Property Solutions Inc.
Environmental & Engineering Consulting
31A Northfield Avenue • Edison, New Jersey 08837 • Phone 732-417-0999 • Fax 732-417-0626

PROPERTY CONDITION ASSESSMENT

of

Airport Square 20
1199 Winterson Road
Linthicum, Anne Arundel County, Maryland 21090
LNR Loan #: M165000010

Prepared for:

LNR Partners, LLC
1601 Washington Avenue, Suite 700
Miami Beach, Florida 33139

Prepared by:

Property Solutions Inc.
31A Northfield Avenue
Edison, New Jersey 08837

Date: May 16, 2013

Property Solutions Project No. 20131538

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Stephen Egbert
Senior Project Manager

Dennis D. Heindel, P.E.
VP/Manager, Engineering Services

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PROPERTY OVERVIEW

Client Name/User:	LNR Partners, LLC	Property Visit Date:	May 6, 2013
Client Contact:	Whitney Wheeler	Year Built:	1988
Property Solutions Project No.:	20131538	No. Bldgs./ No. Units:	1 Bldg./1 Unit
Property Solutions Project Manager:	Mr. Stephen Egbert	No. of Stories:	4 Stories
No. of Parking Spaces:	380	Bldg. Square Footage:	96,636 s.f.
Overall Units Observed:	0	Site Acreage:	6.70 acres
Property Name:	Airport Square 20	Basement/Slab-on-grade:	Slab-on-grade
Property Address:	1199 Winterson Road	Units Vacant: Units Down:	0 0
Property Town, County, State:	Linthicum, Anne Arundel County, Maryland 21090	Property Use:	Office
Property Ownership Entity:	Airport Square XX LLC	Weather:	Cloudy, 55° F

Categories	Descriptions	G	S	F	P	NA	Life Safety
SITE IMPROVEMENTS							
Topography & Drainage	Slopes to the north, discharges to the county storm drain system.	**X**					
Paving, Curbing and Parking	Asphalt paving, concrete curbing.			**X**			
Flatwork	Concrete site and municipal sidewalks. Raised concrete sections and cracking pose potential tripping hazards.		**X**				**X**
Landscaping & Amenities	Mature trees and grass strips along the northern, western, and southern perimeters. Landscape islands in the parking lot, grass areas and trees around the building perimeter. CMU with brick masonry façade equipment screen and dumpster enclosure.		**X**				
Recreational Facilities	Limited-service restaurant on first floor.		**X**				
Property Lighting	Pole and ground-mounted lights.		**X**				
BUILDING COMPONENTS							
Building Structure & Foundation	Steel frame over reinforced concrete foundation.	**X**					
Exterior Facades	Brick masonry and aluminum-framed windows.	**X**					
Roofing	EPDM membrane on a flat roof. 18 skylights.		**X**				
Windows & Doors	Fixed, aluminum-framed, double-glazed windows, Aluminum-framed doors with lites for building entrances, interior doors are solid-core wood doors in metal frames. Service doors consist of hollow-core metal doors in metal frames.		**X**				
Patios, Terraces & Balconies	None.					**X**	
Interior & Exterior Stairs	Three steel-framed, interior fire/communication stairs. No exterior stairs.		**X**				
Tenant Spaces	Observation of tenant office spaces not permitted.					**X**	

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Categories	Descriptions	G	S	F	P	NA	Life Safety
Common Areas & Service Areas	Carpet, ceramic tile, painted drywall walls, suspended acoustic panel ceilings, aluminum strip panel ceilings.	**X**					
Plumbing	40-gallon, electric tank heaters.	**X**					
HVAC	Ten, all-electric rooftop package units, four, cooling-only condensers, two-cooling towers and associated fan-coil units.		**X**				
Electrical	Two, 2,500-amp electrical feeds, 277/480 VAC, dry-type, step-down transformers where required to reduce voltage to 120/208 VAC. One 134 kW, diesel-fired, back-up generator.	**X**					
Life Safety & Fire Protection	Wet pipe sprinklers in all areas, alarm coverage, hard-wired smoke detectors.	**X**					
Vertical Transportation	Two hydraulic passenger elevators, 3,000 pound capacity.	**X**					
Other Structures	Two steel guard shacks.		**X**				

G=Good S=Satisfactory F=Fair P=Poor N/A=Not applicable

Notes / Recommendations: To understand the property and report, you must read the Executive Summary and complete report. We have performed a Property Condition Assessment in conformance with the scope and limitations of ASTM Standard E 2018-08.

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1.0 EXECUTIVE SUMMARY

1.1 General Description

Property Solutions Inc. conducted a Property Condition Assessment of the property known as Airport Square 20 located at 1199 Winterson Road in Linthicum, Anne Arundel County, Maryland 21090 (subject property) at the request of LNR Partners, LLC of Miami Beach, Florida. The scope of work for this report is based upon the LNR Partners, LLC Scope of Work and the American Society for Testing and Materials (ASTM) Standard E 2018-08. The work was authorized by the signed proposal dated April 19, 2013.

As part of this assessment, a property visit was conducted on May 6, 2013 by Stephen Egbert, Senior Project Manager, of Property Solutions with Mr. Justin Ledeman of Commercial Office Property Trust. The assessment included a request for available information and documentation for the subject property.

The subject property consists of an irregularly-shaped, 6.70-acre parcel of land. The subject property is improved with one, four-story office building constructed in 1988 (subject building). The building is leased to a single tenant, the United States Government. The building is occupied by the National Security Agency and is considered a secure building with access limited to employees and visitors who have received prior security clearance to enter the premises. No photos of the interior or exterior were permitted.

There are 380 parking spaces, including 12 ADA spaces. The remaining portions of the subject property are covered with associated parking lots, driveways, sidewalks, landscaping and grass areas. Vehicular access to the subject property is gained via one driveway entrance from Winterson Road located in the northeast corner of the property. There is also an access easement to and from parking area on adjacent property located immediately south of the subject property. However, due to the secure nature of the tenant (the National Security Agency), this entrance is blocked by concrete barriers. The neighborhood surrounding the site consists of a mix of office, light industrial, and hospitality properties.

