

7978 Broadway San Antonio, Texas 78209

Sunset Rd at Broadway St.

Medical/Office
For Lease

Ready For
Tenant Finish Out



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Table of Contents

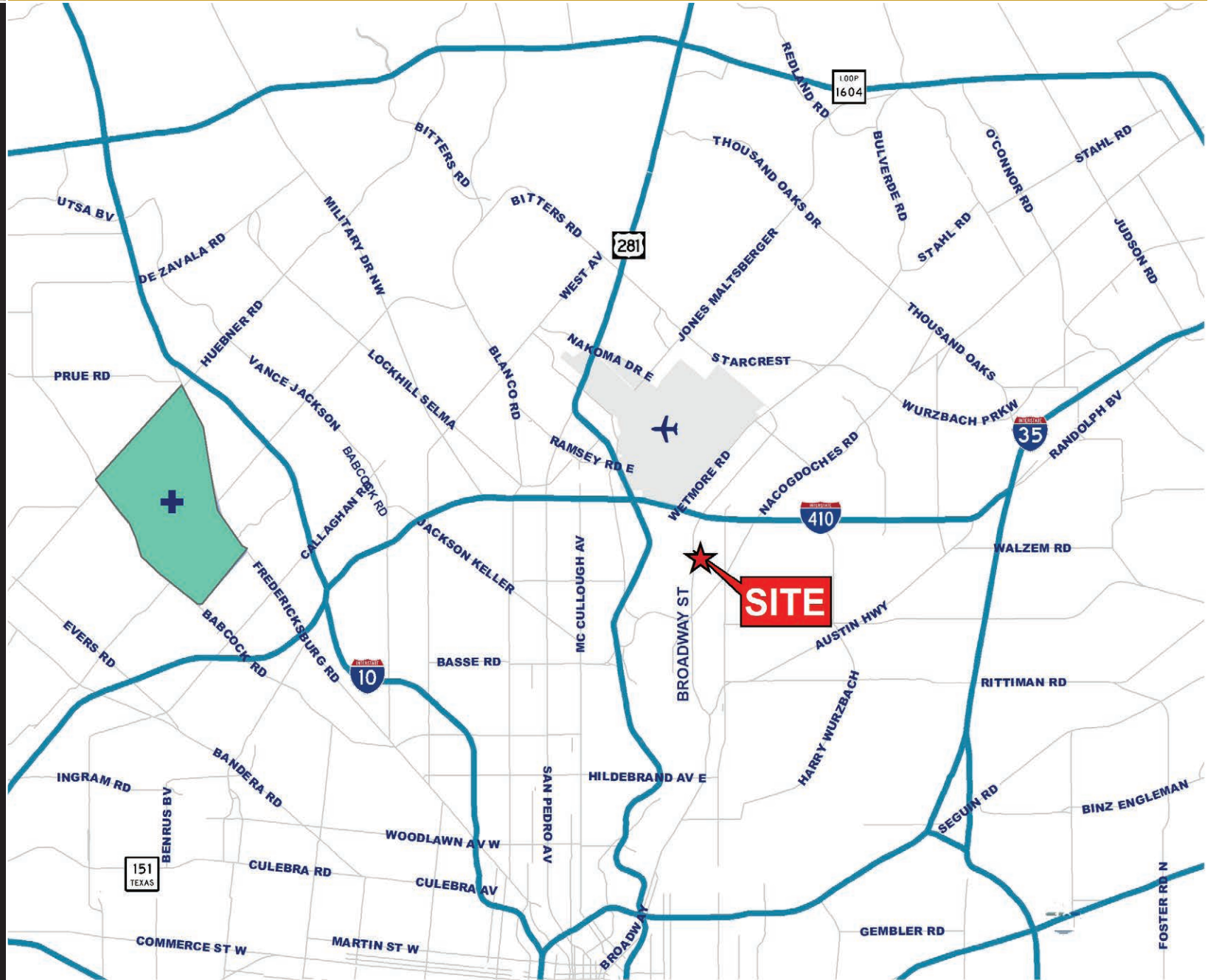
SECTION 1	Maps
SECTION 2	Photos
SECTION 3	Plan
SECTION 4	Property Summary
SECTION 5	Quote Sheet
SECTION 6	San Antonio Overview
SECTION 7	Medical Office/Office Market Snapshot
SECTION 8	Demographics
SECTION 9	TREC Agency Disclosure

