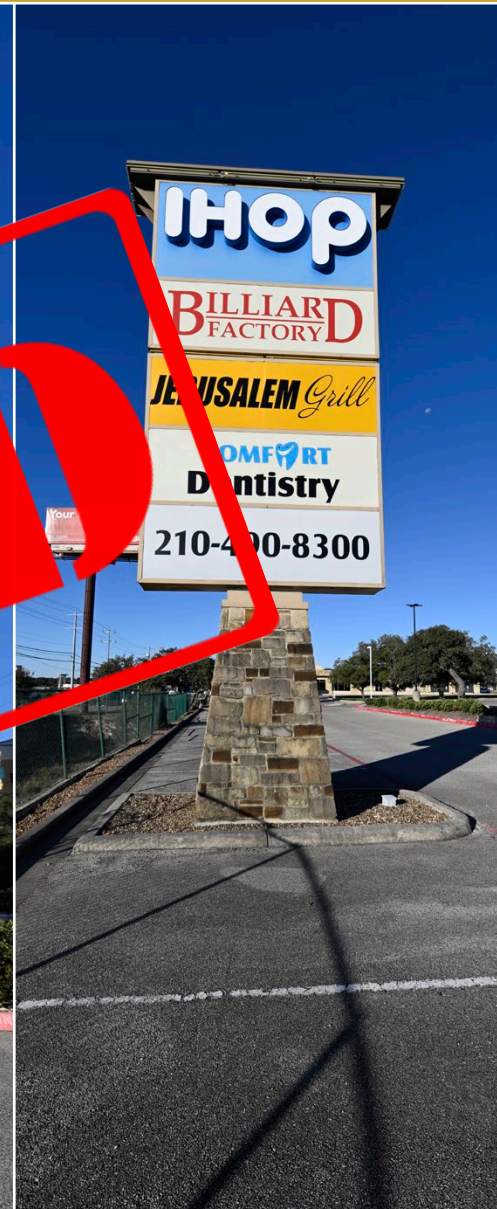


Cornerstone Shopping Center

203 N Loop 1604 W, San Antonio, TX 78258

For Lease



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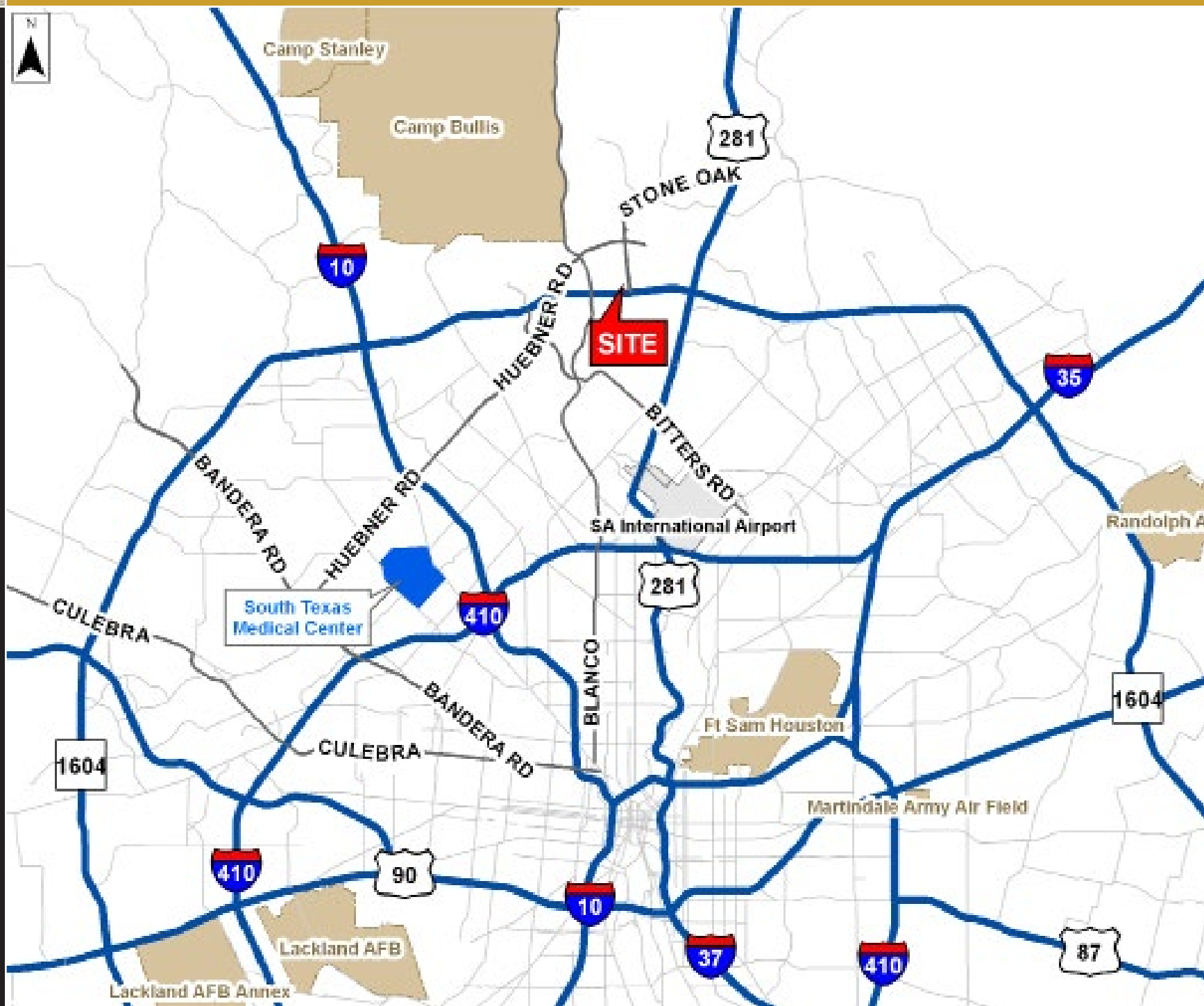
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City Location Map

