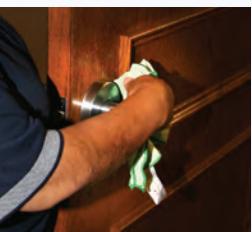


Breathe easier. Build community. Do business.

Park Plaza is more than 4 walls and a roof! It's all about our tenants, our family of communities. We're committed to an evolving office building offering a business environment like none other. We pay attention to:



Energy management yielding cost savings and reliability



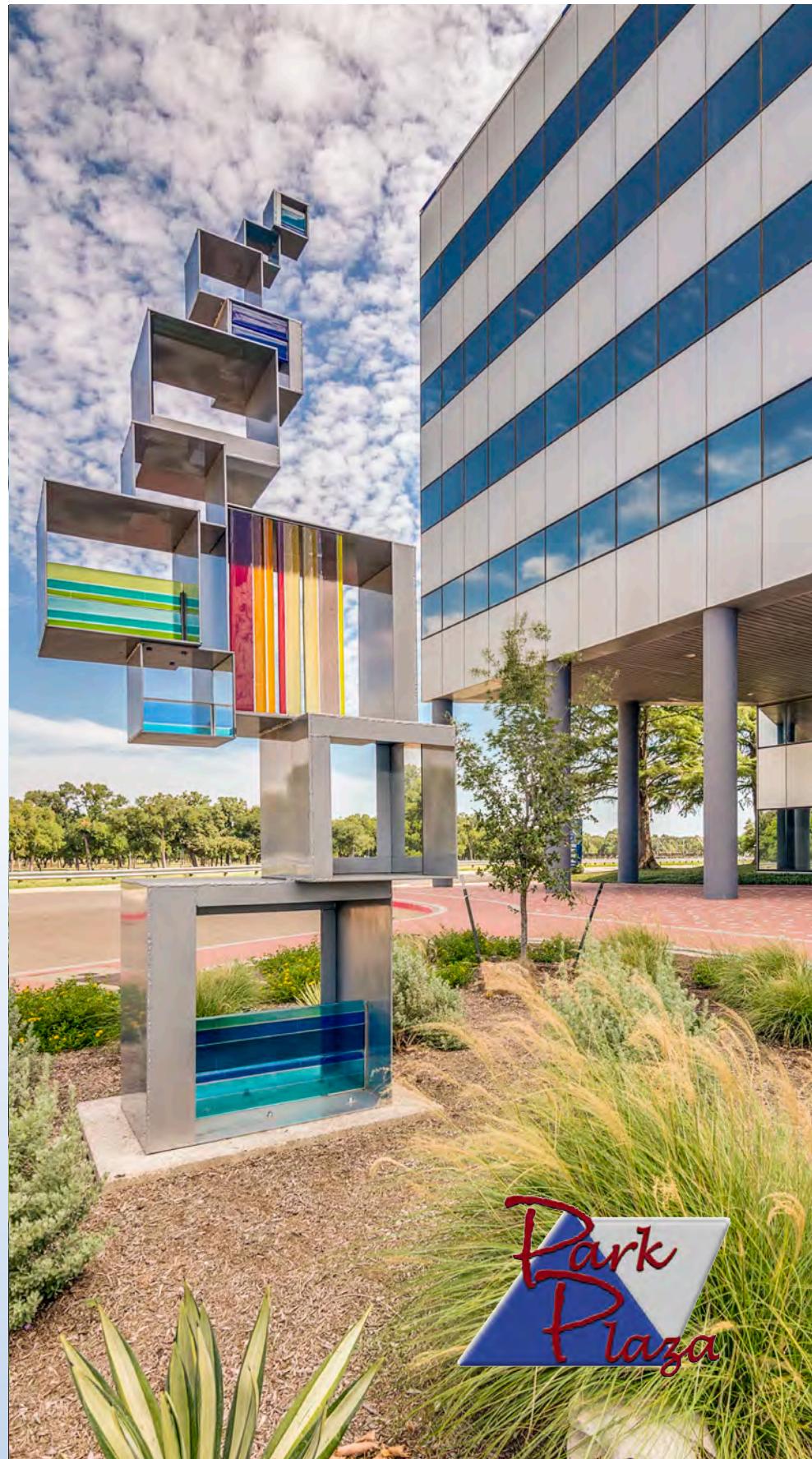
Health and hygiene control through regular maintenance



Key, locks, and access that offer peace of mind



Amenities to complement our business communities



Park
Plaza



Service to our tenants is an on-going commitment at Park Plaza. We're evolving and innovating every day by keeping pulse on our tenant needs and continuing to address new technology through:

Energy Management

A. Cost Savings

- ▶ A Honeywell digital energy management system has reduced energy consumption by over 10 percent, yielding a three-year (2008, 2009, 2010) electricity cost averaging \$1.54 per square foot; increased tenant comfort; and minimized tenant pass-throughs.
- ▶ The system provides for automatically controlled changeover between mechanical cooling and free cooling, based on outside conditions.
- ▶ Variable frequency drives have been installed and integrated into the building's air handlers.

B. Reliability

- ▶ The central plant has been re-designed to increase reliability:
- ▶ An additional condenser motor and pump and a chilled water motor and pump were added to provide 100% pumping redundancy.
- ▶ The original single-motor cooling tower was replaced with a dual motor tower. The tower can still work if one motor is offline.
- ▶ The original pneumatic controls were saved when the new digital energy management system was installed, thus preserving a control back-up. The plant can be operated on either system.
- ▶ Temporary flanges were installed at the loading dock to accommodate quick connection to emergency chillers in the event of a chiller failure.
- ▶ The HVAC system is managed 24/7 via internet access by Park Plaza management ensuring that tenants enjoy optimum temperatures when they walk in the doors of Park Plaza.

Health and Hygiene –

- ▶ Park Plaza maintenance staff perform routine maintenance and annual cleaning of the air handling units.
- ▶ A filter rack has been installed on the building's fresh air intake. Carbon filters help to keep outside contaminants from entering the building.
- ▶ During flu season, daily cleaning and sanitizing of all common area door handles is performed by Park Plaza maintenance staff.
- ▶ For overall tenant and visitor health, hand sanitizers are located at elevators on all levels.

Keys, Locks & Access –

- ▶ Tenants may only access their own floor after hours. Stairwell doors are locked, preventing re-entry.
- ▶ Deadbolts are installed on all suite entrance doors to prevent unauthorized access.
- ▶ The building has been re-keyed using a Mul-T-Lock restricted keyway, thus eliminating unauthorized key duplication.

Other Amenities –

- ▶ Access - The building's location offers rapid access to major thoroughfares (I-30, Hwy 121, Hwy 287), allowing easy commuting to and from the building.
- ▶ Mobility - Lack of traffic congestion provides for easy mobility in and around the building.
- ▶ Visibility - The building is prominent and easily recognizable.
- ▶ A full-service delicatessen serves healthy options daily, 7:30 am to 4:00 pm. Trays can be ordered ahead for office functions. Daily lunch specials are offered.

- ▶ Indoor mail facilities are provided. United States Postal Service has daily pickup and delivery. FedEx, Lone Star Overnight and UPS also have drop boxes in the 1st floor mail room.
- ▶ Fully-furnished conference rooms are available on a per-hour basis.
- ▶ Executive suites are available on a month-by-month rental basis. These suites share a common kitchen and conference room and can be leased fully furnished.
- ▶ Building management provides weekly tenant appreciation luncheons to facilitate good communication.
- ▶ Building management coordinates an annual Christmas fund-raiser for various identified needy families.

To learn more, contact:

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