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City Location Map



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Oblique Aerial

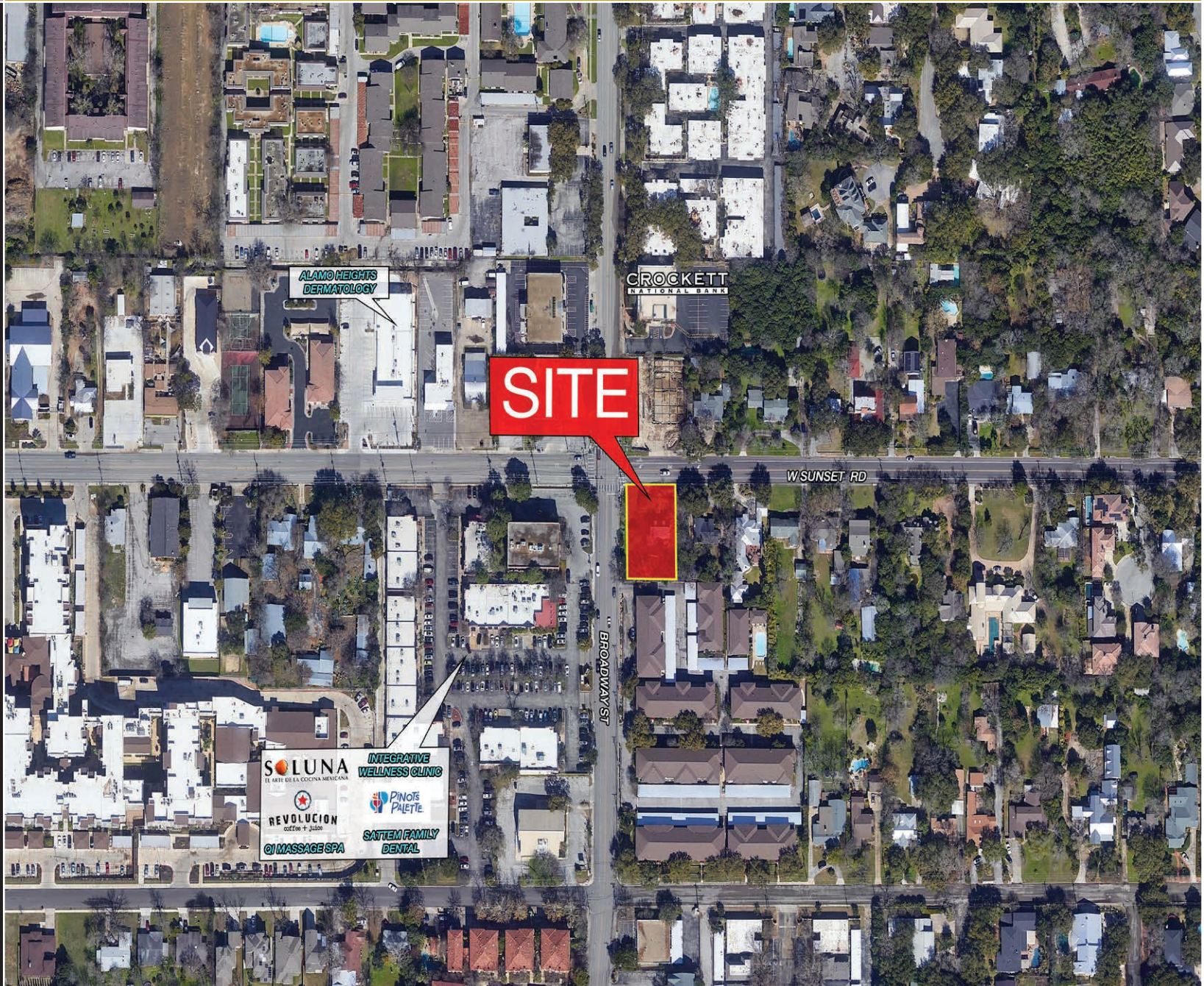


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Site Aerial



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Photos



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Photos

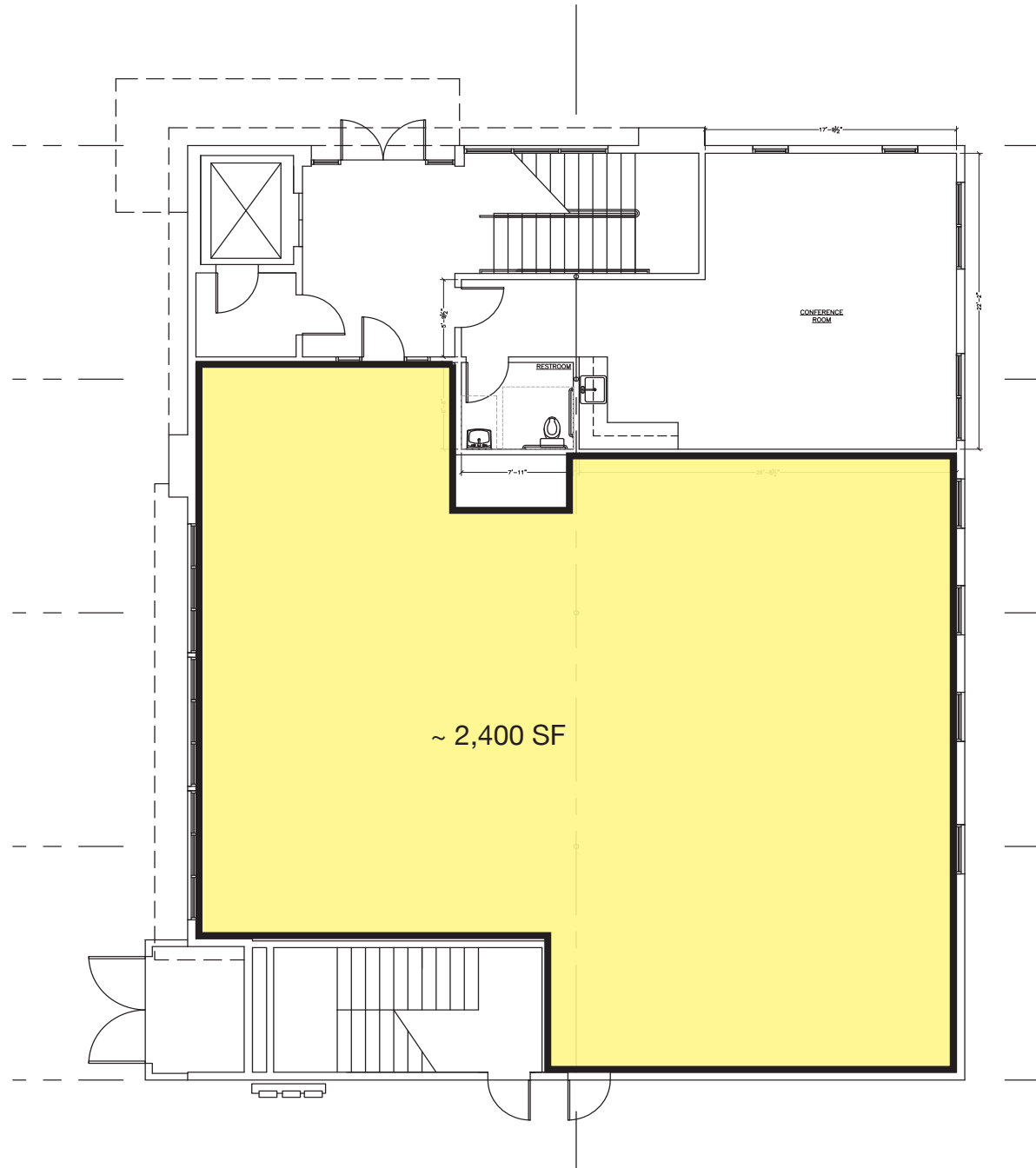


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Plan



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Property Summary

Address	7978 Broadway, San Antonio, TX 78209
Location	Sunset Rd @ Broadway St
Property Details	.46 acres lot size 7,700 SF building size
Legal Description	NCB 11889 (BCBW HOLDINGS LLC) BLK LOT 101
Zoning	OCL
Road Frontage	Sunset Rd @ Broadway St
Building Status	Construction complete
Floors	2
Year Built	2020

Comments

- Monument signage available
- Shell condition
- Great hard corner visibility at Broadway & Sunset
- Located in the heart of Medical Road; 78209
- Easy access to Loop 410 and Hwy 281

Traffic Counts

Broadway, between Loop 410 & E Sunset Rd;
35,821 vpd (2019)
US 281 & W Sunset Rd just West of Broadway;
150,523 vpd (2019)

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Quote Sheet - Lease

Square Footage Available	Largest Available Area	2,389
	Largest Contiguous Area	2,389
	Smallest Available Space	2,389
(Note: All above figures in Rentable Square Feet)		

Base Rental \$35.00 + NNN

First Month's Rental Due upon execution of lease document by Tenant

Triple Net \$8.00 estimated

First Month's Rental Due upon execution of lease document by Tenant

Term 10 year minimum

Tenant 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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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.



