

8500 & 8800 JULIUS SCHEPPS FWY.

DALLAS, TX | LAND FOR SALE & FOR LEASE

MARTIN GROSSMAN

MGrossman@db2re.com 214.526.3626 x 152

GRANT LAKE

Glake@db2re.com 214.526.3626 x 123

DAVID GUINN

DGuinn@db2re.com 214.526.3626 x 136



PROPERTY INFORMATION





TRAFFIC COUNTS:

I-45: 90,469 VPD I-20: 130,239 VPD



ZONING:

IR - Industrial Research

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	1,943	48,979	166,664
% Proj Growth 2022-2027	-0.34%	-0.02%	-0.09%
2022 Average HH Income	\$37,541	\$45,408	\$51,913
2022 Median HH Income	\$25,081	\$30,882	\$37,066

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relief upon. We make no guarantee or warranty regarding the information contrained in this flyer. You and you are suitablection and the advanced to the property to determine whether it meets you usuitablection and the Selfer expressly disclosure any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.

1. The Contract of the Contract of the Submission Items and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.



PROPERTY SPECS

Fenced Outside Storage
Crushed Gravel Base
Pole Lighting Throughout
± 30 Usable Acres

4 Δ



Due Diligence Management 3465 South Arlington Road Suite E #183 Akron, Ohio 44312

330.294.1077

ALTA/NSPS Land Title Survey

8800 JULIUS SCHEPPS FWY

8800 Julius Schepps Fwy Dallas, TX 75241 County of Dallas

To, Fig. 4 review Tip: Insurance Company, RIA Nee Easts Ref. Fig. 6 Subsidity 7: LLC is accessed newly sessing mRIA Resid East Ref. Fig. 6 Subsidity 7: LLC is accessed newly sessing mRIA Resid East Ref. at Ref. and to RFRA Capital in send Melope, Amer. A Milks Scripps, LLC. Princips Insurance Milks Company, Amer. Julius Schepps JL LC. Princips Ref. and LLC Republic Title of Tesus. Inc., WW Newton X-10 Subsidies Milks of LLC Republic Title of Tesus. Inc., WW Newton X-10 Subsidies Milks of LLC Republic Title of Tesus. Inc., WW Newton X-10 Subsidies Milks of LLC Republic Milks of the Subsidies Amer. And Subsidies Milks of LLC Republic Milks of the Subsidies Amer. And Subsidies Milks of LLC Republic Milks of Milks of





By: Crowdly
Surveyor's Pinted Name: Bryal Connolly
Texas Professional Lost Surveyor No. 5513
Survey Prepared By: LLC
12025 Shilon Rd. Suite 240
Dollas, TX. Survey November 22, 2021
Date of Last Revision: December 30, 2021

Title Commitment Legal

THACH III.

ENDING A 32,0001 ACME (1,3M4,142 SQ. FT.) TRACT OF LAND SITUATED IN THE JR. RICHARDS SURVEY, ABSTRACT MD. 1182 AND THE GL. HANSS SURVEY,
ABSTRACT MD. 641, DALLAS COUNTY, TOUGH, TURTHER BODING PARTS OF CITY OF DALLAS BLOCKS 6861 AND 6864, OFFICIAL CITY MURBERS, SAID 32,0001
AGEST TRACT RIGHT MORE MERGE PARTICULARLY SECONDED AS FOLLOWS. BECOMMON AT 5/8" MON RCO SET FOR COMMER AT THE INTERSECTION OF THE EASTERLY LINE OF UN. 45 (WARABLE MOTH FUBLIC R.O.M) WITH THE SOUTHERLY LINE OF THAT CERTARI 115" D.P.M.L. CO. R.O.M. RECORDED IN VOLUME 482NO, PAGE 1944, DEED RECORDS, DALLAS COUNTY, TEXAS, THENCE NORTH 46 ECRRESS 49 MINUTES 12 SECONDS EAST EXPANTING THE SAD EASTERLY LINE OF LIA. 45 AND ALONG THE SOUTHERLY LINE OF SAD 115° D.P.AL. LOS. ROME, A CESTANZE OF 594.20 FEET TO A 5/8° MON ROD SET FOR COSMER IN THE RESTERLY LINE OF THAT CERTAIN 100° D.P.AL. CO. ROME RECORDED IN VALUES 506. AND 444, JUST DESCRIPCINCE, DALLAGE CONTY., TEXAS, THENCE SCUTH 34 DEGREES 30 MINUTES OF SECONDS EAST ALONG THE WESTERLY LINE OF SAID 100" D.P.M., CO. R.O.W., PASSING THROUGH AM 8" PPE FOUND AT 893.01 FEET AND CONTINUING, IN ALL A TOTAL DISTANCE OF 1357.54 FEET TO THE APPROXIMATE CONTINUING OF A DITCH. THENCE DEPARTING THE WESTERLY LINE OF SMD 100' D.P.AL. CO. R.O.N. AND ALONG THE APPROXIMATE CONTINUES SIN-LIVE SQUARE FEET OF SMD DITCH THE FOLLOWING:

SOUTH 23 DEGREES 47 MINUTES 19 SECONDS WEST A DISTANCE OF 331.65 FEET, SOUTH 25 DECREES 36 MINUTES 61 SECONDS WEST A DISTANCE OF 331.67 FEET, SOUTH 65 DEGREES 36 MINUTES 61 SECONDS WEST A DISTANCE OF 462.56 FEET TO THE AFGRMENTIONED EASTERLY LINE OF LIL 46; THENCE MORNH 17 DEGREES 17 MINUTES OD SECONDS WEST ALONG THE SAD EASTERLY LINE OF UN. 45, A DISTANCE OF 856.48 FEET TO A 5/8" HON NOD SET FOR CORADE. THENCE NORTH 14 DECREES 34 MINUTES 44 SECONDS NEST CONTINUING ALONG THE SAID EASTERLY LINE OF LIK. 45, A DISTANCE OF 1007.18 FEET TO THE POINT OF RECOMMEND AND CONTINUING LIGHT-142 SECURES. FEET ON SECOND APPER OF LIKE A

TRACT 2: BERNG A 243,154 SQUARE FEET (5,5627 ACRES) TRACT OF LAND STILATED IN THE JE. HISMANDS SURVEY, ASSTRACT HO, 1192, DALLAS COUNTY, TEXAS, FURTHUR BERNS A PART OF CITY OF DALLAS BLOCK 6864, OFFICIAL CITY MANBERS, SAD 0,5627 ACRE TRACT BONG MORE PARTICULARLY DESCRIBED AS CIVILATION. ECONOMIC AT A 5/8" MON MOD SET FOR CORMER IN THE EASTERLY MONT-OF-MAY LINE OF INTERSTATE HOWMAY NO. 45, SAD MON MOD SETION TO SEEN THE SOUTHWEST CORMER OF A TRACT OF LAND CONCERNS TO MAK ROMALAND BY DEED RECORDED IN VOLUME MANA, FAME CORES, DELEX RECORDE, DALAN

THENCE NORTH 49706'S" EAST, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHBAY 45 AND ALONG THE SOUTHERLY LINE OF SAID RIM. RIGHBAY 45 AND THE APPROXIMATE COMPRISE OF A DRITON, A DISTANCE OF 402.28 FRET TO A POINT FOR COMMEN.

THENCE NORTH 23'NT'S" EAST, CONTINUES ALONG SAID SOUTHERLY LINE AND CENTERLINE, A DISTANCE OF 333.55 FEET TO A 5/8" INON NOD SET FOR CORNER IN THE MESSION LINE OF A 100 FOOT D.P.AL. COMPANY R.O.W. RECORDED IN VILLIAR 566. PAGE 641. DEED SECONDS. DALLAS COMPINY. TEXAS. HERCE SOUTH 34/30/00° EAST, ALONG THE RESIDENT USE OF SAD D.P.AL. ROW, A DESIMANE OF SADAZ FEET TO A 5/8" RICH ROD SET FOR COMMER.
HERCE SOUTH 43/19/30" REST, LEARNING THE SECTION USE OF SAD D.P.AL. ROW, A DESIMANE OF SADAZ FEET TO A 5/8" RICH ROD SET FOR COMMER.
HERCE SOUTH 43/19/30" REST, LEARNING THE SADAZ FEET ROW, A DESIMANE OF 1140-51 FEET TO A 5/8" RICH ROD SET FOR COMMER.
HER EASTERN SHORT-ST-BAT SADAZ FEET SADAZ FEET ROW, A DESIMANE OF THE SADAZ FEET TO A 5/8" RICH ROD SET FOR COMMER. THENCE MORTH 173700" WEST, CONTINUEND ALONG THE SAID CASTERLY LINE OF LH. 45, A DISTANCE OF 21.27 FEET TO THE POINT OF BEGINNING AND CONTINUEND SALINE SOLMER FEET OR 6.5827 ACRES OF LINES.

As accessed on the ground logid description.

