.432 Acres	<ul style="list-style-type: none">▪ Excellent visibility▪ Direct access from just off Galm Rd on Silver Spot▪ Neighborhood strip center▪ Retail / Office / Professional
Legal Description	CB 4450 P-111C AB5 467	
Zoning	OCL	
Building Status	To be built	

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Quote Sheet

Square Footage Available	11,000 RSF
Base Rental	Contact Broker
First Month's Rental	Due upon execution of lease document by Tenant
Triple Net	TBD
Term	Five (5) to ten (10) years
Improvements	Negotiable
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

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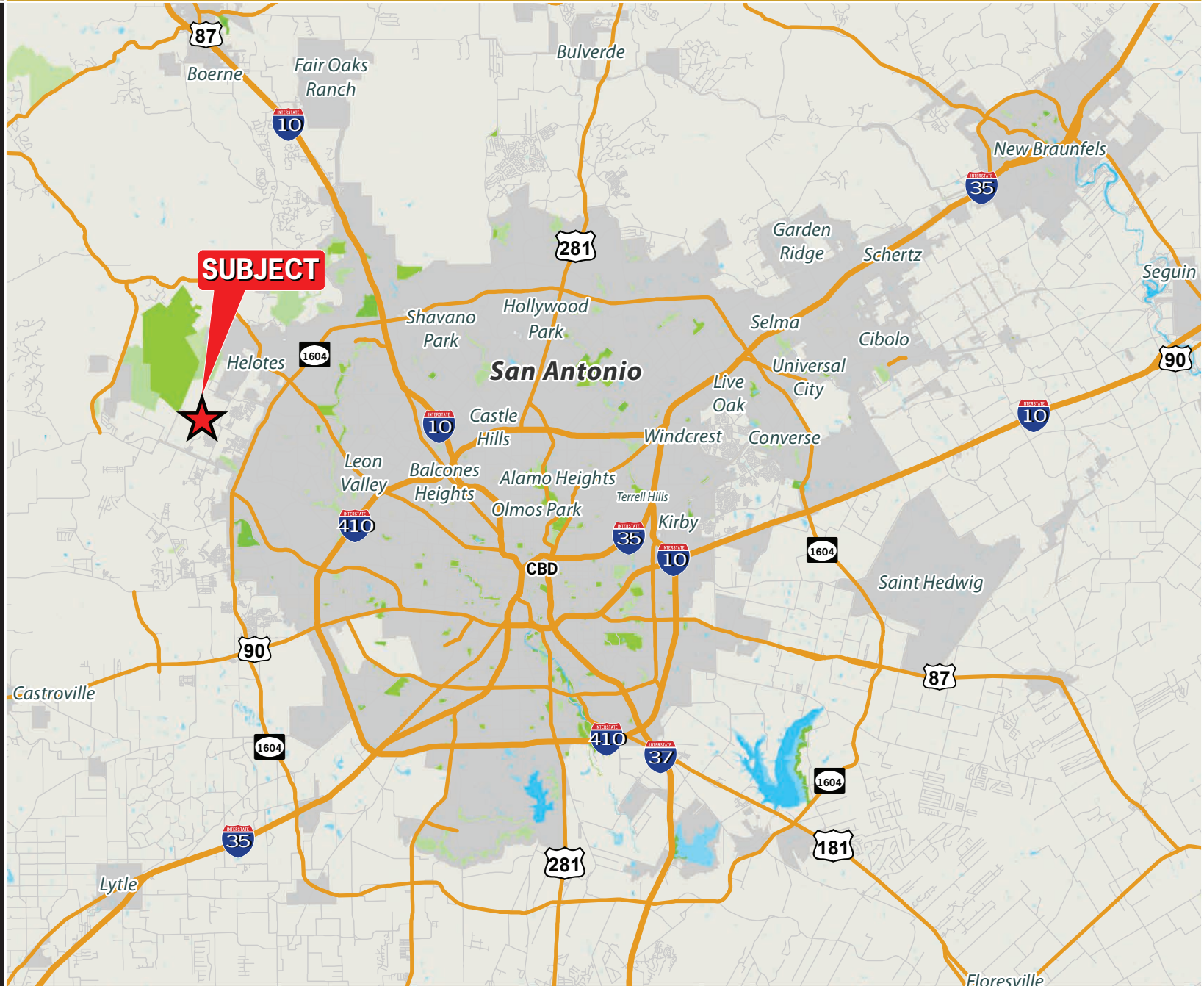
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