San Antonio Overview

Largest U.S. Cities

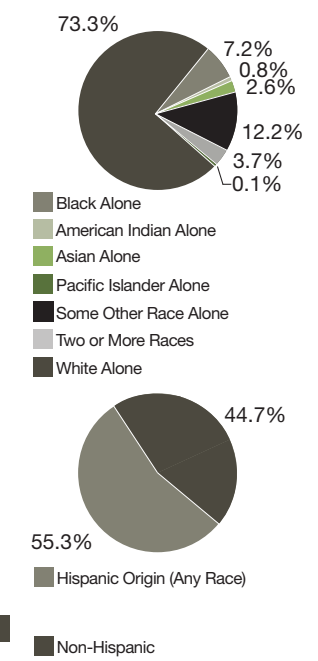
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

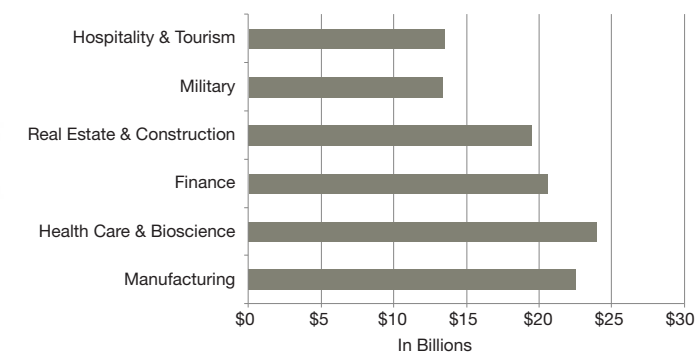
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2019 Estimate	2,547,033	35.6	904,857
2024 Projection	2,776,239	36.3	986,160

	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
2019 Estimate	\$79,695	\$57,387	\$28,442
2024 Projection	\$90,560	\$64,392	\$32,288

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

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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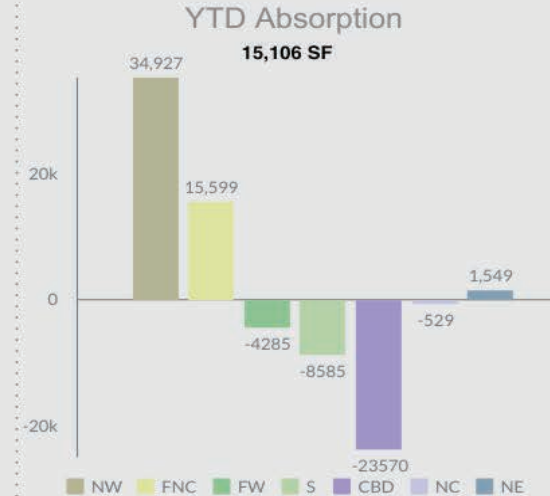
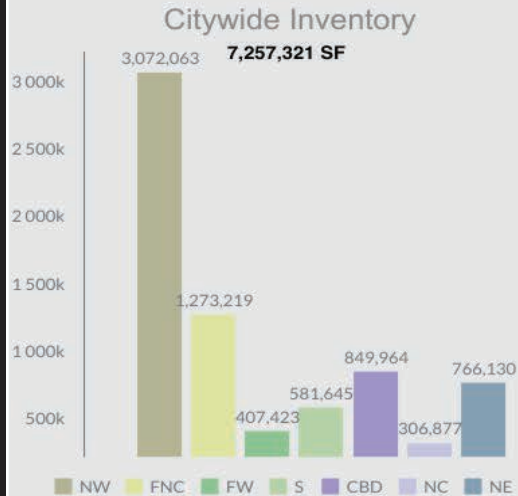
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Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2019 & 2024; Fortune



Medical Office Market Snapshot - 3Q 2019

Medical Office Market Snapshot - 3Q 2019

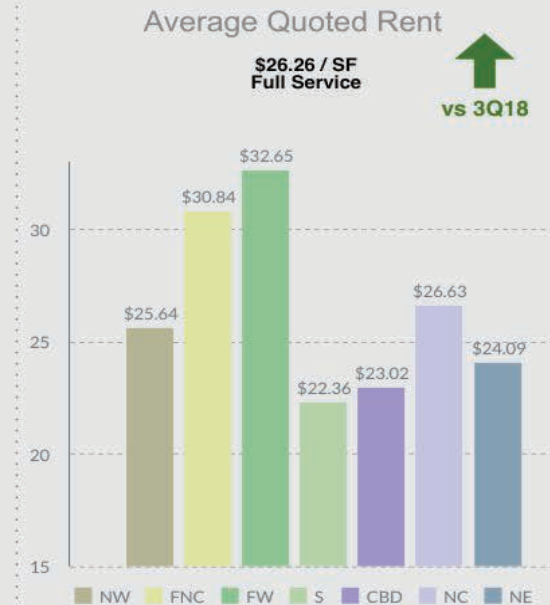
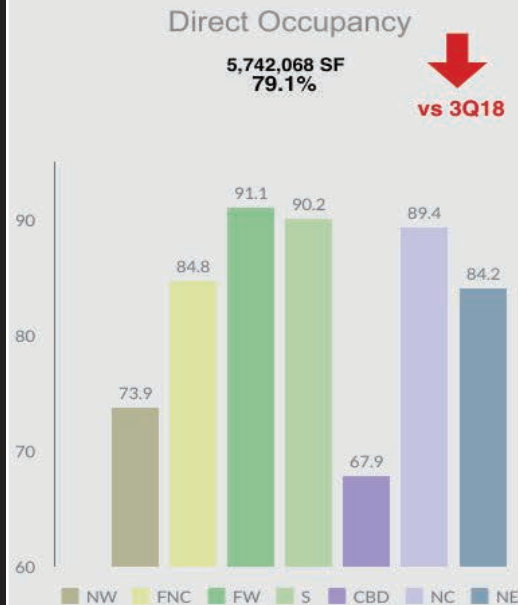