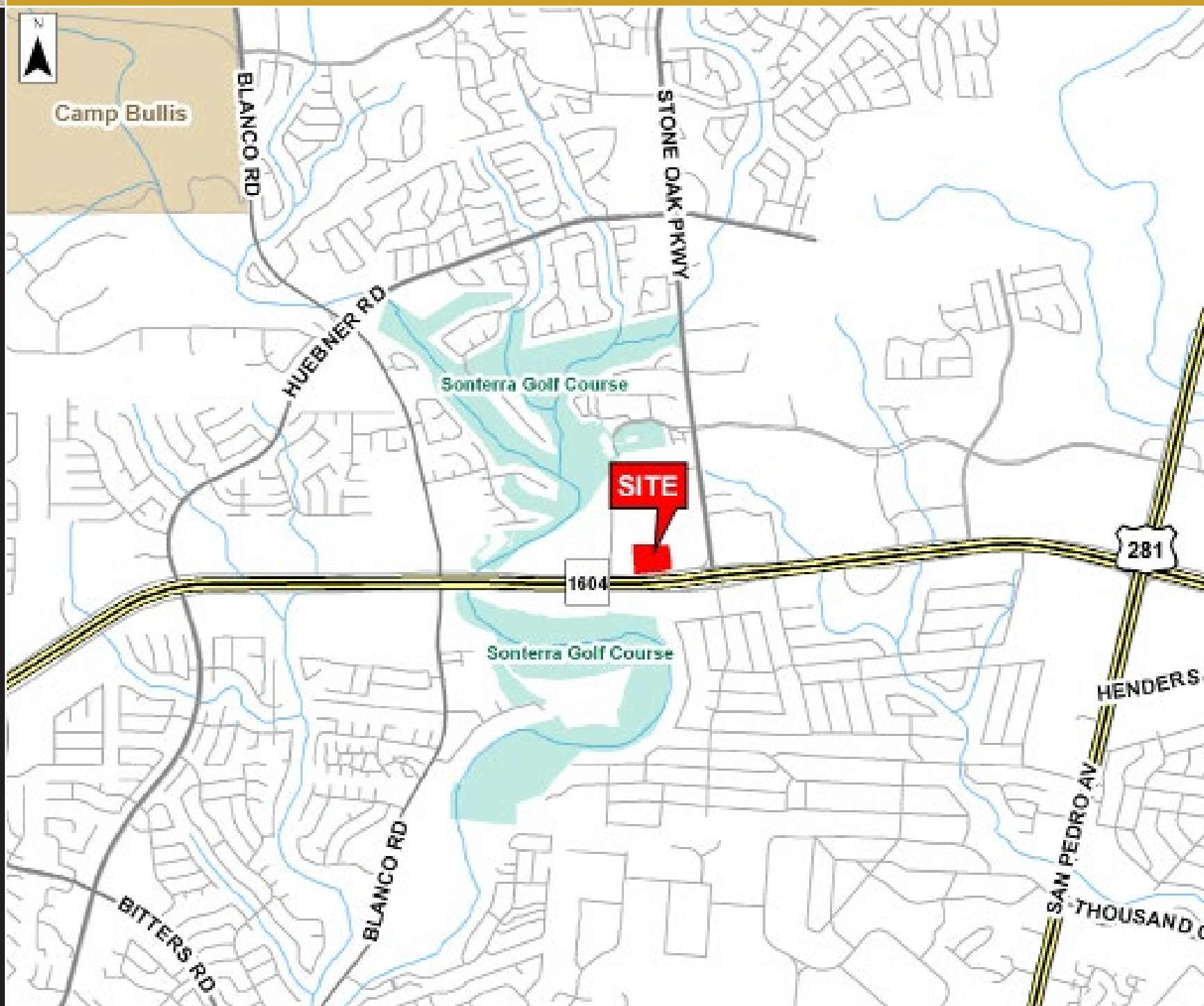


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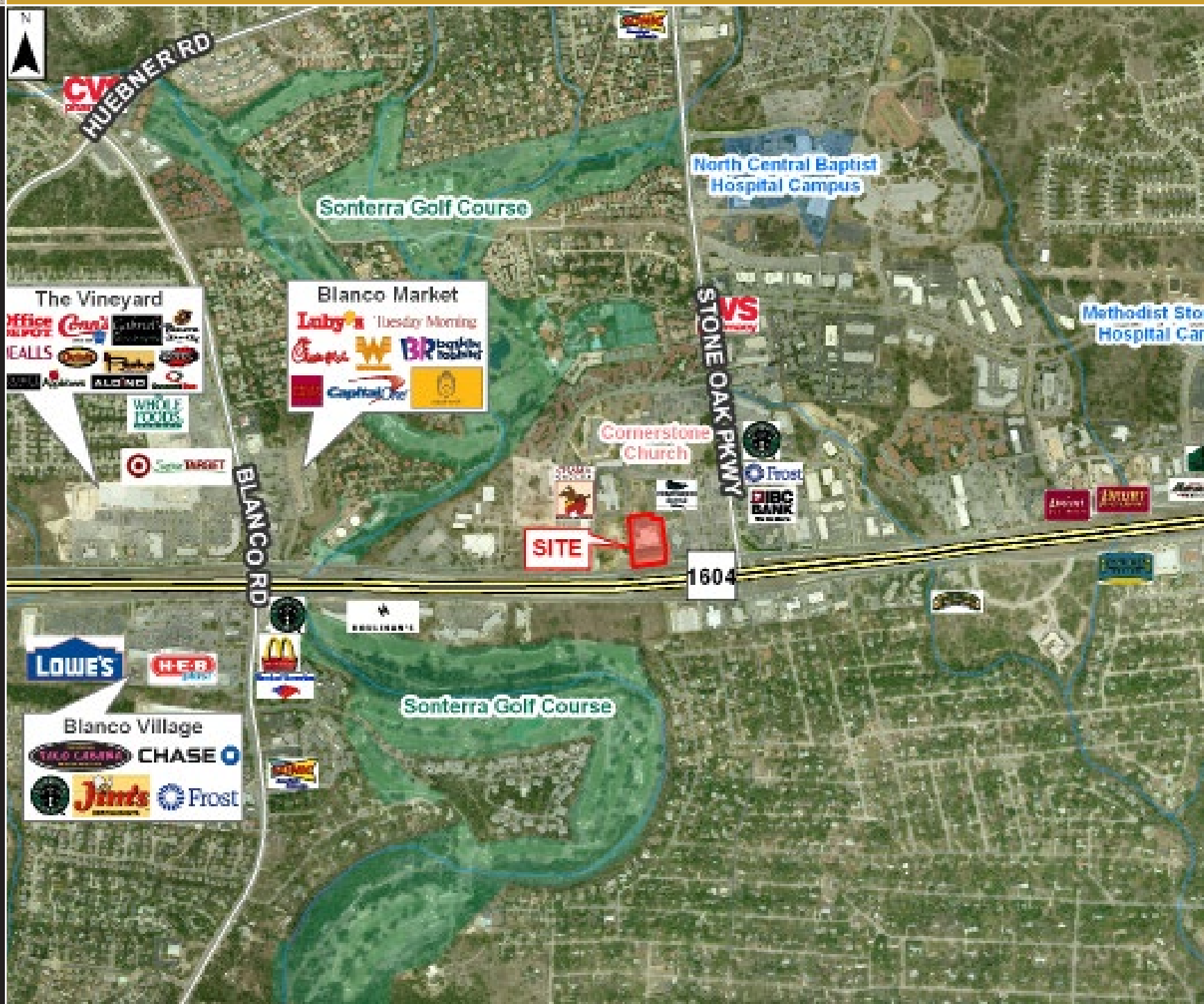
Area Location Map