City Location Map



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Site Aerial



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Rendering



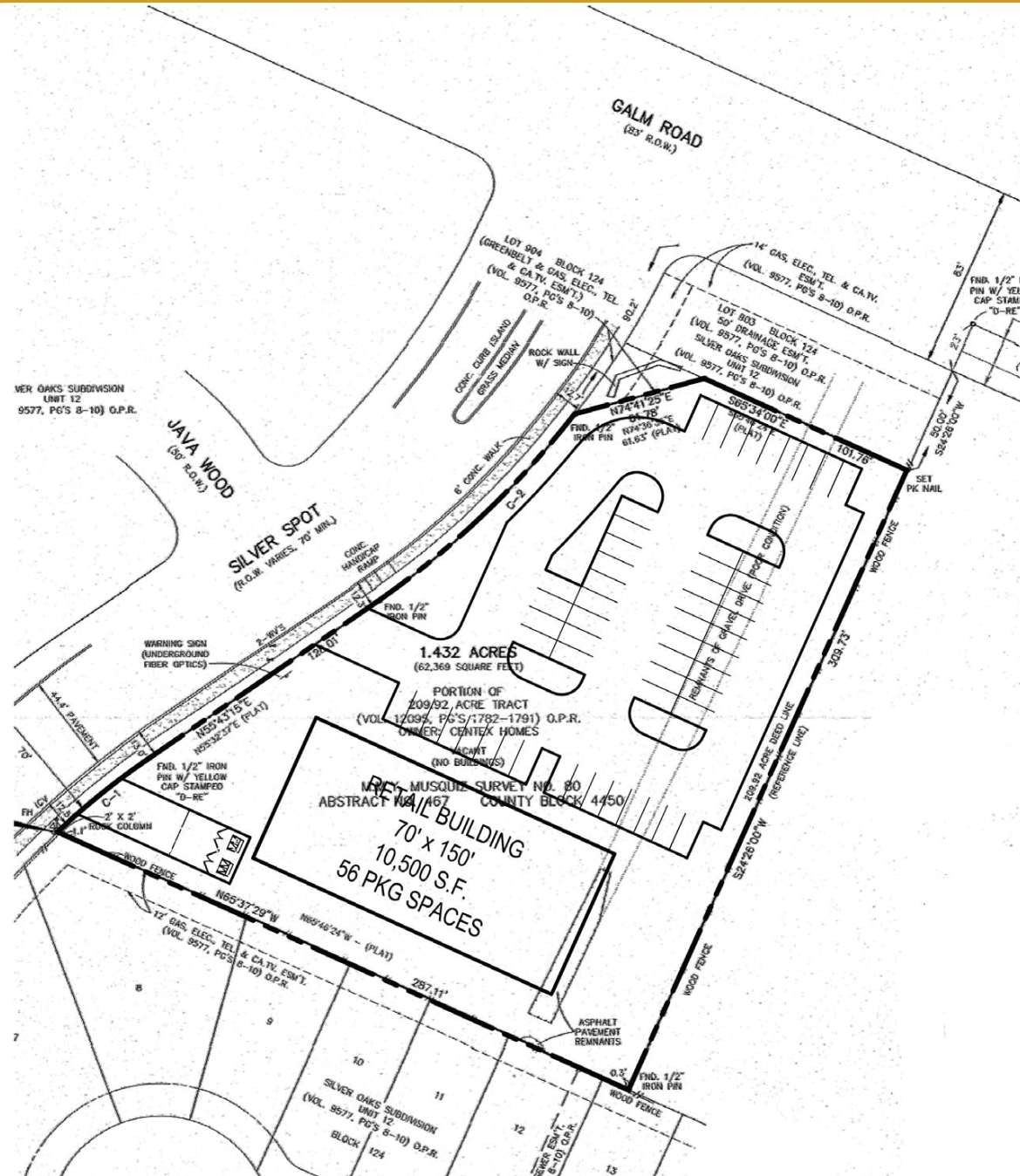
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Site Plan