Healthcare Industry

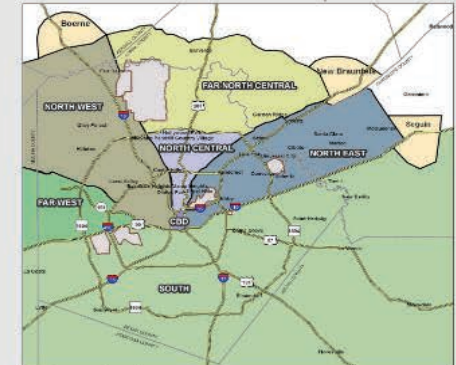
- \$28.4 Billion Economic Impact - 6x more vs. 1990
- 1 in 6 employed in Medical/Bioscience Sector
- 50,000 net new jobs over past decade

South Texas Medical Center Key Facts

- 12 major hospitals
- 5.6 million annual patient visits
- 46,000 total employment
- 40+ medical/professional office buildings



Submarket Map



Submarkets

NW: North West
FNC: Far North Central
FW: Far West
S: South
CBD: Central Business District
NC: North Central
NE: North East

Market Intelligence Guided by Experience

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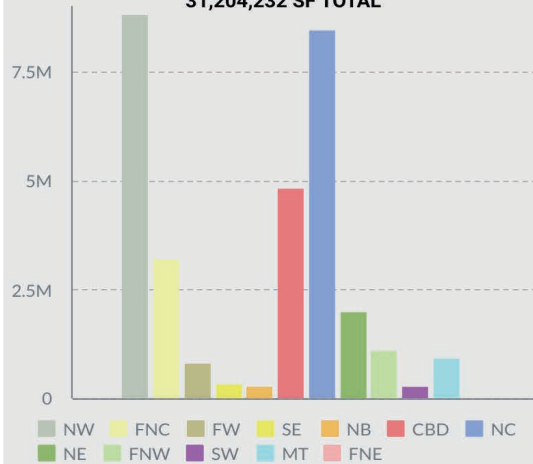
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Source: REOC San Antonio. Statistical information is calculated for all multi-tenant medical office buildings 20,000 sq. ft. and larger (excluding Single-Tenant, Owner-Occupied, Government & Clinical Facilities). Average Rental Rates reflect asking rental rates quoted on an annual full-service basis. Individual building rates are weighted by the total rentable square footage of the building. Although information has been obtained from sources deemed to be reliable, REOC, nor any of its members, makes no representations, warranties or promises regarding the accuracy of such information.