The subject building utilizes a steel frame constructed on reinforced concrete continuous foundation walls. The ground floor is a concrete slab-on-grade. The gross area of the subject building is approximately 96,636 square feet. The exterior walls consist of concrete masonry unit (CMU) block with brick masonry façades. The roofing system for consists of a single-ply, fully-adhered, EPDM membrane over insulation and steel roof decking.

Entering and observing the office areas was not permitted; only common areas were observed. Common areas consist of the entrance lobby, hallways, elevators, and stairs. Common area finishes include ceramic tile and carpeted floors, painted drywall walls,

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suspended acoustic panel ceilings, and aluminum strip panel ceilings. Interior doors are typically solid-core wood doors in painted metal frames. On the first floor there is a limited-service restaurant with minimal kitchen equipment. There is no range or range hood, or associated Ansul fire suppression system.

The windows consist of aluminum frames with double-glazing and are fixed in the walls. The building entry doors consist of aluminum-framed, storefront-type door systems. Service and emergency exit doors consist of hollow metal doors in metal frames.

Utilities locally supplied to the site include electricity, potable water, sanitary and storm sewers, data and telephone. The building is heated and cooled by rooftop package HVAC units (RTUs). Cooling only is provided by roof-mounted condensers connected to air-handling units and two cooling towers connected to fan-coil units.

There are hydraulic elevators in the building providing service to floors one through four. The elevator equipment room is located on the first floor. The elevator is maintained under the terms of a service contract with ThyssenKrupp.

Electrical service enters the building from a pad-mounted transformer through underground connectors routed to a mechanical equipment room located on the first floor. There is an emergency generator providing 134 kW of power. Domestic hot water for the common restrooms of the subject building is provided via 40-gallon, electric tank water heaters on each floor.

The subject building is equipped with an automatic fire sprinkler system and a monitored, central alarm system. Hard-wired smoke detectors, manual pull stations, horns with strobe lights, and portable fire extinguishers are located in each tenant space and the common areas.

No major renovations have been completed recently at the subject building by the landlord. The U.S. Government has installed security screening equipment that is owned and maintained by the government.

Costs associated with re-leasing or tenant improvement work are speculative and are not addressed within this report.

1.2 General Physical Condition

The subject property is in overall fair to satisfactory condition, with some measurable defects noted or reported. Improvements are of average construction, and are generally adequately maintained, with some exceptions observed. It is Property Solutions' opinion that the subject property is comparable to other properties of similar age in this area and, subject to immediate repairs and a continued program of sustained preventative maintenance, the remaining economic life should exceed 30 years.

1.3 Opinions of Probable Costs

1.3.1 Deferred Maintenance and Physical Deficiencies

Deferred maintenance and physical deficiencies for which action is recommended represent potentially unsafe conditions, material code violations, and items that require corrective work on a higher priority than routine work.

Based upon observations conducted during the property visit, items required as corrective work to remedy immediate physical needs are as follows:

Item	Quantity	Unit	Unit Cost	Immediate Cost
Asphalt crack repair	300	Square Feet	$2.75	$825
Parking lot repair allowance	300	Square Feet	$2.75	$825
Repair minor cracking in concrete sidewalk around the building perimeter.	20	Linear Feet	$4.00	$80
Repair raised sections of concrete sidewalk	3	Each	$50	$150
Paint light poles with a corrosion-inhibiting paint	6	Each	$50.00	$300
HVAC repair/replacement allowance	2	Cooling Tower	$10,000	$20,000
TOTAL COST:				**$22,180**

1.3.2 Replacement Reserve Analysis

A Replacement Reserve Analysis is not a part of this Scope of Work.

1.4 Recommendations

No recommendations for further research, investigation, or testing were identified during the property visit.

1.5 Code Compliance Research Results

Property Solutions has submitted Freedom of Information Act (FOIA) requests on May 6, 2013 regarding any outstanding building or fire department violations of record.

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At the time this report was prepared, the following agency has not responded to our information request:

Director of Communications
Arundel Center
44 Calvert Street
Box 2700
Annapolis, Maryland 21404

According to ASTM E 2018-08, Section 7.4.5, information that has been requested must be reasonably ascertainable as part of performing the Property Condition Assessment. Information that is reasonably ascertainable per ASTM means that information will be provided by the source within 10 business days of receiving a written, telephone, or in-person request.

Copies of the letters and records of communication are included in the appendices.

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2.0 PURPOSE AND SCOPE

2.1 Purpose

This report summarizes the findings of the Property Condition Assessment conducted for the subject property known as Airport Square 20 located at 1199 Winterson Road in Linthicum, Anne Arundel County, Maryland 21090. As part of this assessment, a property visit was conducted on May 6, 2013 by Stephen Egbert, Senior Project Manager, of Property Solutions Inc. with Mr. Justin Ledeman of Commercial Office Property Trust. Report preparation was predicated on a review of on-site readily accessible and visible property components, and a review of available documentation regarding the property. Readily accessible site areas, building exteriors and tenant interiors were observed.

The purpose of the Property Condition Assessment is to identify significant defects, deficiencies, items of deferred maintenance, and material building code violations associated with the property. The report includes recommendations and opinions of probable cost for the replacement of major property components that will be required during the immediate reserve.

It is the intent of the ASTM E-2018-08 and this report that the material physical deficiencies observed and the corresponding opinions of probable cost not be minor or insignificant. Therefore, the opinions of probable cost that, either individually or in aggregate, total less than a threshold amount of $1,000 for like items are omitted from this Property Condition Assessment. Costs associated with lease turnover, marketing and tenant improvements are speculative and are not addressed within the scope of this report.