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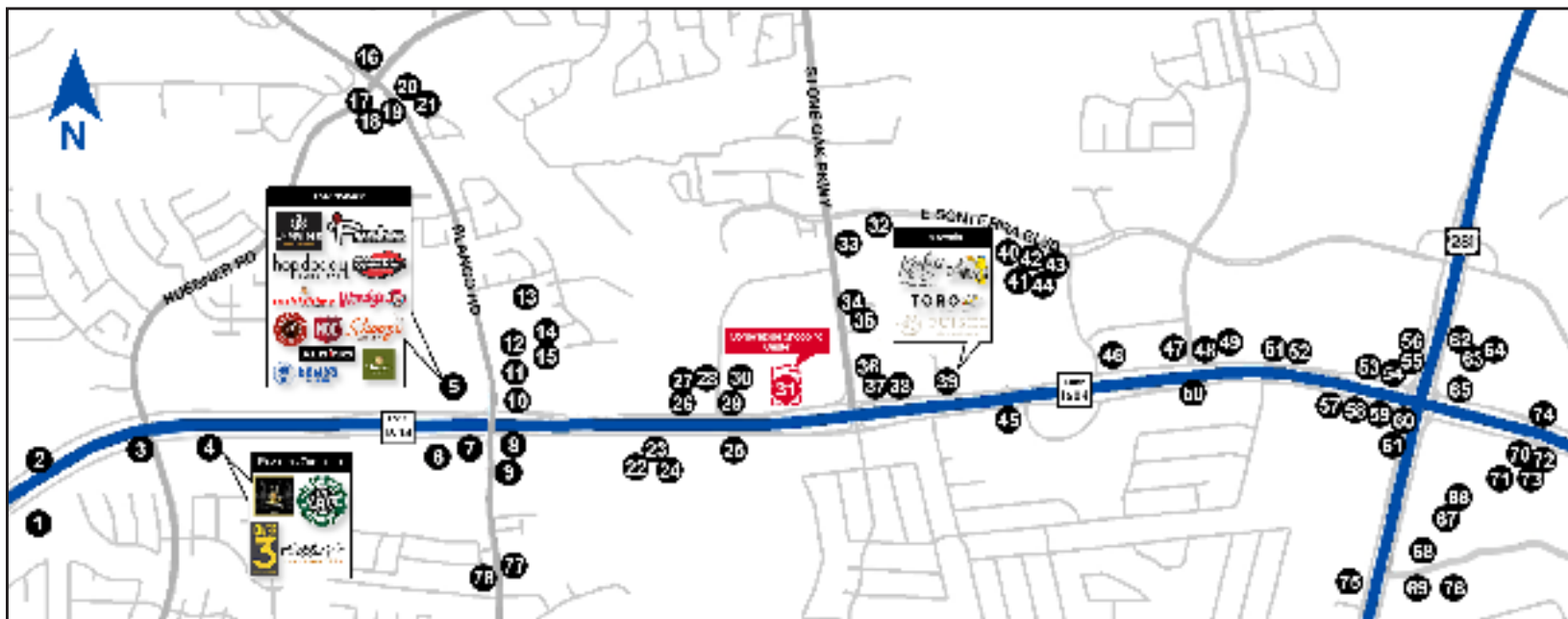
Aerial Map



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Area Restaurants



- | | | | | |
|---------------------------------------|---------------------------------------|------------------------------------|--------------------------------|-----------------------|
| 1. Galpao Gaucho Brazilian Steakhouse | 8. Popeye's | 31. Jerusalem Grill | 50. The Hoppy Monk | 73. Firehouse Subs |
| 2. Big Z Burger Joint | 9. McDonald's | 32. Delicious Tamales | 51. Hon Machi Sushi Teppanyaki | 74. Genghis Grill |
| 3. Burger King | 10. Luby's | 33. Luciano Pizzeria | 52. Chuck E Cheese | 75. Red Lobster |
| 4. Plaza Las Campanas | 11. Chick Fil A | 34. Taipei Restaurant | 53. Chick fil A | 76. Sizzling Wok |
| ▪ Eddie V's Prime Seafood | 12. Whataburger | 35. Marioli Mexican Cuisine | 54. Ay Chihuahua | 77. El Jalisco Grill |
| ▪ Cover 8 | 13. Wingstop | 36. FRIDA Mexican Restaurant | 55. Whataburger | 78. The Longhorn Cafe |
| ▪ Starbuck's | 14. Wahkee Chinese | 37. Corner Bakery | 56. Sonic | |
| ▪ The Edison Experiment | 15. Taco Blvd | 38. Sushi Zushi | 57. Schlotzsky's | |
| 5. The Vineyard | 16. El Taco Grill | 39. La Arcata | 58. IHOP | |
| ▪ J Prime | 17. Kennedy's Public House | ▪ Kirby's Steakhouse | 59. Taco Bell / KFC | |
| ▪ Pasha | 18. Café Vida | ▪ Mellow Mushroom | 60. Bill Miller BBQ | |
| ▪ Hopdoddy | 19. Sake Café | ▪ Toro Kitchen + Bar | 61. Laguna Madre Seafood | |
| ▪ Stone Werks | 20. Hon Machi Korean BBQ | ▪ Cuishe Cocina Mexicana | 62. Buffalo Wild Wings | |
| ▪ Sushishima | 21. Heavenly Pho | | 63. Subway | |
| ▪ Wendy's | 22. NOSH kitchen + bar | 40. Kumori Sushi & Teppanyaki | 64. Pho Nguyen Restaurant | |
| ▪ Chipotle | 23. Costa Pacifica | 41. First Watch | 65. Wayback Burgers | |
| ▪ MOD Pizza | 24. SILO | 42. Jimmy John's | 66. Fish City Grill | |
| ▪ Snooze | 25. Eggspectation | 43. Salata | 67. Zio's Italian Kitchen | |
| ▪ Aldino | 26. Zoe's Kitchen | 44. Smashin Crab | 68. Chuy's | |
| ▪ Demo's Greek | 27. Full Belly Café + Bar | 45. Little Woodrow's | 69. Chilli's Grill & Bar | |
| ▪ Panera | 28. Tarka Indian Kitchen | 46. Embers Wood Fire Kitchen & Tap | 70. Red Robin Gourmet Burgers | |
| 6. Poke Central | 29. Torchy's Tacos | 47. Gorditas Dona Tota | 71. Stout's Pizza Co | |
| 7. Jim's | 30. Chama Gaucha Brazilian Steakhouse | 48. Brickhouse | 72. Pei Wei Asian Diner | |
| | | 49. Jason's Deli | | |

