

CRITICAL DATES SUMMARY

**Purchase of Land and Improvements at
215 W Olmos Dr, San Antonio, Bexar County, Texas (“Property”)
By The Children’s Bereavement Center of South Texas (“Buyer”),
from 215 W Olmos Company (“Seller”)**

COMPLETION DATES

SUBMISSION ITEMS/DEADLINES	CONTRACT REFERENCE	PARTY	DUE DATE	STATUS
Effective Date	§24, Page 12 of Contract	Seller/Buyer	August 7, 2018 (Tuesday) The effective date of this contract for the purpose of performance of all obligations is the date the title company receipts this contract after all parties execute this contract.	Received by Title Company on August 7, 2018.
\$10,000 Earnest Money	§5, Page 2 of Contract	Buyer	August 10, 2018 (Friday) Not later than 3 days after the effective date, Buyer must deposit \$10,000.00 as earnest money with Presidio Title (Title Company) at 7373 Broadway, Suite 105, San Antonio, TX 78209, Brandon Clementson.	Buyer deposited \$10,000.00 with the Title Company August 7, 2018.
Delivery of Title Commitment and Exception Documents to Buyer	§6(A)(3), Page 2 of Contract	Seller/Title Company	August 22, 2018 (Wednesday) Within 15 days after the effective date, Seller will furnish Buyer a commitment for title insurance (the commitment) including legible copies of recorded documents evidencing title exceptions. Seller authorizes the title company to deliver the commitment and related documents to Buyer at Buyer’s address.	Title commitment received August 14, 2018.

SUBMISSION ITEMS/DEADLINES	CONTRACT REFERENCE	PARTY	DUE DATE	STATUS
Expiration of time for Seller to provide UCC Search	§6(C)(1), Page 3 of Contract	Seller	August 22, 2018 (Wednesday) Within 15 days after the effective date, Seller, at Seller's expense, will furnish Buyer a Uniform Commercial Code (UCC) search prepared by a reporting service and dated after the effective date. The search must identify documents that are on file with the Texas Secretary of State and the county where the Property is located that relate to all personal property on the Property and show, as debtor, Seller and all other owners of the personal property in the last 5 years.	UCC Search has been replaced by agreement by Seller to execute an affidavit/certificate attesting to UCC matters.
Expiration of time for Seller to deliver Property Information	§7(D)(1), Page 5 of Contract	Seller	August 22, 2018 (Wednesday) Within 15 days after the effective date, Seller will deliver to Buyer the Property Information (defined in the Contract).	Seller delivered Property Information on August 21, 2018.
Expiration of time for Seller to deliver Estoppel Certificates	§8(B), Page 6 of Contract	Seller	August 22, 2018 (Wednesday) Within 15 days after the effective date, Seller will deliver to Buyer estoppel certificates.	Seller delivered Estoppel Certificate August 21, 2018.
Expiration of time for Buyer to Procure New Survey	§6(B)(1), Page 3 of Contract	Buyer	September 6, 2018 (Thursday) Within 30 days after the effective date, Buyer will obtain a survey of the Property at Buyer's expense and deliver a copy of the survey to Seller.	Survey received September 6, 2018.

SUBMISSION ITEMS/DEADLINES	CONTRACT REFERENCE	PARTY	DUE DATE	STATUS
Expiration of time for Buyer to Object to Title and Survey matters	§6(D)(1), Page 3 of Contract	Buyer	<p>September 21, 2018 (Friday)</p> <p>Within 15 days after Buyer receives the last of the commitment, copies of the documents evidencing the title exceptions, any required survey, and any required UCC search, Buyer may object to matters disclosed in the items.</p>	Title and Survey Objection Letter sent by courier and email to Seller and Title Company on September 20, 2018.
Expiration of time for Seller to Cure Title and Survey matters	§6(D)(2), Page 3 of Contract	Seller	<p>October 5, 2018 (Friday)</p> <p>Seller may, but is not obligated to, cure Buyer's timely objections within 15 days after Seller receives the objections. The closing date will be extended as necessary to provide such time to cure the objections. If Seller fails to cure the objections by the time required, Buyer may terminate this contract by providing written notice to Seller within 5 days after the time by which Seller must cure the objections.</p>	
Feasibility Period expires	§7(B)(1), Page 4 of Contract	Buyer	<p>November 5, 2018 (Monday)</p> <p>Buyer may terminate this contract for any reason within 90 days after the effective date (feasibility period) by providing Seller written notice of termination.</p>	