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San Antonio Overview

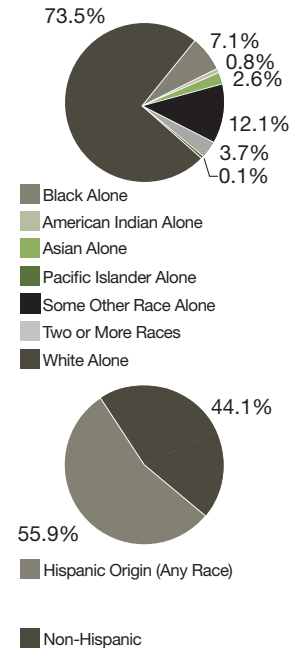
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

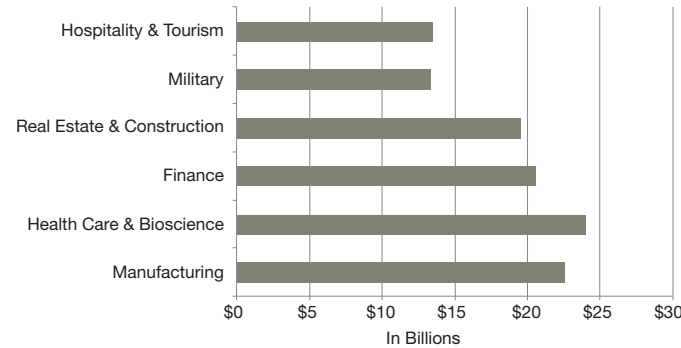
San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2018 Estimate	\$80,162	\$57,234	\$29,019
2023 Projection	\$90,187	\$63,405	\$32,533



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	31
2	Tesoro Corp	90
3	USAA	100
4	iHeartMedia	426

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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Demographics: 1-Mile

Summary	Census 2010		2018		2023			
Population	3,305		8,704		10,745			
Households	1,159		3,033		3,728			
Families	932		2,425		2,973			
Average Household Size	2.85		2.87		2.88			
Owner Occupied Housing Units	1,072		2,936		3,524			
Renter Occupied Housing Units	87		97		205			
Median Age	29.0		32.5		32.0			
Trends: 2018 - 2023 Annual Rate	Area		State		National			
Population	4.30%		1.65%		0.83%			
Households	4.21%		1.62%		0.79%			
Families	4.16%		1.58%		0.71%			
Owner HHs	3.72%		2.09%		1.16%			
Median Household Income	1.19%		2.23%		2.50%			
Households by Income					2018		2023	
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			108	3.6%	111	3.0%	111	3.0%
\$15,000 - \$24,999			34	1.1%	35	0.9%	35	0.9%
\$25,000 - \$34,999			76	2.5%	79	2.1%	79	2.1%
\$35,000 - \$49,999			165	5.4%	176	4.7%	176	4.7%
\$50,000 - \$74,999			790	26.0%	879	23.6%	879	23.6%
\$75,000 - \$99,999			709	23.4%	858	23.0%	858	23.0%
\$100,000 - \$149,999			745	24.6%	1,035	27.8%	1,035	27.8%
\$150,000 - \$199,999			250	8.2%	348	9.3%	348	9.3%
\$200,000+			157	5.2%	208	5.6%	208	5.6%
Median Household Income			\$84,782		\$89,960			
Average Household Income			\$100,639		\$109,145			
Per Capita Income			\$32,835		\$35,501			
Population by Age	Census 2010		2018		2023			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	389	11.8%	806	9.3%	984	9.2%		
5 - 9	308	9.3%	833	9.6%	1,005	9.4%		
10 - 14	247	7.5%	760	8.7%	1,000	9.3%		
15 - 19	167	5.1%	558	6.4%	783	7.3%		
20 - 24	188	5.7%	429	4.9%	536	5.0%		
25 - 34	892	27.0%	1,353	15.5%	1,588	14.8%		
35 - 44	545	16.5%	1,707	19.6%	2,071	19.3%		
45 - 54	275	8.3%	1,011	11.6%	1,281	11.9%		
55 - 64	180	5.4%	666	7.7%	758	7.1%		
65 - 74	82	2.5%	406	4.7%	490	4.6%		
75 - 84	26	0.8%	138	1.6%	203	1.9%		
85+	6	0.2%	36	0.4%	44	0.4%		
Race and Ethnicity	Census 2010		2018		2023			
	Number	Percent	Number	Percent	Number	Percent		
White Alone	2,530	76.6%	6,490	74.6%	7,875	73.3%		
Black Alone	218	6.6%	618	7.1%	803	7.5%		
American Indian Alone	14	0.4%	39	0.4%	49	0.5%		
Asian Alone	118	3.6%	353	4.1%	490	4.6%		
Pacific Islander Alone	6	0.2%	17	0.2%	24	0.2%		
Some Other Race Alone	264	8.0%	729	8.4%	904	8.4%		
Two or More Races	155	4.7%	458	5.3%	600	5.6%		
Hispanic Origin (Any Race)	1,571	47.5%	4,446	51.1%	5,754	53.6%		