Highlight indicates high-end restaurant

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Area Hotels & Resorts



1. Best Western Hill Country Suites
2. Comfort Suites
3. Courtyard Marriott
4. Drury Inn & Suites
5. Drury Plaza Hotel
6. Fairfield Inn & Suites
7. Hampton Inn
8. Homewood Suites by Hilton
9. Hyatt Place
10. La Quinta Inn & Suites
11. Quality Inn & Suites
12. Residence Inn Marriott
13. Staybridge Suites

1. Noah's Event Venue

— Route from Cornerstone to the Westin La Cantera Resort: 13 minutes or 8.9 miles.

— Route from Cornerstone to the JW Marriott Resort: 21 minutes or 10.1 miles.



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Area Major Employers



- | | |
|--|------------------------|
| 1. NuStar Energy | 9. USAA |
| 2. Medtronic | 10. JPMorgan Chase |
| 3. Security Service Federal Credit Union | 11. iHeart Media |
| 4. Six Flags Fiesta Texas | 12. Marathon Petroleum |
| 5. Valero Energy Corporation | |
| 6. Kinetic Concepts (KCI) | |
| 7. Accenture | |
| 8. Harland Clarke | |

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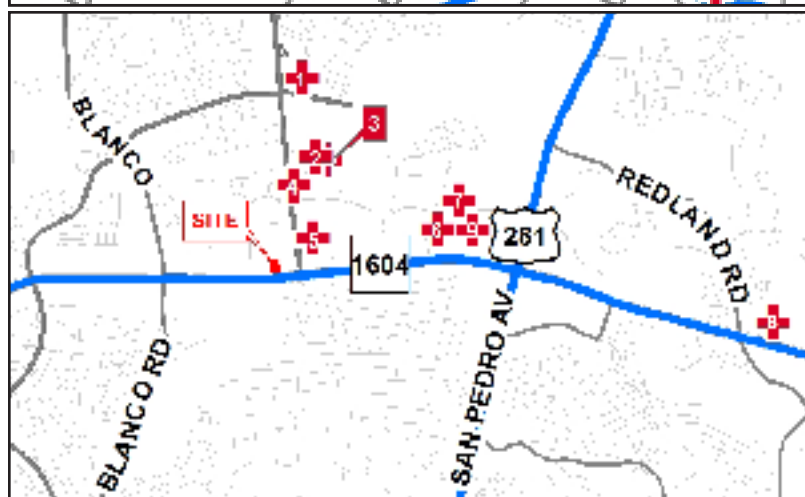
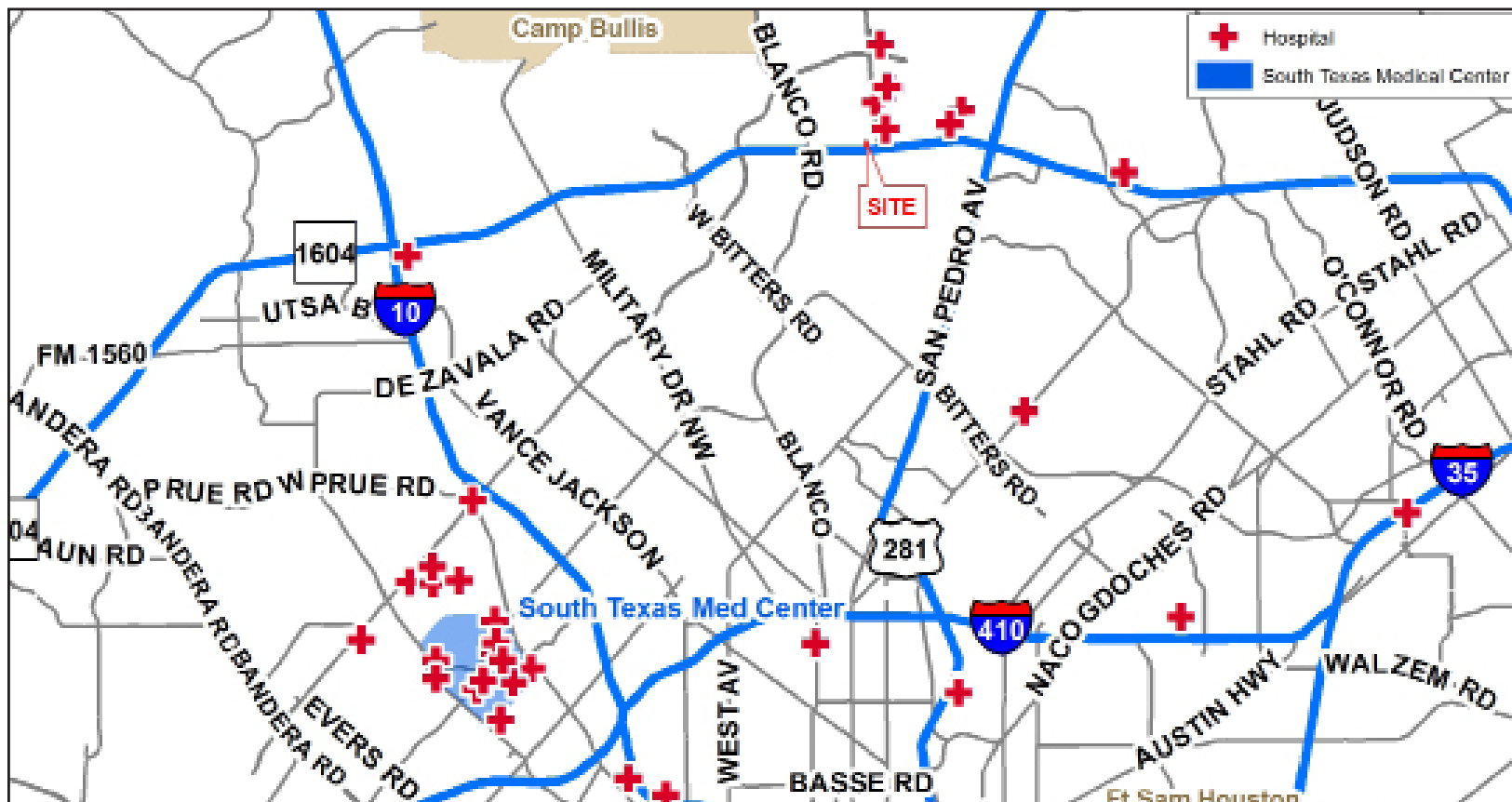
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Area Hospitals



1. Global Rehab Hospital
2. North Central Baptist Hospital
3. Physicians Ambulatory Surgery Center IV
4. Methodist Ambulatory Surgery Center
5. San Antonio Kidney Disease Center
6. The Spine Hospital of South Texas
7. Methodist Stone Oak Hospital
8. Laurel Ridge Hospital
9. CHRISTUS Children's Hospital

14 minute drive time (8.61 miles) to South Texas Medical Center via Huebner Rd/Babcock Rd.