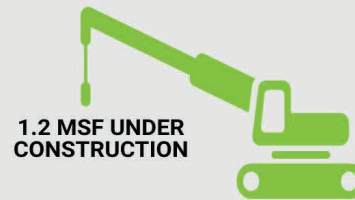


Office Market Snapshot - 2Q 2020

Citywide Inventory
31,204,232 SF TOTAL



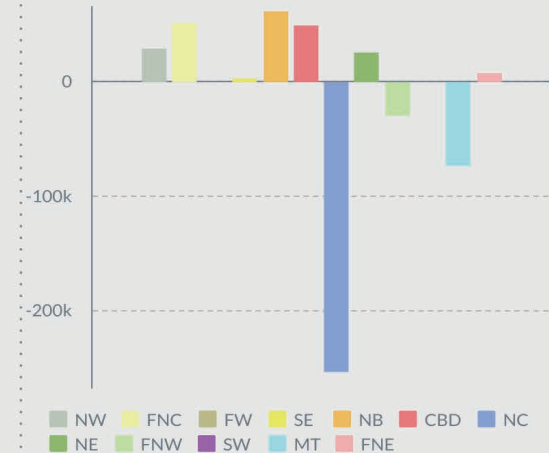
Development



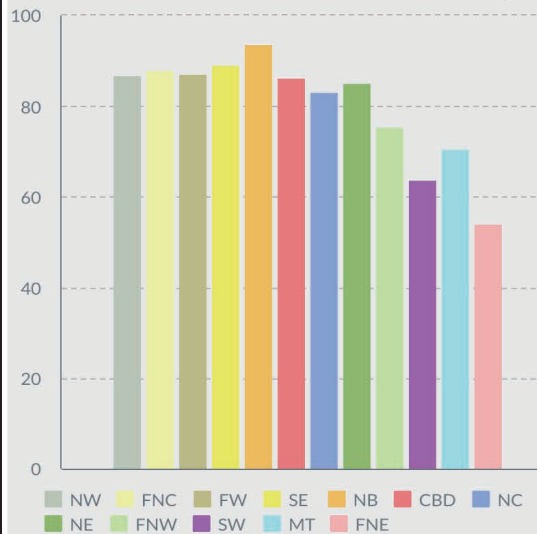
LARGEST PROJECTS UNDER CONSTRUCTION

The Light Building	MT	148,347 SF
Oxbow at the Pearl	MT	123,000 SF
Ridgewood Plaza II	FNC	120,000 SF
Concord Park III	FNC	101,000 SF

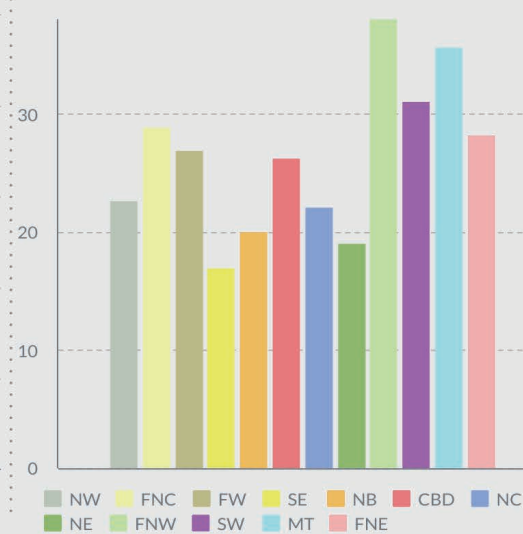
YTD 2020 Direct Absorption
(126,955 SF)



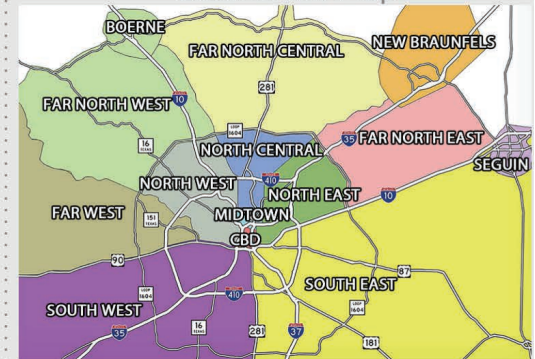
Direct Occupancy
26,443,085 SF
84.7%
vs 2Q19



Average Quoted Rent
\$24.58/SF/YR Full Service
vs 2Q19



Submarket Map



- Submarkets**
- MT: Midtown
 - NW: North West
 - FNC: Far North Central
 - FW: Far West
 - FNW: Far North West
 - SE: South East
 - SW: South West
 - NB: New Braunfels
 - CBD: Central Business District
 - NC: North Central
 - NE: North East
 - FNE: Far North East

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Analysis by REOC San Antonio based on data provided by the San Antonio Commercial Real Estate Data Alliance (SACREDA) and approved by the SACREDA Office Advisory Board. Statistical information is calculated for multi-tenant office bldgs. 20,000 sf and larger (excl. Single-Tenant, Owner-Occupied, Gov't and Medical Buildings). Rental rates reflect non-weighted strict average asking rental rates quoted on an annual full-service basis. Rents quoted on a non-full service basis (such as NNN) have been calculated up to reflect the full-service



