

COMMERCIAL PROPERTY CONDITION STATEMENT

Prior Use. During Seller's ownership of this property, it was used for a wholesale plant nursery for approximately 20 to 30 years. It was constructed with thin concrete ditches, brick and gravel roadways, gravel growing areas, and PVC irrigation pipe (not exceeding 2 ½ inches. Some of the above describe material and/or conditions remain on the property and were covered when Seller began raising and redeveloping the property into a Boat and RV storage as describe in subparagraph (d) below.

(b) Prior Flooding. Flood water covered entire property twice, once during Hurricane Harvey and once during what is commonly known as the Tax Day Flood.

© Water Wells. The property had two water wells, one on block 85, Harris County Subsidence District #8114 that was abandoned and capped about 5 feet below existing elevation. The second well #8115 located in Block 86 is still in service.

(d) Re-Development Plans. In recent years engineered plans for raising and redeveloping the property into a Boat and RV storage facility began. A detention pond was dug, the dirt was placed on part of Block 85, fill dirt was brought in and is still being brought to complete raising Block 86 as much as 6 or more feet. The majority (but not all) of the nursery roadways and growing areas (concrete, gravel and brick) were recycled and located to the surface of Block 85 as shown on engineer drawings and stockpiled in the northwest corner of Block 86. Piers (114 piers (14" and 16" x 10') were dug and completed for building construction of the Boat and RV Storage Facility. Underground storm drains and gutter drains were installed in Block 85 extending into a portion of Block 86. A detention pump was installed with outfall drain going into county drainage ditch located in the

northwest corner of BLK 86. None of the above permitted work on the boat and RV storage was completed except for the property entrance culverts. Copies of the engineered plans are available upon request.

(e) Flood Plain Information. Seller believes a portion of the property may be in the flood plain. The redevelopment plan described in subparagraph (d) above was intended to address flooding issues. Any Buyer should consult with their own expert regarding Flood Plain Information.