6 minute drive time (2.95 miles) to North Central Baptist Hospital via Loop 1604/Stone Oak Pkwy.

7 minute drive time (3.61 miles) to Methodist Stone Oak Hospital via Loop 1604/Stone Oak Pkwy/E Sonterra Blvd

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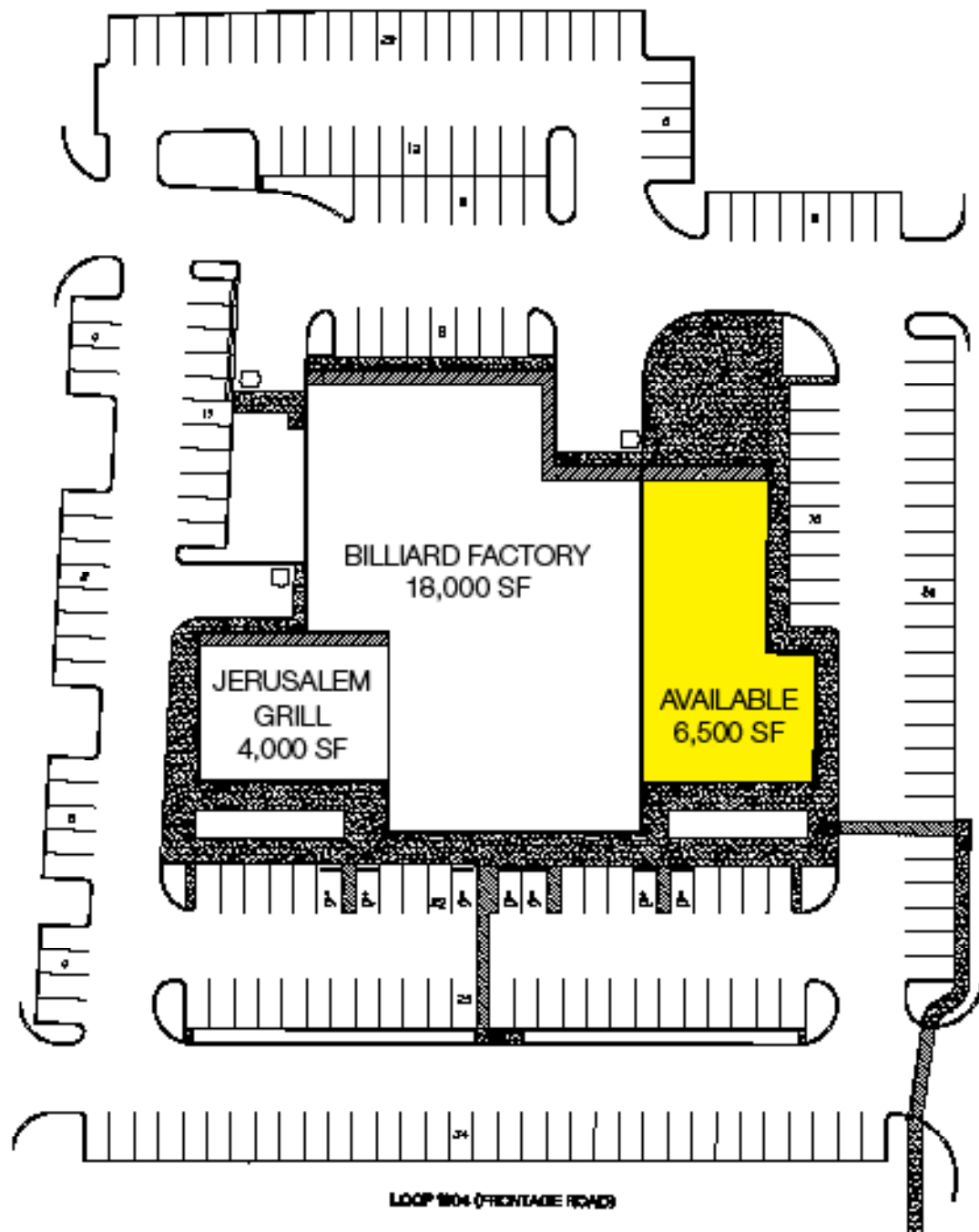
Site Aerial



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Site Plan



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Property Summary

Address	203 N Loop 1604 W San Antonio, TX 78258
Property Details	28,545 SF Retail/Storefront Office Building 3.8 Acres
Location	NW corner of Loop 1604 and Stone Oak Pkwy.
Legal Description	NCB 16331
Zoning	C-2 ERZD, rezone C-3 ERZD
Class	A
Parking	1:135 (Overall Project)

Comments

- Pylon signage available
- Abundant 10:1,000 parking for restaurant users
- Premier location
- Located adjacent to Hilton Hotel
- High visibility from Loop 1604 in both directions
- Affluent demographics
- Adjacent to 19,000 member Cornerstone Church
- Convenient circulation and ingress/egress to Loop 1604
- Occupants include Billiard Factory and Jerusalem Grill

Traffic Counts

Loop 1604, east of Stone Oak Pkwy; 131,146 vpd (2019)

Source: TxDOT Statewide Planning Map

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Quote Sheet

SF Available	6,500 SF
Base Rental	\$26.00 psf (Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)
First Month's Rental	Due upon execution of lease document by Tenant
Triple Net	Estimated at \$10.93 per Square Foot Annually
Term	Five (5) to ten (10) years
Improvements	Negotiable
Deposit	Equal to one (1) month's Rental
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	The attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and be 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

