

DISCLAIMER AND DISCLOSURES

GENERAL DISCLAIMER

The information provided herein has been obtained from sources believed reliable but is not warranted. You and your advisors should conduct a careful, independent investigation of the property and verify all information to determine suitability of the property for your needs. **Urban SA Real Estate** makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

DISCLOSURES

Regarding any Property lease, sale, or purchase, it is the responsibility of every Seller/Landlord and Buyer/Tenant with interest in any Property to conduct their own due diligence with affiliated professionals, experts, attorneys, advisors, or persons with experience, to advise you concerning the Property on the following matters.

- **HAZARDOUS MATERIAL**
- **AMERICANS WITH DISABILITIES ACT**
- **FLOOD PLAIN DESIGNATION**

EP COMMERCIAL REAL ESTATE, LLC AND ANY AFFILIATED BROKERS/AGENTS ARE NOT QUALIFIED EXPERTS TO DETERMINE COMPLIANCE OR MAKE SUCH ASSESSMENTS.

HAZARDOUS MATERIAL DISCLOSURE

Prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials by past, present and/or future owners and/or operators.

It is the responsibility of Seller/Landlord and Buyer/Tenant to ensure transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property, and to retain qualified experts, attorneys, environmental consultants, and others to make prudent investigations, conduct inspections, detect, and correct such matters.

ADA DISCLOSURE

To ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act ("ADA") was enacted under federal law and there are also state and local laws that may require alterations to a Property to allow access.

You should consult with attorneys, engineers, qualified design professionals, and other experts to determine if the Property is compliant with relevant laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of Seller/Landlord and Buyer/Tenant with any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA"), and the San Antonio River Authority ("SARA") (if applicable), to determine the potential flood risk of their Property.