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographics: 3-Mile

Summary	Census 2010		2018		2023	
Population	36,542		63,303		76,457	
Households	11,925		20,299		24,396	
Families	9,317		15,786		18,988	
Average Household Size	3.06		3.12		3.13	
Owner Occupied Housing Units	9,370		16,249		19,858	
Renter Occupied Housing Units	2,555		4,050		4,537	
Median Age	29.0		32.0		32.2	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	3.85%		1.65%		0.83%	
Households	3.75%		1.62%		0.79%	
Families	3.76%		1.58%		0.71%	
Owner HHs	4.09%		2.09%		1.16%	
Median Household Income	1.50%		2.23%		2.50%	
Households by Income	2018		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	763	3.8%	788	3.2%	788	3.2%
\$15,000 - \$24,999	751	3.7%	758	3.1%	758	3.1%
\$25,000 - \$34,999	1,207	5.9%	1,248	5.1%	1,248	5.1%
\$35,000 - \$49,999	2,126	10.5%	2,244	9.2%	2,244	9.2%
\$50,000 - \$74,999	4,559	22.5%	5,035	20.6%	5,035	20.6%
\$75,000 - \$99,999	3,798	18.7%	4,515	18.5%	4,515	18.5%
\$100,000 - \$149,999	4,474	22.0%	6,106	25.0%	6,106	25.0%
\$150,000 - \$199,999	1,523	7.5%	2,094	8.6%	2,094	8.6%
\$200,000+	1,098	5.4%	1,609	6.6%	1,609	6.6%
Median Household Income	\$78,644		\$84,735		\$84,735	
Average Household Income	\$94,425		\$105,178		\$105,178	
Per Capita Income	\$30,253		\$33,557		\$33,557	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,711	10.2%	5,567	8.8%	6,672	8.7%
5 - 9	3,591	9.8%	5,710	9.0%	6,772	8.9%
10 - 14	3,246	8.9%	5,411	8.5%	6,636	8.7%
15 - 19	2,569	7.0%	4,371	6.9%	5,398	7.1%
20 - 24	2,255	6.2%	3,664	5.8%	3,986	5.2%
25 - 34	7,803	21.4%	10,159	16.0%	12,740	16.7%
35 - 44	6,221	17.0%	11,561	18.3%	13,668	17.9%
45 - 54	3,727	10.2%	7,843	12.4%	9,283	12.1%
55 - 64	2,063	5.6%	5,020	7.9%	5,950	7.8%
65 - 74	899	2.5%	2,776	4.4%	3,582	4.7%
75 - 84	357	1.0%	958	1.5%	1,435	1.9%
85+	102	0.3%	265	0.4%	335	0.4%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	26,774	73.3%	45,302	71.6%	54,176	70.9%
Black Alone	2,594	7.1%	4,871	7.7%	6,080	8.0%
American Indian Alone	216	0.6%	327	0.5%	384	0.5%
Asian Alone	1,072	2.9%	2,286	3.6%	3,107	4.1%
Pacific Islander Alone	68	0.2%	132	0.2%	175	0.2%
Some Other Race Alone	4,114	11.3%	7,124	11.3%	8,420	11.0%
Two or More Races	1,704	4.7%	3,261	5.2%	4,115	5.4%
Hispanic Origin (Any Race)	20,138	55.1%	35,558	56.2%	44,033	57.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographics: 5-Mile