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2.2 Scope of Work

The scope of work for this Property Condition Assessment is based upon the LNR Partners, LLC Scope of Work and the American Society for Testing and Materials (ASTM) Standard E 2018-08 and includes the following:

- Property Solutions performed a property visit on May 6, 2013. The visit included a visual survey of easily accessible property components and systems. This included a review of the subject property, architectural, structural, mechanical, plumbing, and electrical systems, plus a limited review of compliance with the Americans with Disabilities Act (ADA) of 1990.

- Submittal of a pre-assessment request for information and documentation regarding the physical condition of the subject property.

- Interviews with people knowledgeable of the subject property.

- A review of local building and fire department records regarding the subject property.

- Opinions of probable costs to remedy Immediate Physical Deficiencies.

- Preparation of a Property Condition Assessment Report as required by the client.

No plans for the subject property were available for review.

No previous reports for the subject property were available for review.

Property Solutions was provided with a current rent roll and capital budget (included in the appendices).

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3.0 SITE IMPROVEMENTS

3.1 Site

Description: The subject property consists of an irregularly-shaped, 6.70-acre parcel of land. The subject property is located on the southeast corner of the intersection of West Nursery Road and Winterson Road in Linthicum, Maryland. The subject property is depicted on the United States Geological Survey (USGS) 7.5-minute series topographic quadrangle map of Relay, Maryland. The subject property is identified as Map 0004, Grid 0007, Parcel 1037, Subdivision 017, Lot 8A, Assessment Area 2, according to the State of Maryland Department of Assessments and Taxation.

According to the Anne Arundel Planning and Zoning Department, Zoning Division, the subject property is zoned as W1, Industrial Park District.

An area map locating the subject property is included in the appendices.

Observations/Comments: The subject property is located in a highly developed commercial area of Linthicum, Maryland. The site is located in an area that is composed predominantly of commercial properties.

3.1.1 Topography

Description: Review of the United States Geological Survey (USGS) 7.5-minute series topographic quadrangle map of Relay, Maryland, reveals that the elevation of the subject property is approximately 160 to 180 feet above mean sea level. Topography in the vicinity of the subject property appears to decline to the north.

An excerpt from the USGS 7.5-minute series topographic quadrangle map of Relay, Maryland, locating the subject property, is included in the appendices.

Observations/Comments: Overall no significant effects on the operation of the property can be attributed to topographic particulars at this location. Therefore, no immediate repairs are required, and no replacement reserves are anticipated over the term.

3.1.2 Stormwater Drainage and Flood Zone

Description: Stormwater runoff is expected to exit the subject property via overland flow and enter the Anne Arundel County stormwater collection system via storm drains located within the subject property's parking areas and along local roadways. Stormwater is also expected to percolate through the landscaped areas.

The building roof drains directly to the storm drain system. No water bodies are located on the subject property.

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Based on a review of the National Flood Insurance Program's Flood Insurance Rate Map (Community-Panel No. 24003C0033E, dated October 16, 2012) for Anne Arundel County, Maryland and Incorporated Areas, the subject property is located in Flood Zone X. Flood Zone X consists of areas determined to be outside the 0.2% annual chance floodplain.

Observations/Comments: No areas of erosion or evidence of flooding were noted and no incidents were reported.

No remedial measures are recommended.

3.1.3 Ingress and Egress

Description: Vehicular access to the subject property is gained via one driveway entrance from Winterson Road located in the northeast corner of the property. There is also an access easement to and from parking area on adjacent property located immediately south of the subject property. However, due to the secure nature of the building's tenant (the U.S. Government), this entrance is blocked by concrete barriers.

Observations/Comments: Access and egress are satisfactory. No automatic traffic signals are located at the access points to the subject property. No remedial measures are recommended.

3.1.4 Paving, Curbing, and Parking

Description: Parking areas are provided on each side of the subject property with the bulk of the parking spaces located in the parking area on the south side of the property. Parking is available for 380 automobiles on an asphalt parking lot, which covers most of the site not utilized for the building footprint, sidewalks and landscaping belts. Property Solutions observed a total of 12 handicapped parking spaces at the subject property. Parking stalls are defined by striping. Driveway aprons are asphalt. Curbs are cast-in-place concrete. They define the paved parking areas and drive lanes, as well as the edges of the surrounding municipal streets.

Observations/Comments: Overall the paving, curbing and parking appeared to be in fair condition. Cracking was observed in the asphalt paving throughout the parking lot, as well as raveling. Concrete curbs appeared to be in overall satisfactory condition. The striping of the parking area on the subject property was observed to be in satisfactory condition.

The asphalt cracking needs to be sealed as part of immediate repairs. Property Solutions recommends an asphalt repair allowance, as well.

Immediate reserves are required for paving, curbing, and parking and are included in the Immediate Reserve Analysis.

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3.1.5 Flatwork

Description: Cast-in-place concrete municipal sidewalks follow the northern perimeter of the property along Winterson Road. Sidewalks are also provided around the building perimeter. There is a concrete sidewalk from the municipal sidewalk along Winterson Road to the pedestrian entrance to the property. There is a cast-in-place concrete dumpster pad located at the southeast corner of the building. There is a cast-in-place concrete pad in the outdoor equipment area on the southwest side of the building.

Observations/Comments: The sidewalks and other flatwork were observed to be in satisfactory condition. Minor cracking was observed in the sidewalk around the building perimeter. Three raised sections of concrete were observed in the municipal sidewalk along Winterson Road. The cracking and raised sections of concrete sidewalk need to be repaired as part of immediate repairs. These are potential tripping hazards and life safety issues.

Immediate reserves are required for flatwork and are included in the Immediate Reserve Analysis.

3.1.6 Landscaping and Appurtenances

Description: Landscaping at the subject property consists of mature trees and grass strips along the northern, western, and southern perimeters, landscaping islands in the parking lot, and grass areas and trees around the building perimeter. There is an irrigation system. There is a concrete masonry unit (CMU) dumpster enclosure with a brick masonry façade and chain-link fence gate located at the southeast corner of the building. There is a concrete masonry unit (CMU) equipment screen with a brick masonry façade located at the southwest corner of the building with two chain-link fence gates. The entire property is enclosed by an 8'-high, chain-link fence topped with barbed-wire. There are galvanized steel, concrete-filled bollards placed in various places along the fence line. Property identification signage consists of a metal sign with plastic appliqué lettering located at the northwest corner of the property at the intersection of Winterson Road and Nursery Road.