SUBMISSION ITEMS/DEADLINES	CONTRACT REFERENCE	PARTY	DUE DATE	STATUS
Closing Date	§10(A), Page 7 of Contract	Seller/Buyer	<p>December 5, 2018 (Wednesday)</p> <p>The date of the closing of the sale (closing date) will be on or before the later of: (1) 30 days after the expiration of the feasibility period, or (2) 7 days after objections made under paragraph 6D have been cured or waived.</p>	

Notices – Section 20, Page 11 of Contract- All notices between the parties under this contract must be in writing and are effective when hand-delivered, mailed by certified mail return receipt requested, or sent by facsimile transmission to the parties addresses or facsimile numbers stated in Paragraph 1. The parties will send copies of any notices to the broker representing the party to whom the notices are sent.

CLOSING DOCUMENTS

1. Special Warranty Deed. (§10(C), Page 7 of Contract)
2. Bill of Sale. (§10(D), Page 7 of Contract)
3. Assignment of Leases to or on the Property. (§10(D), Page 7 of Contract)
4. Title Policy. (§6(A)(1), Page 2 of Contract)
5. Evidence of Seller's Authority or such other documents reasonably required by the title company. (§10(D)(6), Page 7 of Contract)
6. Evidence of Buyer's Authority or such other documents reasonably required by the title company. (§10(E)(2), Page 8 of Contract)
7. Non-Foreign Affidavit reasonably acceptable to the title company. (§10(D), Page 7 of Contract)

MONETARY OBLIGATIONS

1. Sales Price: \$685,000.00 (§3, Page 1 of Contract)
2. Earnest Money: \$10,000.00, all of which shall be applied towards the Sales Price at Closing. (§5, Page 2 of Contract)
3. Taxes. If Seller's use or change in use of the Property before closing results in the assessment of additional taxes, penalties, or interest (assessments) for periods before closing, the assessments will be the obligation of Seller. If this sale or Buyer's use of the Property after closing results in additional assessments for periods before closing, the assessments will be the obligation of Buyer. (§14(B), Page 9 of Contract) (This Paragraph 14B survives closing.)
4. Broker Commissions: Seller will pay Principal Broker (represents Seller) the fee specified by separate written agreement between Principal Broker and Seller. Principal Broker will pay Cooperating Broker the fee specified in the Agreement between Brokers found below the parties' signatures to this contract. (§9(B)(1), Page 6 of Contract)

CONTACT INFORMATION

SELLER: 215 W Olmos Company 215 W Olmos Dr. San Antonio, TX 78212-1957	Contact: Marilyn Eldridge Phone: Email: meldridge@stic.net
BUYER: The Children's Bereavement Center South Texas 205 W Olmos Dr. San Antonio, TX 78212	Contact: Marian Sokol Phone: (210) 736-4847, ext. 226 Fax: 210-832-8919 Email: msokol@cbcst.org
SELLER'S ATTORNEY Thomas J. Smith Law Firm 4040 Broadway St, Ste 616 San Antonio, TX 78209-6353	Contact: Thomas J. Smith Phone: (210) 227-7565 Fax: (210) 227-8654 Email: smith@tjsmithlaw.com
BUYER'S ATTORNEYS Andrew Sherwood Dykema Cox Smith 112 E. Pecan, Suite 1800 San Antonio, Texas 78205-1521	Contact: Andrew Sherwood Phone Nos: (210) 554-5500 (Dykema Firm number) Email: asherwood@dykema.com
TITLE COMPANY Presidio Title 7373 Broadway, Suite 105 San Antonio, TX 78209	Contacts: Brandon Clementson Office: (210) 757-9600 Fax: (210) 757-9600 Email: bclementson@presidiotitle.com
SURVEYOR	Contact: Phone: Fax: Email:
SELLER'S BROKER DH Realty Partners 801 N St. Marys St. San Antonio, TX 78205	Contact: Charles L. Jeffers Phone: (210) 222-2424 Fax: (210) 271-0183 Email: cjeffers@dhrp.us
BUYER'S BROKER JLL 9601 McAllister Fwy Suite 100 San Antonio, TX 78216	Contact: David Ty West Phone: (210) 839-2015 Email: ty.west@am.jll.com