Summary	Census 2010		2018		2023	
Population	114,894		156,942		178,906	
Households	38,706		52,298		59,362	
Families	30,401		40,924		46,448	
Average Household Size	2.96		3.00		3.01	
Owner Occupied Housing Units	30,891		41,109		47,348	
Renter Occupied Housing Units	7,815		11,189		12,014	
Median Age	32.1		34.4		35.0	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	2.65%		1.65%		0.83%	
Households	2.57%		1.62%		0.79%	
Families	2.56%		1.58%		0.71%	
Owner HHs	2.87%		2.09%		1.16%	
Median Household Income	1.54%		2.23%		2.50%	
Households by Income	2018				2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,160	4.1%	2,069	3.5%	2,069	3.5%
\$15,000 - \$24,999	2,029	3.9%	1,961	3.3%	1,961	3.3%
\$25,000 - \$34,999	2,968	5.7%	2,933	4.9%	2,933	4.9%
\$35,000 - \$49,999	5,692	10.9%	5,773	9.7%	5,773	9.7%
\$50,000 - \$74,999	11,097	21.2%	11,735	19.8%	11,735	19.8%
\$75,000 - \$99,999	8,785	16.8%	9,911	16.7%	9,911	16.7%
\$100,000 - \$149,999	11,893	22.7%	15,004	25.3%	15,004	25.3%
\$150,000 - \$199,999	4,373	8.4%	5,468	9.2%	5,468	9.2%
\$200,000+	3,292	6.3%	4,499	7.6%	4,499	7.6%
Median Household Income	\$79,846		\$86,193		\$86,193	
Average Household Income	\$97,465		\$108,131		\$108,131	
Per Capita Income	\$32,397		\$35,778		\$35,778	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,070	7.9%	11,466	7.3%	13,091	7.3%
5 - 9	9,947	8.7%	12,035	7.7%	13,490	7.5%
10 - 14	9,679	8.4%	12,221	7.8%	13,721	7.7%
15 - 19	8,754	7.6%	10,617	6.8%	11,946	6.7%
20 - 24	7,230	6.3%	9,135	5.8%	9,066	5.1%
25 - 34	18,305	15.9%	24,406	15.6%	28,187	15.8%
35 - 44	18,445	16.1%	24,531	15.6%	29,299	16.4%
45 - 54	15,843	13.8%	20,873	13.3%	22,160	12.4%
55 - 64	10,574	9.2%	16,904	10.8%	18,365	10.3%
65 - 74	4,631	4.0%	10,110	6.4%	12,800	7.2%
75 - 84	1,905	1.7%	3,620	2.3%	5,447	3.0%
85+	512	0.4%	1,027	0.7%	1,333	0.7%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	87,332	76.0%	115,736	73.7%	130,330	72.8%
Black Alone	6,951	6.0%	10,622	6.8%	12,660	7.1%
American Indian Alone	741	0.6%	939	0.6%	1,047	0.6%
Asian Alone	3,387	2.9%	5,640	3.6%	7,304	4.1%
Pacific Islander Alone	165	0.1%	253	0.2%	319	0.2%
Some Other Race Alone	11,602	10.1%	16,550	10.5%	18,617	10.4%
Two or More Races	4,717	4.1%	7,202	4.6%	8,629	4.8%
Hispanic Origin (Any Race)	60,318	52.5%	86,087	54.9%	101,170	56.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Information About Brokerage Services

11-2-2015

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.

<u>REOC General Partner, LLC</u>	<u>4993853</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Blake McFarlane Bonner</u>	<u>334780</u>	<u>bbonner@reocsanantonio.com</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov



Information About Brokerage Services

11-2-2015

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- **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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Designated Broker of Firm	License No.	Email	Phone

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Christopher Michael Morse</u>	<u>629643</u>	<u>mmorse@reocsanantonio.com</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov