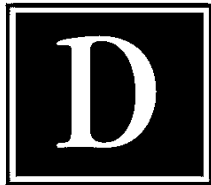


**1 Pad Site - Highway 151
Commercial Pad Site
San Antonio, Texas**



DRAKE COMMERCIAL GROUP

DEBORAH BAUER
TRAVIS BAUER

4630 N LOOP 1604 W, SUITE 510
SAN ANTONIO, TEXAS 78249
T: 210.402.6363
F: 210.402.6767
www.drakecommercial.com

* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

1.684 Acres / 1 pad site – Highway 151 San Antonio, Texas



- Ideal office, hotel, or retail uses.
- Zoned C3
 - Lot 7- 1.684 Ac. - 294.04 ft. frontage on Hwy 151 **Under Contract**
- Internal road connects Hwy. 151 to Rogers Road – Deceleration lane on Hwy. 151
- Adjacent to Microsoft Data Center site and adjacent to the \$32 million CPS Energy Electric substation- Dual feed Electrical from two separate substations

For more information please contact Deborah Bauer or Travis Bauer

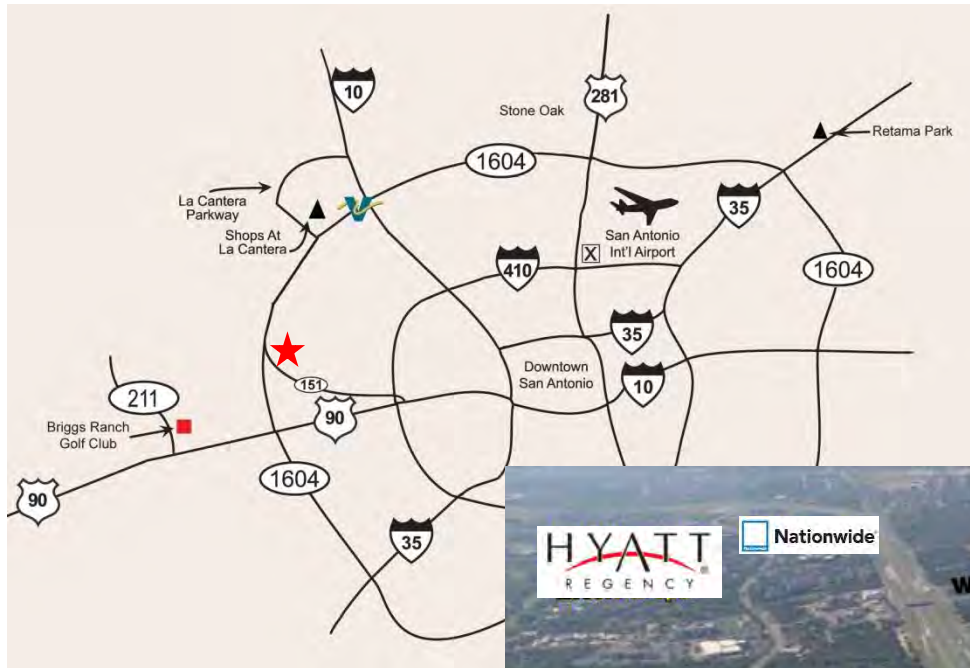
210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com



Drake Commercial Group

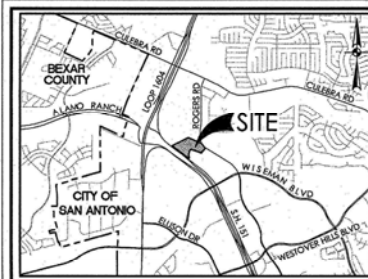
4630 N Loop 1604 W
Suite 510
San Antonio, TX 78249
www.drakecommercial.com



All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.



All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.



LOCATION MAP

MASCO MAP GRID: 5785

LEGEND

DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	SD STORM DRAINAGE
ESMT EASEMENT	SS SANITARY SEWER
EA ELECTRIC, TELEPHONE AND CABLE TELEVISION	TA TURNAROUND
NCR NEW CITY BLOCK	VAR VARIABLE WIDTH
PG PAGES	WAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
PR PRIVATE	WOL FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
R/W RIGHT-OF-WAY	WOL FOUND 1/2" IRON ROD MONUMENTATION
ROW OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	
---	---
---1140---	EXISTING CONTOURS
---1140---	PROPOSED CONTOURS
---	ORIGINAL SURVEY/COUNTY LINE
◇	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9591, PG. 173, DPR)
◇	VARIABLE WIDTH SANITARY SEWER (VOL. 9593, PG. 87-93, DPR)
◇	VARIABLE WIDTH NON-PERMEABLE DRAINAGE EASEMENT (PLAT NUMBER 07030)
◇	0.3954 ACRE-VARIABLE WIDTH (WATER, SANITARY AND RECYCLE WATER EASEMENT (VOL. 7761, PG. 1877-1889, OPR)
◇	0.4044 ACRE-VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL. 9591, PG. 173, DPR)
◇	14' ELECTRIC LINE RIGHT-OF-WAY AGREEMENT (VOL. 4429, PG. 1224-1227, OPR)
◇	0.1272 ACRE-VARIABLE WIDTH WATER, SANITARY AND RECYCLE WATER EASEMENT (VOL. 7761, PG. 1877-1889, OPR)
◇	0.2554 ACRE-VARIABLE WIDTH WATER EASEMENT (VOL. 9805, PG. 306-317, OPR)

DETECTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 3000 ACRES AND A VOLUME OF APPROXIMATELY 3000 ACRES-FEET WILL BE REQUIRED FOR THIS USE. NO BUILDING PERMITS WILL BE ISSUED FOR THIS PLATED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO. THE MAINTENANCE OF THE DETENTION POND AND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

DETECTION MAINTENANCE NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPIDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

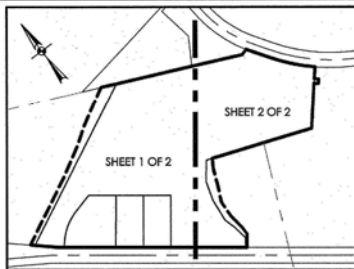
IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ADJACENT FIRE DEPARTMENT VEHICLE ACCESS FEES FOR THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

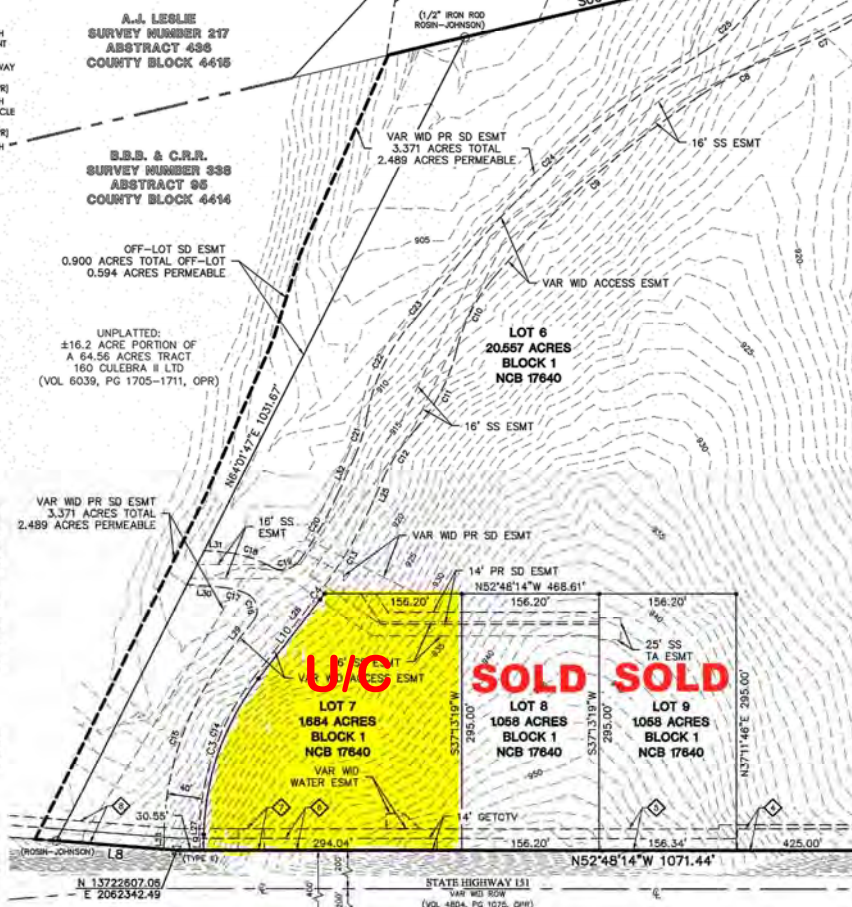
SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

T.D.C.I. NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE noise MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG SH 151, BASED ON OVERALL PLATED HIGHWAY FRONTAGE OF 1062.13'.