Demographics: 1-Mile

Summary	Census 2010		2020		2025	
Population	12,484		13,268		14,181	
Households	5,627		6,015		6,454	
Families	2,864		2,988		3,167	
Average Household Size	2.11		2.10		2.10	
Owner Occupied Housing Units	2,773		2,638		2,686	
Renter Occupied Housing Units	2,854		3,377		3,768	
Median Age	43.0		45.9		47.5	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	1.34%		1.54%		0.72%	
Households	1.42%		1.51%		0.72%	
Families	1.17%		1.47%		0.64%	
Owner HHS	0.36%		1.53%		0.72%	
Median Household Income	0.70%		1.43%		1.60%	
Households by Income	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	941	15.6%	981	15.2%	981	15.2%
\$15,000 - \$24,999	542	9.0%	554	8.6%	554	8.6%
\$25,000 - \$34,999	582	9.7%	615	9.5%	615	9.5%
\$35,000 - \$49,999	640	10.6%	660	10.2%	660	10.2%
\$50,000 - \$74,999	972	16.2%	1,037	16.1%	1,037	16.1%
\$75,000 - \$99,999	598	9.9%	682	10.6%	682	10.6%
\$100,000 - \$149,999	676	11.2%	719	11.1%	719	11.1%
\$150,000 - \$199,999	497	8.3%	568	8.8%	568	8.8%
\$200,000+	569	9.5%	637	9.9%	637	9.9%
Median Household Income	\$55,935		\$57,915		\$57,915	
Average Household Income	\$93,462		\$99,662		\$99,662	
Per Capita Income	\$42,924		\$45,913		\$45,913	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	553	4.4%	535	4.0%	560	3.9%
5 - 9	760	6.1%	649	4.9%	680	4.8%
10 - 14	790	6.3%	724	5.5%	739	5.2%
15 - 19	740	5.9%	727	5.5%	710	5.0%
20 - 24	695	5.6%	827	6.2%	783	5.5%
25 - 34	1,494	12.0%	1,555	11.7%	1,679	11.8%
35 - 44	1,495	12.0%	1,480	11.2%	1,536	10.8%
45 - 54	1,727	13.8%	1,524	11.5%	1,601	11.3%
55 - 64	1,543	12.4%	1,754	13.2%	1,718	12.1%
65 - 74	964	7.7%	1,502	11.3%	1,773	12.5%
75 - 84	900	7.2%	1,021	7.7%	1,363	9.6%
85+	824	6.6%	969	7.3%	1,040	7.3%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,763	86.2%	11,057	83.3%	11,704	82.5%
Black Alone	291	2.3%	372	2.8%	417	2.9%
American Indian Alone	73	0.6%	84	0.6%	90	0.6%
Asian Alone	256	2.1%	367	2.8%	458	3.2%
Pacific Islander Alone	8	0.1%	13	0.1%	18	0.1%
Some Other Race Alone	821	6.6%	1,023	7.7%	1,094	7.7%
Two or More Races	272	2.2%	353	2.7%	400	2.8%
Hispanic Origin (Any Race)	4,528	36.3%	5,589	42.1%	6,282	44.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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Demographics: 3-Mile

Summary	Census 2010		2020		2025	
Population	72,687		75,393		77,475	
Households	30,719		31,810		32,714	
Families	17,528		17,699		18,083	
Average Household Size	2.30		2.31		2.31	
Owner Occupied Housing Units	16,135		15,684		16,174	
Renter Occupied Housing Units	14,584		16,125		16,540	
Median Age	38.1		39.6		40.5	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.55%		1.54%		0.72%	
Households	0.56%		1.51%		0.72%	
Families	0.43%		1.47%		0.64%	
Owner HHs	0.62%		1.53%		0.72%	
Median Household Income	0.69%		1.43%		1.60%	
Households by Income	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,099	12.9%	3,991	12.2%	3,991	12.2%
\$15,000 - \$24,999	3,028	9.5%	2,893	8.8%	2,893	8.8%
\$25,000 - \$34,999	3,006	9.4%	3,027	9.3%	3,027	9.3%
\$35,000 - \$49,999	4,252	13.4%	4,300	13.1%	4,300	13.1%
\$50,000 - \$74,999	5,447	17.1%	5,795	17.7%	5,795	17.7%
\$75,000 - \$99,999	3,675	11.6%	3,908	11.9%	3,908	11.9%
\$100,000 - \$149,999	3,739	11.8%	3,977	12.2%	3,977	12.2%
\$150,000 - \$199,999	1,733	5.4%	1,840	5.6%	1,840	5.6%
\$200,000+	2,832	8.9%	2,984	9.1%	2,984	9.1%
Median Household Income	\$55,190		\$57,117		\$57,117	
Average Household Income	\$90,791		\$96,399		\$96,399	
Per Capita Income	\$38,751		\$41,145		\$41,145	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,803	6.6%	4,399	5.8%	4,530	5.8%
5 - 9	4,471	6.2%	4,420	5.9%	4,453	5.7%
10 - 14	4,379	6.0%	4,604	6.1%	4,470	5.8%
15 - 19	4,789	6.6%	4,805	6.4%	4,796	6.2%
20 - 24	5,187	7.1%	5,228	6.9%	5,243	6.8%
25 - 34	9,857	13.6%	9,839	13.1%	10,181	13.1%
35 - 44	9,166	12.6%	9,039	12.0%	9,344	12.1%
45 - 54	10,521	14.5%	8,959	11.9%	8,825	11.4%
55 - 64	8,498	11.7%	9,838	13.0%	9,241	11.9%
65 - 74	4,980	6.9%	7,469	9.9%	8,496	11.0%
75 - 84	3,882	5.3%	4,267	5.7%	5,274	6.8%
85+	2,152	3.0%	2,526	3.4%	2,622	3.4%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	56,691	78.0%	56,991	75.6%	58,136	75.0%
Black Alone	3,670	5.0%	4,082	5.4%	4,317	5.6%
American Indian Alone	562	0.8%	592	0.8%	609	0.8%
Asian Alone	1,225	1.7%	1,641	2.2%	1,953	2.5%
Pacific Islander Alone	76	0.1%	100	0.1%	113	0.1%
Some Other Race Alone	8,124	11.2%	9,219	12.2%	9,357	12.1%
Two or More Races	2,339	3.2%	2,769	3.7%	2,991	3.9%
Hispanic Origin (Any Race)	32,715	45.0%	36,975	49.0%	39,266	50.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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Demographics: 5-Mile