Only on the property of the Company House Spring, Advices this 644, City of Dation, Datine County, Tenna, and being a treat of land

For the County of t

800MMNO of a concerta measured found for corner, said corner being the West corner of a troot of land cornepsed to North Tease Mahard Select Materials, LLC by deed recorded in Instrument Ms. 2020(0000000), ORBIGA Public Records, Dalbac County, Texas, said corner being direg the East right of may like of limitation (Injusty No. 4) cluste Schapper Herressy (Public right of wor); THENCE North 17 degrees 37 minutes 00 seconds West, doing the East right of way five of sold interested Highway No. 45, a distance of 877.85 feet to a 1/2 linch into real set sits years greatly out statement CSS SUNICEN

THENCE North 17 degrees 34 minutes 44 seconds West, cliony the East right of way fine of add intentials Highway No. 45, a distance of 1977.25 feet to a 1/2 lab has not set with yellow plastic copy stamped CSS SHACHNO for comes, said corner being the Saythrest corner of a treat of land conveyed to have 500 feet to 1 feet 100 feet excende in Visuan 3002, Roya C, Osed Records, Dates County, Teast). THENCE North 66 degrees 43 minutes 23 seconds East, along the South line of add Texas Power & Light Company tract, a distance of 586.72 feet to a 1/2 linch into read set with yellow plastic cap atamped CEO SURVETNES for cores;

THENCE South 34 degrees 15 minutes 54 seconds East, slong the West See of sold Teas Power & Light Company troot, a distance of 1910.00 feet to a 1/2 left has not seed with yellow plantic orp stumped CRD SUNCTING for cones, sold conver being the North cone of sold North Teas Mohard Select Madeletins, LLC Description. THENCE South 43 degrees 11 minutes 30 seconds West, along the North Res of sold North Texas Notural Select Materials, LLC tract, a distance of 1146.05 feet to the FORT OF BIOMENIA and containing 1,050,746 square feet or 38.03 cores of land.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AWERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1002-352348-RTT - COMMITMENT #1, NOVEMBER 22, 2021 AT 8:00 AM.

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exceptions items contained in First American Table Insurance Company, Commitment No. 1002-352348-RTT, bearing an effective date of November 22, 2021, at 83.00 AM.

- Easement granted by Frank Thompson, executor of the Will of James Thompson, deceased to the Trisity Red and Gun Cilub, filed 04/10/1900, recorded in Velume 242, Page 597, Real Property Records, Dallas County, Tease, (Affects subject property) (Trust 1) (litem not shown
- (10.9) Easement granted by T. L. Bradford to the Trinity Rod and Gun Club, filed 04/10/1900. recorded in Volume 243, Page 583, Real Property Records, Dallas County, Texas. (Affects subject property (Trinit 1) (item not shown)
- (10,h) Easement granted by Flowerdal Farm to Southweatern Bell Telephone Company, field 01/25/1937, recorded in Volume 1994, Page 125, Real Property Records, Dallas County Toxics, (Does not affect subject property) (Tract 1)

- (10.0) "NAWACO"

- (10.a) Easement granted by W.M. Miller to the State of Texas, filed 08/05/1942, recorded in Volume 2374, Page 18, Real Property Records, Dallas County, Texas. (Does not affect subject property) (Tract 1)

Vicinity Map MAP NOT TO SCALE



Utility Notes Legend of Symbols & Abbreviations

CONCRETE MONUMENT

(10.r)

8

877.95

POINT OF

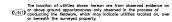
W.W. ROWLAND A/K/A WILLIAM W. ROWLAND \$00000836428000000, \$00000838598000000, \$00000838599000100

FENCE AREA 1,275,893 Sq. Feet 29.29 Acres

GRAVEL AREA 1,115,843 Sq. Feet 25.62 Acres

1077.25

MTERSTATE HIGHWAY



From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer, telephone, and water lines and construction of consider for the subject property within the public right of way of Ridgemoor Avenue.

General Notes

- The meridian for all bearings shown hereon is the referenced line of subject property, known as being \$6311'30" W, per Deed Recorded in Volume 2003145, Page 8836, Deed Records, balles County, Texas.
- (GN2) There is direct access to the subject property via River Oaks Drive, a public right-of-way.
- GN3 There are 0 regular parking spaces and 0 handicapped parking spaces for a total of 0 parking spaces on the subject property.
- GN9 Parcel Number of subject site: Commercial Account #00000636426000000, #00000636598000000 and #00000636599000100.
- On the date of the field survey there was no observable evidence of earth months.
- Surveyor is unaware of any changes in street right of way lines, or evidence of recent street or sidewalk construction or repairs, either completed or proposed.
- (GN2) The posted address on site is 8800 Julius Schepps Freeway, Dallas, TX.
- (GN8) There were no party walls observed.
- Any plottable off-site easements or servitudes disclosed in documents provided to or obtained by the surveyor have been plotted and shown hereon.
- GNIO The record description of property mathematically closes with no gaps, gores or overlops.