INDEX MAP

SCALE: 1"=500'



SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNER NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

C.P.S. ENERGY NOTES:
THE CITY OF SAN ANTONIO HAS PAID FOR ITS ELECTRIC AND GAS SYSTEM PUBLIC SERVICE BOARD & HEREBY DEDICATES THE EASEMENTS AND NON-UTILITY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES TO THE AREA DISCLOSED ON THIS PLAT AS "ELECTRIC EASEMENT" "WATER EASEMENT" "SERVICE EASEMENT" "STORMWATER EASEMENT" "WATER EASEMENT" AND "WASTEWATER EASEMENT" FOR THE PURPOSE OF RESIDENTIAL, COMMERCIAL, RECREATIONAL, MANUFACTURING, INDUSTRIAL, PROFESSIONAL AND RECREATED PERMIT PURPOSES OR IMPROVEMENTS, EXCEPT FOR RECREATION PURPOSES. EACH WITH ITS NECESSARY APPROPRIATE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LOTS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RELOCATE SAID LINES AND TO RELOCATE FROM SAID LINES AS NEAR AS FEASIBLE TO OTHER UTILITIES WHICH INTERFERE OR MAY INTERFERE WITH THE FREQUENCY OF SAID LINES OR IMPROVEMENTS THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO RELOCATING CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. AND FOR IMPROVEMENTS TO BE MADE WITHIN SAID EASEMENT AREA, THE PERSON LOCATED WITHIN SAID EASEMENT AREA SHALL BE RESPONSIBLE FOR THE COST OF SUCH IMPROVEMENTS. THE PERSON LOCATED WITHIN SAID EASEMENT AREA SHALL BE RESPONSIBLE FOR THE COST OF SUCH IMPROVEMENTS. THE PERSON LOCATED WITHIN SAID EASEMENT AREA SHALL BE RESPONSIBLE FOR THE COST OF SUCH IMPROVEMENTS.
3. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, PHONE, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DISCLOSED HEREON.
4. CONCRETE EASEMENT ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS. THEREAFTER ARE SERVED BY 1/2" IRON ROD UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. IF ROOF OVERHEADS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES OBTAINED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

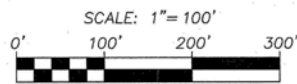
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT IS BEING RELEASED FOR REVIEW PURPOSES BY: DAVID CASANOVA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4221.

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NUMBER 110236

SUBDIVISION PLAT OF S.H. 151 APARTMENTS

A 25,756 ACRE TRACT OF LAND COMPRISED OF A PORTION CALLED A 43,950 ACRE TRACT OF LAND CONVEYED TO STONE OAK PARK II LTD IN WARRANTY DEED RECORDED IN VOLUME 12102, PAGES 2050-2061 AND OUT OF A PORTION OF 64,556 ACRES TRACT OF LAND CONVEYED TO PAGES 1705-1711 ALL BEING OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 440, AND THE S.B.S. & C.R.R. SURVEY NUMBER 338, ABSTRACT 95, COUNTY BLOCK 4414, NOW IN NEW CITY BLOCK 17642, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
TYPE, P.E. REGISTRATION # 470
505 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: July 21, 2011

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DAN HANKE (FOR OFF-LOT STORM DRAINAGE EASEMENT)
160 CULEBRA II LTD
2161 NW MILITARY HWY, SUITE 103
SAN ANTONIO, TEXAS 78213
(210) 470-5570

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN HANKE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: CARLOS FRIE MENCHACE
STONE OAK PARK II LTD
1615 BLANCO RD
SAN ANTONIO, TEXAS 78202
(972) 444-2400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARLOS FRIE MENCHACE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF S.H. 151 APARTMENTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

_____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND I HAVE RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