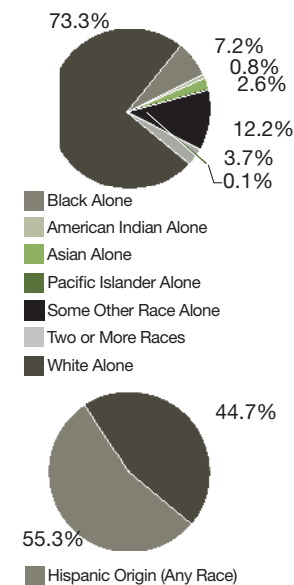
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

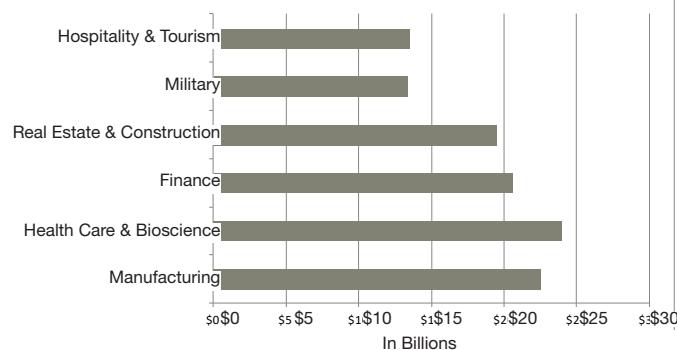
2000 Census	Population	1,711,703	Median Age	32.9	Total Households	601,265
2010 Census		2,142,508		34.1		763,022
2021 Estimate		2,605,310		36.0		930,556
2026 Projection		2,834,097		36.7		1,013,865

2000 Census	Avg. Household Income	\$51,426	Median Household Income	\$39,029	Per Capita Income	\$18,443
2010 Census		\$62,458		\$50,146		\$22,135
2021 Estimate		\$83,925		\$61,131		\$30,121
2026 Projection		\$93,430		\$67,188		\$33,557

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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Demographics: 1-Mile

Summary		Census 2010		2021	2026
Population		6,190		8,379	9,297
Households		2,770		3,840	4,294
Families		1,783		2,398	2,665
Average Household Size		2.18		2.14	2.13
Owner Occupied Housing Units		1,704		1,859	2,106
Renter Occupied Housing Units		1,066		1,981	2,188
Median Age		40.8		40.1	38.9
Trends: 2021-2026 Annual Rate		Area		State	National
Population		2.10%		1.54%	0.71%
Households		2.26%		1.53%	0.71%
Families		2.13%		1.49%	0.64%
Owner HHs		2.53%		1.79%	0.91%
Median Household Income		0.60%		2.15%	2.41%
Households by Income		2021		2026	
		Number	Percent	Number	Percent
<\$15,000		216	5.6%	217	5.1%
\$15,000 - \$24,999		213	5.5%	210	4.9%
\$25,000 - \$34,999		287	7.5%	288	6.7%
\$35,000 - \$49,999		419	10.9%	492	11.5%
\$50,000 - \$74,999		604	15.7%	699	16.3%
\$75,000 - \$99,999		430	11.2%	460	10.7%
\$100,000 - \$149,999		843	22.0%	934	21.8%
\$150,000 - \$199,999		380	9.9%	474	11.0%
\$200,000+		448	11.7%	520	12.1%
Median Household Income		\$83,987		\$86,532	
Average Household Income		\$110,175		\$117,322	
Per Capita Income		\$45,775		\$48,914	
Population by Age		Census 2010		2021	2026
		Number	Percent	Number	Percent
0 - 4		300	4.8%	400	4.8%
5 - 9		357	5.8%	404	4.8%
10 - 14		470	7.6%	518	6.2%
15 - 19		468	7.6%	576	6.9%
20 - 24		346	5.6%	548	6.5%
25 - 34		711	11.5%	1,174	14.0%
35 - 44		816	13.2%	1,055	12.6%
45 - 54		940	15.2%	1,035	12.4%
55 - 64		745	12.0%	1,058	12.6%
65 - 74		459	7.4%	792	9.5%
75 - 84		356	5.8%	480	5.7%
85+		221	3.6%	340	4.1%
Race and Ethnicity		Census 2010		2021	2026
		Number	Percent	Number	Percent
White Alone		5,191	83.9%	6,618	79.0%
Black Alone		231	3.7%	386	4.6%
American Indian Alone		19	0.3%	29	0.3%
Asian Alone		349	5.6%	648	7.7%
Pacific Islander Alone		8	0.1%	15	0.2%
Some Other Race Alone		246	4.0%	425	5.1%
Two or More Races		145	2.3%	258	3.1%
Hispanic Origin (Any Race)		1,759	28.4%	2,886	34.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographics: 3-Mile

Summary	Census 2010		2021		2026	
Population	72,595		81,217		87,241	
Households	28,559		32,163		34,536	
Families	19,637		21,637		23,173	
Average Household Size	2.52		2.51		2.51	
Owner Occupied Housing Units	18,775		19,503		20,845	
Renter Occupied Housing Units	9,784		12,661		13,691	
Median Age	37.5		38.7		38.4	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.44%		1.54%		0.71%	
Households	1.43%		1.53%		0.71%	
Families	1.38%		1.49%		0.64%	
Owner HHs	1.34%		1.79%		0.91%	
Median Household Income	1.51%		2.15%		2.41%	
Households by Income			2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,544	4.8%	1,425	4.1%	1,425	4.1%
\$15,000 - \$24,999	1,327	4.1%	1,197	3.5%	1,197	3.5%
\$25,000 - \$34,999	2,126	6.6%	1,985	5.7%	1,985	5.7%
\$35,000 - \$49,999	2,965	9.2%	3,015	8.7%	3,015	8.7%
\$50,000 - \$74,999	5,333	16.6%	5,587	16.2%	5,587	16.2%
\$75,000 - \$99,999	4,284	13.3%	4,543	13.2%	4,543	13.2%
\$100,000 - \$149,999	6,485	20.2%	7,134	20.7%	7,134	20.7%
\$150,000 - \$199,999	3,729	11.6%	4,491	13.0%	4,491	13.0%
\$200,000+	4,370	13.6%	5,160	14.9%	5,160	14.9%
Median Household Income	\$89,657		\$96,647		\$96,647	
Average Household Income	\$118,911		\$130,196		\$130,196	
Per Capita Income	\$46,547		\$50,920		\$50,920	
Census 2010			2021		2026	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,188	5.8%	4,272	5.3%	4,851	5.6%
5 - 9	5,260	7.2%	4,714	5.8%	5,066	5.8%
10 - 14	5,818	8.0%	5,346	6.6%	5,050	5.8%
15 - 19	5,072	7.0%	5,236	6.4%	4,857	5.6%
20 - 24	4,219	5.8%	4,935	6.1%	4,570	5.2%
25 - 34	9,031	12.4%	11,860	14.6%	14,392	16.5%
35 - 44	11,163	15.4%	11,207	13.8%	13,167	15.1%
45 - 54	11,540	15.9%	10,906	13.4%	10,600	12.2%
55 - 64	8,572	11.8%	10,390	12.8%	10,259	11.8%
65 - 74	4,331	6.0%	7,462	9.2%	8,242	9.4%
75 - 84	2,315	3.2%	3,405	4.2%	4,558	5.2%
85+	1,085	1.5%	1,485	1.8%	1,628	1.9%
Census 2010			2021		2026	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	60,680	83.6%	64,518	79.4%	67,902	77.8%
Black Alone	2,706	3.7%	3,577	4.4%	4,030	4.6%
American Indian Alone	266	0.4%	317	0.4%	343	0.4%
Asian Alone	3,936	5.4%	5,878	7.2%	7,210	8.3%
Pacific Islander Alone	70	0.1%	103	0.1%	124	0.1%
Some Other Race Alone	2,924	4.0%	4,010	4.9%	4,380	5.0%
Two or More Races	2,012	2.8%	2,814	3.5%	3,253	3.7%
Hispanic Origin (Any Race)	21,264	29.3%	28,339	34.9%	32,279	37.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographics: 5-Mile