Summary	Census 2010		2020		2025	
Population	184,550		193,592		199,488	
Households	73,592		77,050		79,355	
Families	42,660		43,518		44,498	
Average Household Size	2.41		2.42		2.42	
Owner Occupied Housing Units	35,317		33,518		34,246	
Renter Occupied Housing Units	38,275		43,532		45,109	
Median Age	34.3		35.9		36.6	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.60%		1.54%		0.72%	
Households	0.59%		1.51%		0.72%	
Families	0.45%		1.47%		0.64%	
Owner HHs	0.43%		1.53%		0.72%	
Median Household Income	0.86%		1.43%		1.60%	
Households by Income	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	12,511	16.2%	12,338	15.5%	12,338	15.5%
\$15,000 - \$24,999	9,320	12.1%	9,038	11.4%	9,038	11.4%
\$25,000 - \$34,999	8,969	11.6%	9,029	11.4%	9,029	11.4%
\$35,000 - \$49,999	12,364	16.0%	12,581	15.9%	12,581	15.9%
\$50,000 - \$74,999	13,440	17.4%	14,310	18.0%	14,310	18.0%
\$75,000 - \$99,999	8,423	10.9%	9,178	11.6%	9,178	11.6%
\$100,000 - \$149,999	7,347	9.5%	8,012	10.1%	8,012	10.1%
\$150,000 - \$199,999	2,355	3.1%	2,525	3.2%	2,525	3.2%
\$200,000+	2,321	3.0%	2,343	3.0%	2,343	3.0%
Median Household Income	\$43,159		\$45,037		\$45,037	
Average Household Income	\$61,713		\$65,411		\$65,411	
Per Capita Income	\$24,700		\$26,146		\$26,146	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,548	6.8%	12,053	6.2%	12,535	6.3%
5 - 9	11,761	6.4%	11,622	6.0%	11,706	5.9%
10 - 14	11,241	6.1%	11,352	5.9%	11,392	5.7%
15 - 19	13,062	7.1%	12,645	6.5%	12,779	6.4%
20 - 24	16,555	9.0%	16,191	8.4%	16,621	8.3%
25 - 34	28,898	15.7%	30,577	15.8%	30,471	15.3%
35 - 44	23,707	12.8%	24,907	12.9%	26,215	13.1%
45 - 54	24,741	13.4%	22,028	11.4%	21,856	11.0%
55 - 64	19,905	10.8%	22,519	11.6%	21,967	11.0%
65 - 74	11,353	6.2%	17,034	8.8%	18,811	9.4%
75 - 84	7,574	4.1%	8,736	4.5%	11,024	5.5%
85+	3,202	1.7%	3,929	2.0%	4,110	2.1%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	136,170	73.8%	137,364	71.0%	140,388	70.4%
Black Alone	13,233	7.2%	14,903	7.7%	15,820	7.9%
American Indian Alone	1,724	0.9%	1,890	1.0%	1,969	1.0%
Asian Alone	3,523	1.9%	4,555	2.4%	5,316	2.7%
Pacific Islander Alone	245	0.1%	289	0.1%	318	0.2%
Some Other Race Alone	23,317	12.6%	27,262	14.1%	27,906	14.0%
Two or More Races	6,337	3.4%	7,329	3.8%	7,771	3.9%
Hispanic Origin (Any Race)	105,929	57.4%	120,149	62.1%	127,404	63.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

James T. Foreman
 Vice President
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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>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>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>James Todd Foreman</u>	<u>482014</u>	<u>jforeman@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

TAR 2501

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