Observations/Comments: The landscaping appeared to be professionally maintained. The condition of live plant material is satisfactory with no diseased and/or dead material. The appurtenances are in satisfactory condition.

No immediate reserves are necessary for landscaping and appurtenances.

3.1.7 Utilities

Description: Property Solutions was informed by Mr. Justin Ledeman of Commercial Office Property Trust that the following companies, municipality, or authorities currently provide utility services to the subject property:

UTILITY	PROVIDER
Electricity	Baltimore Gas and Electric
Natural Gas	N/A
Sanitary Sewerage	Anne Arundel County Public Works Dept.
Potable Water	Anne Arundel County Public Works Dept.
Solid Waste Removal	Waste Management

On-site utilities are underground. Electricity is from a pad-mounted transformer with underground conductors routed to the main electrical room located on the first floor of the building. The single tenant pays for utilities.

Observations/Comments: No corrective measures regarding the basic utility services are recommended.

3.1.8 Recreational Facilities

Description: There is a limited-service restaurant located on the first floor for use by building occupants. Kitchen equipment observed was one microwave oven, one steamer, one refrigerator, one gas oven, and three stainless steel sinks. There are no ranges, range hoods, or Ansul fire suppression systems associated with the restaurant.

Observations/Comments: The restaurant was observed to be in satisfactory condition. Reportedly, the restaurant is responsible for equipment maintenance.

No immediate reserves are necessary for the restaurant.

3.1.9 Property Lighting

Description: Site lighting in the vicinity of the subject building is provided by ground-mounted high-intensity discharge (HID) light fixtures. The parking areas are illuminated by 20' tall, square steel poles on round concrete bases with double-head high-intensity discharge (HID) light fixtures.

Observations/Comments: Although the site visit occurred during daylight hours, light fixtures appeared to be distributed for adequate illumination. No damaged or missing fixtures were noted. No recent incidents attributable to insufficient lighting were reported.

Corrosion was observed on the light poles. The light poles need to be painted with a corrosion-inhibiting paint as part of immediate repairs.

Immediate reserves are required for the property lighting and are included in the Immediate Reserve Analysis.

4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Structural Frame

4.1.1 Foundations

Description: Original drawings were not provided for the subject property. The subject building appears to be constructed on reinforced concrete continuous foundation walls. The ground floor is a concrete slab-on-grade. There are no basement areas or subterranean vaults.

Observations/Comments: Visual observation of the interior walls and exterior perimeter building walls indicated no evidence of structural foundation movement.

No immediate reserves are necessary for the foundation.

4.1.2 Building Frame

Description: The subject building utilizes a structural steel frame with perimeter and interior steel columns supporting the floor and roof framing. The floor framing is lightweight concrete on corrugated metal decking supported by steel beams and girders. The roof framing is rigid insulation on corrugated metal decking supported by open web steel joists spanning between steel girders.

Observations/Comments: The building frame was observed to be in good condition.

No immediate reserves are necessary for the building frame.

4.2 Building Envelope

4.2.1 Exterior Walls

Description: The exterior walls consist of a brick masonry façade over concrete masonry unit (CMU) walls.

Observations/Comments: The exterior walls appear to be in good condition. No evidence of settlement or casualty was observed on the exterior walls during the property visit.

No immediate reserves are necessary for the exterior walls.

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4.2.2 Roofing

Description: The roofing system consists of a single-ply, fully-adhered, EPDM membrane. The flat roofs are slightly pitched inward towards interior drains with raised plastic dome strainers. The roof drains discharge into underground piping which carries the rainwater runoff to the municipal stormwater system.

The parapet walls are 20"-high. Parapet walls are covered full-height with EPDM roofing membrane with aluminum coping.

There are 18, aluminum-framed skylights with acrylic lites in the roof over the main lobby area at the northwest corner of the building. Additional roof appurtenances include exhaust fans, roof access ladder hatches, sanitary vents, and HVAC equipment with associated dunnage.

Observations/Comments: No current roofing leaks were reported and Property Solutions observed no evidence of leaks within the building interior. The roofing surface appears clean, free of debris and without evidence of ponding. The roofing was observed to be in satisfactory condition. Roofing of this type typically has an effective useful life of 20 to 25 years, depending on the quality of materials, installation, and maintenance, climatic conditions, and the amount of roof traffic. The roofing is approximately seven years old and is not expected to require replacement in the short term.

No immediate reserves are necessary for the roofing.

4.2.3 Windows and Doors

Description: The windows consist of aluminum frames with double-panes, and are fixed in the walls. The building entry doors consist of aluminum-framed doors with lites. Service doors consist of hollow-core metal doors in metal frames. Interior unit and public restroom doors consist of solid-core wood doors in metal frames, solid-core wood doors with lites in metal frames, and aluminum doors with lites in metal frames.

Observations/Comments: The windows and doors were observed to be in satisfactory condition.

No immediate reserves are necessary for the windows and doors.

4.2.4 Patios, Terraces, and Balconies

No patios, terraces, or balconies were observed at the subject property.

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4.2.5 Interior and Exterior Stairs

Description: The subject building contains three interior fire/communication stairs, located in the northwest, southwest and northeast areas of the building. The fire stairs consist of steel stringers, risers, and treads covered with a non-slip material with painted tube steel railings.

There are no exterior stairs.

Observations/Comments: The interior stairs were observed to be in satisfactory condition.

No immediate reserves are necessary for the interior stairs.

5.0 INTERIOR ELEMENTS

5.1 Tenant Spaces

Description: Entering and observing the office areas was not permitted; only common areas were observed.

Observations/Comments: The interior elements of the building are reportedly maintained by the tenant. Reportedly, there are kitchenette areas in the office spaces. The tenant is responsible for maintaining any appliances located in these kitchenettes. The tenant is also responsible for providing the domestic hot water to these kitchenettes. The interior elements were observed to be in good condition.

No immediate reserves are necessary for the interior elements.

5.2 Common Areas and Service Areas

Description: Common areas consist of the entrance lobby, hallways, public restrooms, and stairs. Common area finishes include ceramic tile and carpeted floors, painted drywall walls, suspended acoustic panel ceilings, and aluminum strip panel ceilings. Interior doors are typically solid-core wood doors in painted metal frames. On the first floor there is a limited-service restaurant with minimal kitchen equipment. There is no range or range hood, or associated Ansul fire suppression system.

Restrooms consist of ceramic tile flooring, painted drywall walls, suspended acoustic panel ceilings, laminate vanities with acrylic, drop-in sinks, porcelain fixtures, and painted metal toilet partitions.

At the main entrance, the tenant, the U.S. Government, has installed security turnstiles and has installed surveillance equipment throughout the building. This equipment is reportedly owned and maintained by the tenant.

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Observations/Comments: The interior common areas of the subject building, with the exception of the restaurant, are reportedly maintained by the landlord and were observed to be in good condition. The restaurant is responsible for maintaining their area and equipment.

No immediate reserves are necessary for the interior common areas.

6.0 MECHANICAL AND ELECTRICAL SYSTEMS

6.1 Plumbing

Description: The plumbing system includes the necessary hot and cold water supply, drainage, waste, and vent systems. Water supply lines consist of copper piping. The water service enters the subject building via underground piping located in the mechanical rooms. Waste, drainage and vent lines consist of cast iron piping. Sanitary sewers discharge to municipal mains via gravity flow. No sewage lift stations were observed during the property visit. Restroom/Bathroom fixtures consist of porcelain fixtures and copper water supply and cast iron drain lines.

Domestic hot water for the public restrooms is supplied by A.O. Smith, 40-gallon, electric, tank heaters. There is one hot water heater per floor located in the janitor's closet. In the first floor janitor's closet, there is an additional A.O. Smith 50-gallon, electric, tank heater servicing the restaurant.

Observations/Comments: Plumbing systems and equipment appear to be adequate for the demands of this property with no problems observed or reported. The plumbing was observed to be in good condition. The landlord is reportedly responsible for maintaining the 40-gallon hot water heaters servicing the public restrooms. The 50-gallon hot water heater in the first floor janitor's closet servicing the restaurant is the restaurant's responsibility.

No immediate reserves are necessary for the plumbing, however periodic ongoing repairs and replacements must be anticipated.

6.2 Heating, Ventilation, and Air Conditioning

Description: The subject building is heated and cooled by ten, Trane, rooftop package HVAC units (RTUs) and two Evapco, ground-mounted cooling towers connected to fan coil units. Server rooms in the building are cooled by four, rooftop-mounted condensers connected to air handling units. The RTU ceiling registers contain variable air volume (VAV) boxes. The RTU compressors and RTU and cooling tower fan motors are modulated by variable frequency drives (VFDs).

Observations/Comments: The HVAC systems are in satisfactory condition. The rooftop package units (RTUs) range in age from ten years to one year old. The server

room condensers are four years old. The cooling towers are approaching the end of their Effective Useful Lives (EULs).

Property Solutions recommends an HVAC repair allowance for the repair or replacement of the cooling towers.

6.3 Electrical

Description: Electricity is from a pad-mounted transformer with underground conductors routed to the main electrical room located on the first floor of the building. The main service is two, 2,500-amp, three-phase, four-wire, 277/480 VAC main feeds routed to General Electric Av-Line switchboards with branch wiring routed to General Electric electrical panels located in electrical rooms on each floor. General Electric and Square D step-down transformers are provided where required to reduce the voltage to 120/208 VAC.

Distribution wiring in the subject building is reportedly copper. Interior lighting is by fluorescent and incandescent fixtures. There is one emergency generator on the property. The generator is manufactured by Cummins and is powered by a diesel engine. The load transfer switch is located in the main electrical room on the first floor. Generator capacity is 134 kW. The 575-gallon diesel tank is located below the generator.

Observations/Comments: The electrical system was observed and reported to be in good condition. The electrical distribution system appears to be adequately sized to meet the present demand. No problems were observed or reported.

No immediate reserves are necessary for the electrical system.

7.0 LIFE SAFETY AND FIRE PROTECTION

Description: The subject building is equipped with a wet-pipe fire protection sprinkler system. The sprinkler system is fed by an eight-inch main located in the fire sprinkler room on the first floor. The eight-inch main feeds a four-inch, six-inch, and eight-inch risers. An A-C Fire Pump model #TNLTNE-7L83, 350-gpm, electric-powered, centrifugal fire pump provides pressure for the sprinkler system. The fire pump is controlled by a Joslyn Clark model G8C194-4T fire pump controller.

Hard-wired smoke detectors, manual pull stations, alarm horns, strobe lights, portable fire extinguishers, emergency lighting wall packs, and lighted exit signs are located in the common areas, including the public restrooms.

A Siemens model RCC-1 fire alarm panel monitors the fire alarms.

Observation/Comments: The life safety and fire protection systems were observed to be in good condition.

The portable fire extinguishers are inspected and serviced by B.F.P.E. The fire extinguishers were last serviced and inspected in April 2013.

The fire sprinkler system was lasted tested in April 2013 by B.F.P.E.

The fire alarm panel and fire alarm were last tested in April 2013 by B.F.P.E.

The owner has hired B.F.P.E. to provide remote monitoring of the fire alarm systems.

Building security is provided by the tenant. Armed security guards are on duty 24-hours a day. Electronic badges are required to enter both the grounds and the building.

No immediate reserves are necessary for the life safety and fire protection systems.

8.0 VERTICAL TRANSPORTATION

Description: There are two hydraulic elevators manufactured by Schindler Elevator Corporation. The elevators are rated at 3,000 pounds capacity each. The elevators are finished with laminate paneled walls, carpeted floors, and aluminum panel ceilings with recessed lighting fixtures.

Observations/Comments: The vertical transportation was observed to be in good condition. The elevators leveled satisfactorily and no unusual noises or vibrations were observed when riding the elevators. The elevator machine rooms were noted to be clean, and well ventilated. The elevators were last inspected in April 2013. The elevators are maintained by Thyssen Krupp under a maintenance agreement with the landlord. The elevator certificates were posted in the cabs.

No immediate reserves are necessary for vertical transportation.

9.0 OTHER STRUCTURES

Description: There are two steel-framed guard shacks with steel panel walls and aluminum panel roofing located in the northeast portion of the property at the entrance driveway.

Observations/Comments: The guard shacks were observed to be in satisfactory condition.

No immediate reserves are necessary for the guard shacks.

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10.0 DOCUMENT REVIEW AND INTERVIEWS

10.1 Document Review

No documents or plans were provided to Property Solutions for review.

10.2 Interviews

Property Solutions interviewed Mr. Justin Ledeman of Commercial Office Property Trust, regarding the subject property. Mr. Ledeman has been associated with the subject property for approximately one year.

No concerns were identified during the interview.

11.0 ADDITIONAL CONSIDERATIONS

11.1 Seismic Zone Classification

Based on a review of the Seismic Zone Map of the U.S. Figure 16-2 of the Uniform Building Code, the subject property is located in a Seismic Zone 1. Seismic Zone 1 is an area where the probability of damaging ground motion is low.

11.2 ADA Compliance

Overview of the Americans with Disabilities Act: The Americans with Disabilities Act ("ADA") is a civil rights law that was enacted in 1990 to provide persons with disabilities with accommodations and access equal to, or similar to, that available to the general public. Title III of the ADA requires that owners of buildings that are considered to be places of public accommodations remove those architectural barriers and communications barriers that are considered readily achievable in accordance with the resources available to building ownership to allow use of the facility by the disabled. The obligation to remove barriers where readily achievable is an ongoing one. The determination as to whether removal of a barrier or an implementation of a component or system is readily achievable is often a business decision, which is based on the resources available to the owner or tenants, and contingent upon the timing of implementation as well. Determination of whether barrier removal is readily achievable is on a case-by-case basis; the United States Department of Justice did not provide numerical formulas or thresholds of any kind to determine whether an action is readily achievable.

The ADA became effective on January 26, 1992. As defined under Title III of the ADA, facilities that existed prior to the effective date that are considered to be a "place of public accommodations" must take steps to remove architectural and communication barriers that are deemed "readily achievable" under the retroactive requirements. Buildings constructed after the 1992 effective date of the ADA are required to provide barrier free access to accessible areas of the building. On September 15, 2010, the

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Department of Justice issued revised regulations for Title III of the ADA which applies to public accommodations and commercial facilities.

The subject property meets the ADA definition of "Places of Public Accommodation". The subject building was constructed in 1988, prior to the effective date of the ADA, and is subject to the retroactive requirements of the ADA guidelines.

While a Full Accessible Survey is beyond the scope of this assessment, a Limited Visual Accessibility Survey of general compliance was conducted. The survey did not include the taking of measurements or counts. The following areas were surveyed:

- Path of Travel
- Parking
- Public Toilet Rooms
- Elevators

Unless the individual lease documents place such responsibility on the landlord, the tenant is responsible for ADA compliance. Our observations reveal the property to be generally compliant with the provisions of the ADA at this time.

The paths of travel are wide enough for a wheelchair and are free of obstructions, wheelchair accessible public toilets are available, and there is a path of travel that does not require the use of stairs.

There are 380 total parking spaces at the property, of which twelve are ADA accessible and one is Van Accessible. The number of on-site ADA designated spaces appears to be sufficient with respect to the total number of reported spaces.

No immediate reserves are necessary for ADA compliance.

11.3 Mold Observation

Property Solutions observed common interior areas of the subject building for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible areas of the building. Tenant office areas were not observed. No visual indications of the presence of mold or water damage were observed. No sampling was conducted as part of this assessment. This limited observation was conducted for overview purposes only; additional suspect areas may exist in concealed locations (behind walls and ceilings, etc.). The observations and conclusions are based on interviews with property personnel and conditions as observed in readily accessible areas of the building on the assessment date. Based on the above observations, the presence of mold is not considered to be a concern to the subject property and no further action is recommended at this time.

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11.4 Other Considerations

No other considerations were revealed during the property visit.

11.5 References

1. United States Geological Survey's 7.5-minute topographic quadrangle map of Relay, Maryland.

2. Flood Insurance Rate Map (Community-Panel No. 24003C0033E, dated October 16, 2012) for Anne Arundel County, Maryland and Incorporated Areas.

3. Seismic Zone Map of the U.S. Figure 16-2 of the Uniform Building Code.

12.0 LIMITATIONS AND EXCEPTIONS OF THE ASSESSMENT

Property Solutions Inc. conducted a Property Condition Assessment of the property known as Airport Square 20 located at 1199 Winterson Road in Linthicum, Maryland 21090 (subject property).

This report has been prepared for the sole benefit of LNR Partners, LLC and may not be relied upon by any person or entity without the written authorization of Property Solutions Inc.

The report represents an assessment of the physical condition of the buildings and property based upon limited site observation of readily accessible and visible components, and professional judgment, and is current only as of the date of the site observation. Floors, walls, ceilings, and surfaced site areas, were not opened to reveal and observe substrate components. In light of this, concealed or not readily accessible substrate deterioration may be present, which ultimately, may negatively impact the conclusions of this assessment. Sampling of any property components was not conducted.

The report is not to be construed as a warranty or guarantee of future building conditions, performance or, as an estimate of value. Opinions of probable cost used in the report are preliminary in nature and represent a range of probable costs. Firm price quotations from contractors, vendors, or suppliers would be required for more detailed costs, and would be based upon a detailed definition of the proposed scope of work.

Environmental assessment of the subject property is beyond the scope of this report and accordingly, was not performed. No representation is made as to the property being free of toxic materials, termite or insect infestation, or other potentially damaging components.

TERMINOLOGY

Excellent	New or like new requiring routine maintenance
Good	Satisfactory as is, requiring routine maintenance. Component or system is sound and performing its function. Other than routine preventive maintenance, no repairs or improvements are required at this time.
Satisfactory	Component or system is performing adequately at this time but exhibits normal wear and tear expected for the specific type of material, component, or equipment and the use or exposure to the elements for the given locale. Although it may show signs of normal wear and tear, commensurate with its age, some minor remedial work may be required.
Fair	Acceptable as is for the most part but some aspects demand attention in the future. Component or system is performing adequately at this time but: exhibits deferred maintenance, evidence of previous repairs, workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical useful life. Repair or replacement is required to prevent further deterioration, restore it to good conditions, prevent premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency that is best remediated by a program of increased preventive maintenance or periodic repairs.
Poor	Requires immediate repair, replacement or significant maintenance. Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute or cause the deterioration of contiguous elements or systems. Repair or replacement is required.

IMMEDIATE RESERVES

Immediate Reserves

Project Number: 20131538

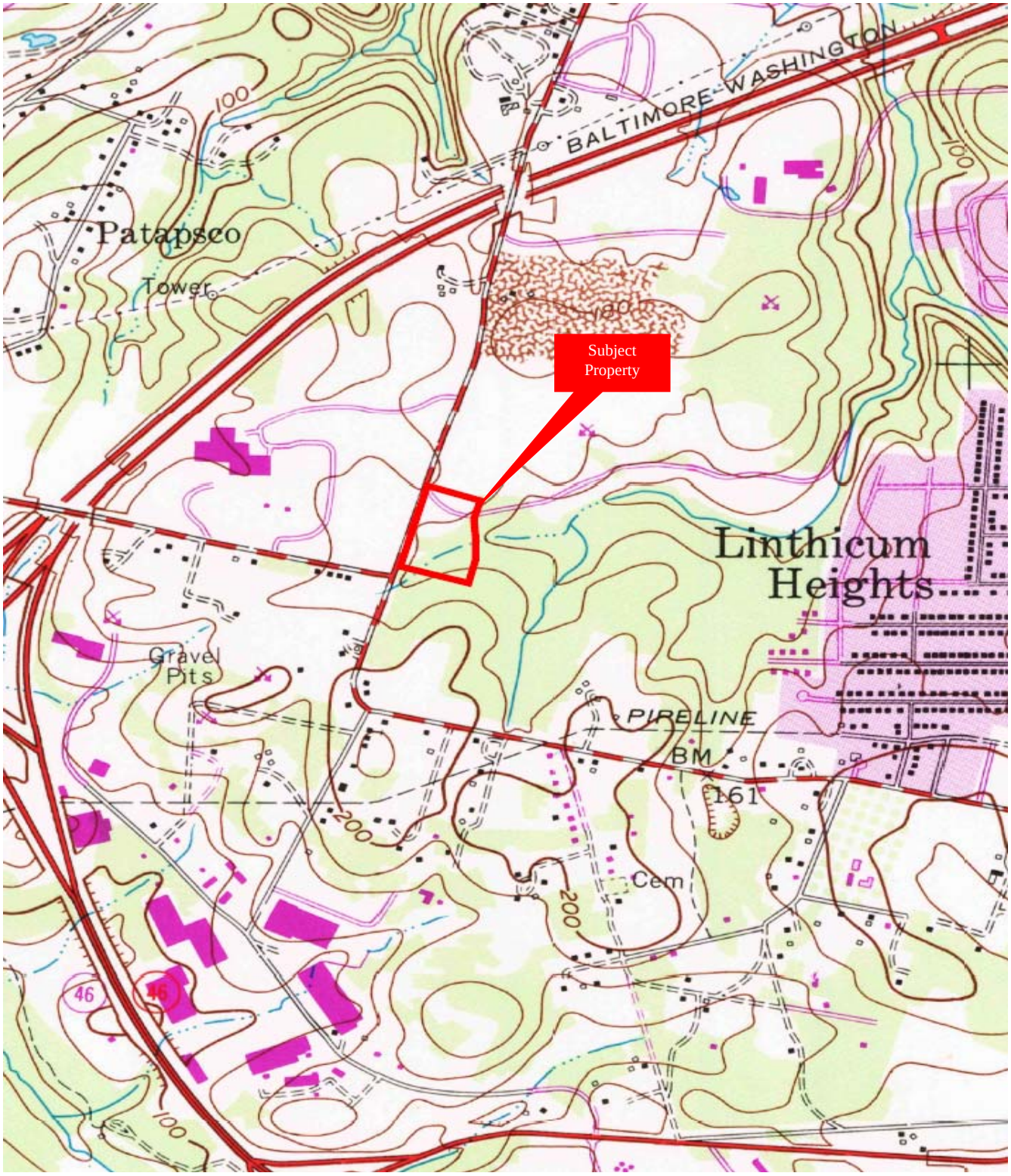
Date: 5/16/2013

Airport Square 20
1199 Winterson Road
Linthicum, Anne Arundel County, Maryland 21090

ITEM	QUANTITY	UNIT	UNIT COST	IMMEDIATE COST	COMMENTS
Asphalt crack repair	300	Square Feet	$2.75	$825	Cracking observed in asphalt paving.
Parking lot repair allowance	300	Square Feet	$2.75	$825	Estimate for asphalt cracking repairs over next 12 months.
Repair minor cracking in concrete sidewalk around the building perimeter.	20	Linear Feet	$4.00	$80	Potential tripping hazard/life safety issue.
Repair raised sections of concrete sidewalk	3	Each	$50.00	$150	Potential tripping hazard/life safety issue.
Paint light poles with a corrosion-inhibiting paint	6	Each	$50.00	$300	
HVAC repair/replacement allowance	2	Cooling Tower	$10,000	$20,000	The cooling towers are nearing the end of their Expected Useful Lives (EULs).
TOTAL COST:				**$22,180**	