Summary	Census 2010		2021		2026			
Population	177,206		202,392		215,965			
Households	71,378		81,364		86,565			
Families	47,205		53,440		56,902			
Average Household Size	2.47		2.48		2.49			
Owner Occupied Housing Units	44,928		48,361		51,719			
Renter Occupied Housing Units	26,450		33,004		34,846			
Median Age	37.1		38.6		38.8			
Trends: 2021-2026 Annual Rate	Area		State		National			
Population	1.31%		1.54%		0.71%			
Households	1.25%		1.53%		0.71%			
Families	1.26%		1.49%		0.64%			
Owner HHs	1.35%		1.79%		0.91%			
Median Household Income	1.58%		2.15%		2.41%			
Households by Income			2021		2026			
			Number	Percent	Number	Percent		
	<\$15,000		4,135	5.1%	3,715	4.3%		
	\$15,000 - \$24,999		4,311	5.3%	3,808	4.4%		
	\$25,000 - \$34,999		5,787	7.1%	5,375	6.2%		
	\$35,000 - \$49,999		8,551	10.5%	8,507	9.8%		
	\$50,000 - \$74,999		14,577	17.9%	15,222	17.6%		
	\$75,000 - \$99,999		10,724	13.2%	11,374	13.1%		
	\$100,000 - \$149,999		14,810	18.2%	16,497	19.1%		
	\$150,000 - \$199,999		8,757	10.8%	10,640	12.3%		
	\$200,000+		9,713	11.9%	11,427	13.2%		
Median Household Income		\$81,314		\$87,943				
Average Household Income		\$111,679		\$122,975				
Per Capita Income		\$44,942		\$49,347				
Population by Age	Census 2010		2021		2026			
	Number	Percent	Number	Percent	Number	Percent		
	0 - 4	10,534	5.9%	10,837	5.4%	11,999	5.6%	
	5 - 9	12,269	6.9%	11,948	5.9%	12,686	5.9%	
	10 - 14	13,385	7.6%	13,257	6.6%	12,889	6.0%	
	15 - 19	11,790	6.7%	12,507	6.2%	12,163	5.6%	
	20 - 24	11,103	6.3%	12,673	6.3%	12,215	5.7%	
	25 - 34	24,055	13.6%	28,889	14.3%	33,114	15.3%	
	35 - 44	26,834	15.1%	29,357	14.5%	32,978	15.3%	
	45 - 54	27,861	15.7%	26,824	13.3%	27,031	12.5%	
	55 - 64	21,535	12.2%	25,932	12.8%	25,426	11.8%	
	65 - 74	10,579	6.0%	18,878	9.3%	20,598	9.5%	
	75 - 84	5,273	3.0%	8,358	4.1%	11,460	5.3%	
	85+	1,987	1.1%	2,934	1.4%	3,407	1.6%	
	Race and Ethnicity	Census 2010		2021		2026		
Number		Percent	Number	Percent	Number	Percent		
White Alone		145,934	82.4%	159,223	78.7%	166,876	77.3%	
Black Alone		7,590	4.3%	9,836	4.9%	10,937	5.1%	
American Indian Alone		820	0.5%	988	0.5%	1,059	0.5%	
Asian Alone		7,962	4.5%	12,162	6.0%	14,910	6.9%	
Pacific Islander Alone		185	0.1%	267	0.1%	317	0.1%	
Some Other Race Alone		9,315	5.3%	12,334	6.1%	13,198	6.1%	
Two or More Races		5,401	3.0%	7,582	3.7%	8,668	4.0%	
Hispanic Origin (Any Race)		56,767	32.0%	75,697	37.4%	85,172	39.4%	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

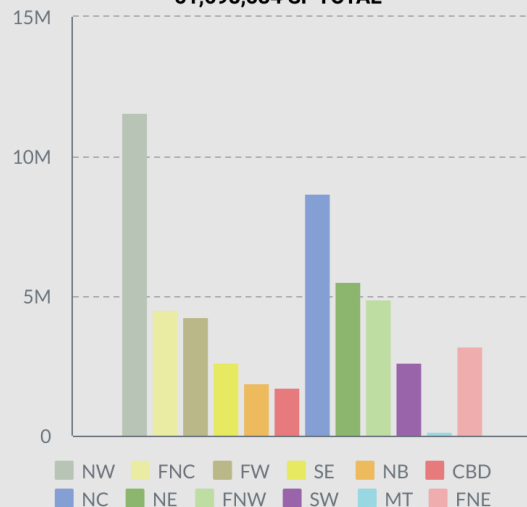
Kimberly S. Gatley
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Retail Market Snapshot - 2Q 2021