Encroachment Statement

TIM RECORD OSESTED Contest had been perfectly as a contest of the perfectly as a contest
FERRITION USC
Mark More
MAX. BLDG COVERAGE None None MN. SETBACKS FRONT None None MN. SETBACKS SEAR None None MAX. SETBACKS REAR None None MAX. BULDING HEIGHT None None
MN. SETBACKS PRONT None None None MN. SETBACKS SDE None No
MN. SETBACKS SIDE None None Nodes: MN. SETBACKS REAR None None State of swise. MAX BULDING HEIGHT None None
MN. SETBACKS REAR None None States of same. MAX BUILDING HEIGHT None None
MIN. SETBACKS REAR None None is fine of survey. MAX BUILDING HEIGHT None None
PARKING REGULAR None None
PARKING HANDICAP None None
PARKING TOTAL None None



Flood Zone

By graphic plotting only, this property is in Zone AE of the Flood insurance Rate Map, Community Panel No. 48113C04853, which bea on affective date of 08/23/2001 and is in a Special Flood Hazard Area.



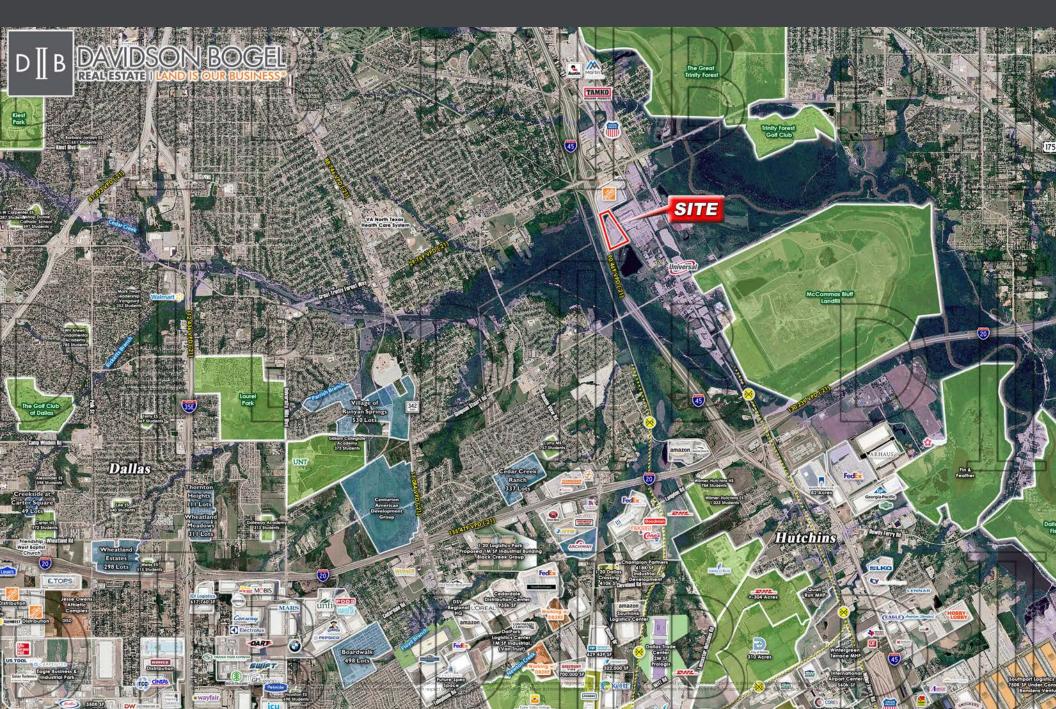






8500 JULIUS SCHEPPS FWY.

WIDE AERIAL



8500 JULIUS SCHEPPS FWY.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to thew owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
MARTIN GROSSMAN	637148	MGROSSMAN@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
DAVID GUINN	643784	DGUINN@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
GRANT LAKE	718880	GLAKE@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
David Guinn	643784	dguinn@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Grant Lake	718880	GLake@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord	I Initials Date	-



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 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Martin Grossman	637148	mgrossman@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord	Initials Date	