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|-----------------------------------|--|--|
| <b>The Building</b>               |  |  |
| <b>Name</b>                       | Building #1  | The Fountains of Georgetown South  |
| <b>Address</b>                    | 101 Cooperative Way, Bldg #1, Georgetown TX 78626  |  |
| <b>Inside City Limits</b>         | Yes  |  |
| <b>County</b>                     | Williamson   |  |
| <b>Directions</b>                 | I-35 north exit 259 (business 35 loop) . Past inner loop, Right on Cooperative Way   |  |
| <b>Distance to highways</b>       | .5 mile to I-35  |  |
| <b>Building Class</b>             | B  |  |
| <b>Type of Property</b>           | business office park   |  |
| <b>Year Built</b>                 | 2007   |  |
| <b>Building Size (SF)</b>         | 6000 sq ft   | two 3,000 Sf suites  |
| number of floors                  | 1  |  |
| size of floors                    | 6000 sf  |  |
| <b>Parking</b>                    |  |  |
| total spaces                      | 31.5   | 189 for entire site  |
| spaces per 1000 SF                | 5.25   | meets code requirements  |
| spaces per tenant                 |  |  |
| <b>The Site</b>                   |  |  |
| <b>Previous use of site</b>       | Rural farmland   |  |
| <b>General condition</b>          | Excellent  |  |
| <b>Size or dimensions</b>         | 5.4 acres  | Lot 1, block A, Resubdivision of lot 1 , block A, Inner Loop commercial park Sec 4 |
| <b>Soil composition</b>           | Georgetown Formation: Limestone Rock with interbedded silt and clayey silt layers.   |  |
| <b>Subsurface conditions</b>      | Brown silty clay on surface down to 10 to 24 inches. Clayey silt 2 ft to 9.5 ft then changes to tan and then grey limestone rock |  |
| <b>Ajoining acreage available</b> | N  |  |
| <b>Can site be divided</b>        | No   | site plan already developed  |
| <b>Lot size</b>                   |  |  |
| <b>Improvements</b>               |  |  |
| <b>Distance to Rail</b>           | 1 mile west  |  |
| <b>Name of Rail</b>               | Georgetown RR (2 short lines) Freight traffic  |  |
|                                   | #1. Union Pacific connection in Kerr TX to UP in Granger 24.3 miles  |  |
|                                   | #2. Union Pacific connection in Smith TX to UP in Belton TX 5.9 miles  |  |
| <b>Proximity to Port</b>          | Port of Houston - 3 hours  |  |
| <b>Fenced</b>                     | No   |  |
| <b>Deed Restrictions</b>          | Yes  |  |
| <b>Covenants</b>                  | Yes  |  |
| <b>Other improvements</b>         | planned development in business park   |  |
| <b>Operating hours</b>            | M-F 8am to 5pm   |  |
| <b>Security</b>                   | No   |  |
| <b>Management</b>                 | on site  |  |
| <b>Appearance</b>                 |  |  |
| landscaping                       | work in progress   |  |
| lobby                             | n/a  | no lobby   |
| common areas                      | wip  |  |
| <b>On Site Amenities</b>          |  |  |
| dining                            | No amenities currently on site   |  |
| convenience stores                | Multiple restaurants located in gtown or rnd rock  |  |
| fitness center                    | Corner of Leander rd and Austin ave  |  |
| hotel conference facility         | Georgetown Fitness   | 916 N. Austin Ave, 512-819-0644  |
| upscale retail shops              | Round Rock   | Expect new conference center in Georgetown   |
|                                   | Round Rock, Austin   |  |
| <b>Property Physical Aspects</b>  |  |  |
| <b>Type and Quality</b>           |  |  |
| <b>Lobby Features</b>             | no lobby   | each suite may be configured for a reception area                                  |
| <b>Bay Depths</b>                 | TBD  |  |
| <b>Shell</b>                      | all wood construction  |  |

|                                       |   |  |
|---------------------------------------|---|--|
| <b>Skin</b>                           | all sides masonry                               |  |
| <b>Foundation</b>                     | slab  |  |
| <b>Ceilings</b>                       | drop ceiling                                    |  |
| <b>Columns</b>                        | none  | center wall is load bearing  |
| <b>Windows</b>                        | 22  |  |
| <b>Floor Ducting</b>                  | attic   |  |
| <b>Floor Load</b>                     | n/a   |  |
| <b>HVAC</b>                           | central with heat pump                          | 480vac - separate units / meters for each suite (2ea). Air Handlers in Mechanical Room |
| <b>Lighting</b>                       | flourescent                                     | 277vac   |
| <b>Carpeting</b>                      | none  | wood laminate throughout   |
| <b>Bathrooms</b>                      | 2 per suite                                     |  |
| <b>Life Safety Features</b>           | exit lighting, battery BU                       |  |
| <b>Storage</b>                        | approx 40 sf                                    | storage in mechanical room   |
| <b>Elevators</b>                      | None  |  |
| number of elevators                   | n/a   |  |
| per SF ratio                          | n/a   |  |
| elevator speed                        | n/a   |  |
| freight elevators                     | n/a   |  |
|                                       |   |  |
| <b>Utilities</b>                      |   |  |
| <b>Water Provider / contact</b>       | City of Georgetown                              | Paid to Condo Association  |
| Size of line / capacity               | 4" line in project. 1" service line to building |  |
|                                       |   |  |
| <b>Sewer provider / contact</b>       | City of Georgetown                              | Paid to Condo Association  |
| Size of line / capacity               | standard line                                   |  |
|                                       |   |  |
| <b>Electric provider / contact</b>    | City of Georgetown                              | 512-930-3640   |
|                                       |   |  |
| <b>Natural Gas Provider / contact</b> | None  |  |
| Size of line / Pressure               | n/a   |  |
|                                       |   |  |
| <b>Telecomm Provider / contact</b>    | Time Warner                                     | Jessica Lee (512) 485-6389   |
| <b>Wired Telephone Provider</b>       | Verizon   | (800) 483-4000   |
|                                       |   |  |
| <b>Waste Disposal / contact</b>       | Texas Disposal                                  | Onsite dumpster plus Bio-Hazard dumpster   |