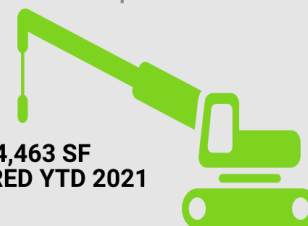
Citywide Inventory

51,698,534 SF TOTAL



Development

134,463 SF
DELIVERED YTD 2021



PROJECTS DELIVERED YTD 2021

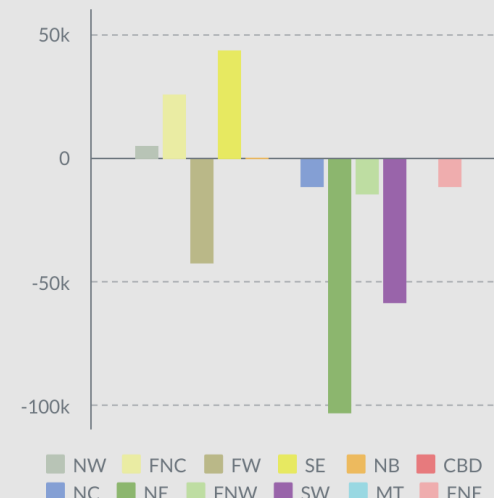
La Cantera Heights North & South	FNW	48,941 SF
The Shops at South RIM	FNW	39,622 SF
Gateway Medical (Retail Portion)	NW	24,000 SF
Boerne Stage Crossing Ph 1	FNW	21,900 SF

PROJECTS UNDER CONSTRUCTION

Culebra Commons	FW	53,484 SF
Escala Phase I	FW	48,487 SF
Napa Oaks	NW	47,500 SF
The Shops at Redland Road	FNC	34,001 SF
Dove Creek Highlands	FW	20,138 SF
Tacara at Stone Oak	FNC	19,512 SF

2021 YTD Absorption

(164,696 SF)

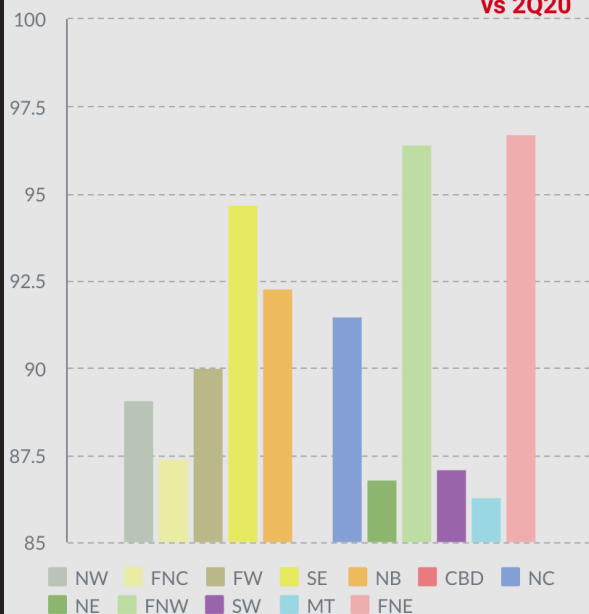


Direct Occupancy

46,749,778 SF
90.4%



vs Q20

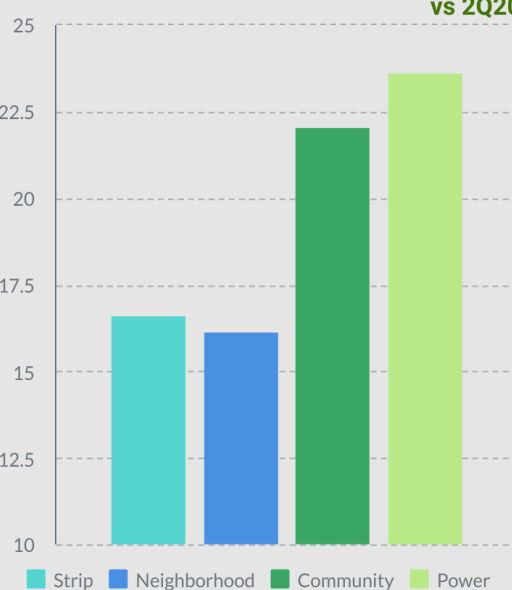


Average Quoted Rent

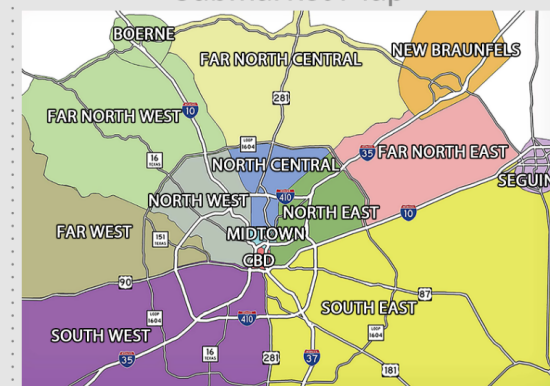
\$19.18/SF/YR
NNN



vs Q20



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

Market Intelligence Guided by Experience

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Information About Brokerage Services

breakthrough advances in cryptography, hardware, software and networks.

TYPES OF REAL ESTATE LIENS: HOLDINGS:

- A **BROKERAGE** is responsible for all brokerage activities, including sales performed by sales agents sponsored by the broker.
- A **SALLES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A RECOVERED MEMORANDUM DICTATED BY LARRY (A client in the process of party (that the broker representative)):

- 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 or 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 subsequent by the buyer or buyer's agent.

ADD ADDENDUM FOR BUYER/BUYER'S AGENT: The broker becomes the buyer/buyer'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/broker 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 SUBSEQUENT: A balance holder acts as a subsequent when adding a buyer in a transaction without an agreement to represent the buyer. A subsequent can sell the buyer but does not increase 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's fee, whether 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 provider's services. Please acknowledge receipt of this notice below and mail it a copy for your records.

<u>RBOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reoccsanantonio.com</u>	<u>N/A</u>
<u>Licensed Broker/Broker Firm Name or</u> <u>Primary Assumed Business Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Brian Dale Harris</u> <u>Designated Broker of Firm</u>	<u>405243</u>	<u>bharris@reoccsanantonio.com</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Licensed Supervisor of Sales Agent/</u> <u>Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reoccsanantonio.com</u>	<u>N/A</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

**Registered by the Texas Real Estate Commission
TAR 2001**

Buyer/consignee in London/India	Date
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Information available at www.fishbase.org

TAH 2001

2210C San Antonio, 8023 Vantage Dr. Suite 1100 San Antonio, TX 78220
 Mike Dwyer

FAX 210.524.6000

20100324005

Exhibit 1-2



TYPES OF REAL ESTATE LIFESAVE HOLDINGS:

- PROFESSIONAL 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

ADD ADDENDUM FOR BUYER/BUYER'S AGENT: The broker becomes the buyer/buyer'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 SUBSEQUENT: A balance holder acts as a subsequent when adding a buyer in a transaction without an agreement to represent the buyer. A subsequent can sell 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:

- * Who will pay the bidder for services provided to you, when payment will be made and how the payment will be calculated.

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Sales Agent/Associate's Name	License No.	Email	Phone

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TAR 2001**

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