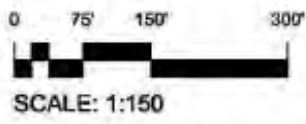
COUNTY CLERK, BEXAR COUNTY, TEXAS

MATCHLINE - SEE SHEET 2 OF 2

Civil Job No. 7728-04-Survey Job No. 9009-11



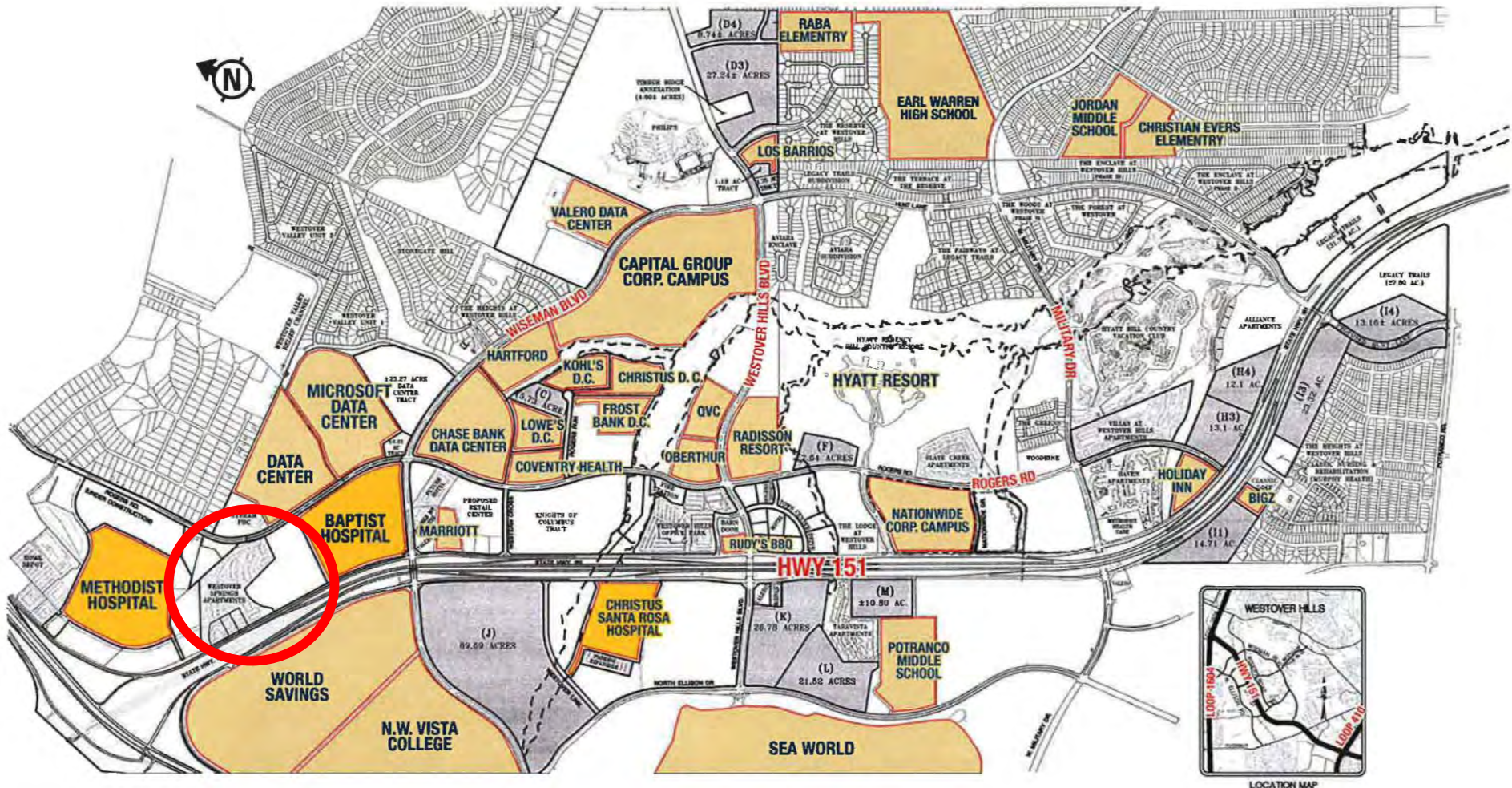
19.6 Acres
15 AC UNDER CONTRACT



US HIGHWAY 151

SITE PLAN

Westover Hills Masterplan



All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.

Methodist Healthcare buys 24 acres on far West Side

By [Richard Webner](#) April 5, 2017 Updated: April 5, 2017 7:14pm



Photo: Google Maps

Methodist Healthcare System of San Antonio has purchased 24 acres of vacant land at the crossing of Loop 1604 and Highway 151.

Methodist Healthcare System of San Antonio has purchased 24 acres of vacant land at the crossing of Loop 1604 and Texas 151 on the fast-growing Alamo Ranch area, property records show.

The health care system, which operates more than a dozen hospitals in the area, already owns about 52 acres of vacant land at the intersection that it purchased in 2006. Spokeswoman Carole Harris declined to say what Methodist's plans to do with the site. The sales price was undisclosed.

The land is at the intersection's northeast corner, next to a Home Depot. It's across Loop 1604 from the Alamo Ranch master-planned community, one of **San Antonio's** fastest-growing residential areas. Wells Fargo has an office campus on the other side of Texas 151 from the property, and the Santikos Casa Blanca movie theater opened nearby last year.

Methodist is currently expanding its hospital campus in the Medical Center area by 445,000 square feet, in the largest construction project in its history, according to [its website](#).

Methodist bought the land from two partnerships controlled by Dan Hanke and Stanley Schoenbaum, who both have addresses listed in San Antonio, records show.

rwebner@express-news.net

@rwebner



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:
 - 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.

Drake Commercial Group Licensed Broker /Broker Firm Name or Primary Assumed Business Name	442994 License No.	deborah@drakecommercial.com Email	210-402-6363 Phone
Deborah Bauer Designated Broker of Firm	0277444 License No.	deborah@drakecommercial.com Email	210-402-6363 Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date