APPENDIX A

MAPS



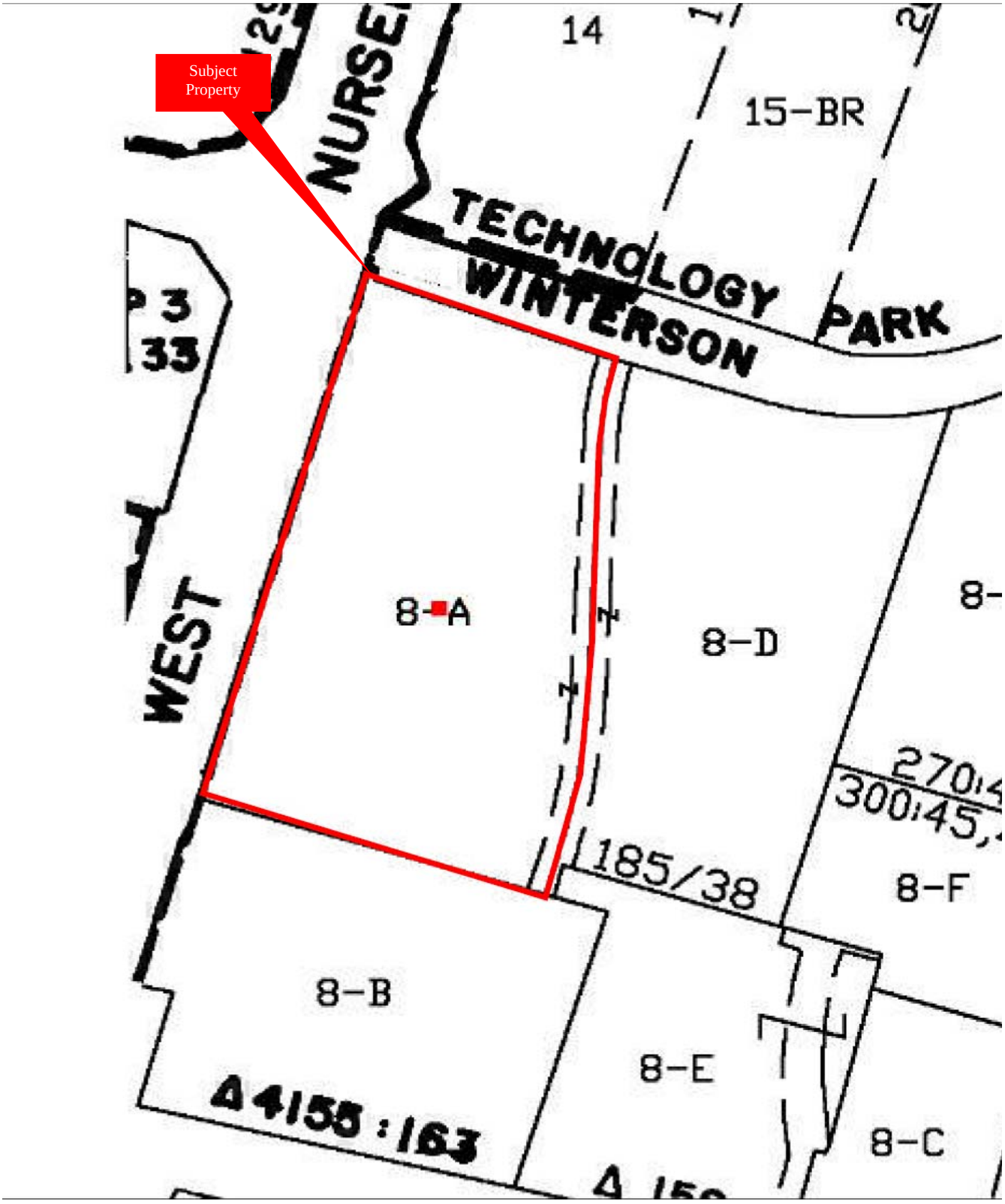
US DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY 7.5' TOPOGRAPHIC QUADRANGLE

Property Solutions Inc.	Airport Square 20 1199 Winterson Road Linthicum, Anne Arundel County, MD 21090	Project No.: 20131538	N
Topo Quad Name: Relay, MD		Property Boundaries are Approximate	



US DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY 7.5' TOPOGRAPHIC QUADRANGLE (2012)

Property Solutions Inc.	Airport Square 20 1199 Winterson Road Linthicum, Anne Arundel County, MD 21090	Project No.: 20131538	N
Topo Quad Name: Relay, MD		Property Boundaries are Approximate	



TAX MAP

Property Solutions Inc.	Airport Square 20 1199 Winterson Road Linthicum, Anne Arundel County, MD 21090	Project No.: 20131538	N



2011 TERRASERVER AERIAL

Property Solutions Inc.	Airport Square 20 1199 Winterson Road Linthicum, Anne Arundel County, MD 21090	Project No.: 20131538	N



FLOOD INSURANCE RATE MAP

Property Solutions Inc.	Airport Square 20 1199 Winterson Road Linthicum, Anne Arundel County, MD 21090	Project No.: 20131538	N
City: Linthicum, MD		Community-Panel Number: 24003C0033E	

Photos Not Permitted Due to Property Being a Secure Government Facility

APPENDIX C

CORRESPONDENCE

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
ANNE ARUNDEL COUNTY

Go Back
View Map
New Search
GroundRent Redemption
GroundRent Registration

Account Identifier: District - 05 Subdivision - 017 Account Number - 90058427

Owner Information

Owner Name:	AIRPORT SQUARE XX LLC	**Use:**	INDUSTRIAL
		Principal Residence:	NO
Mailing Address:	6711 COLUMBIA GATEWAY DR SUITE 400 COLUMBIA MD 21046	**Deed Reference:**	1) /08474/ 00459 2)

Location & Structure Information

Premises Address
1199 WINTERSON RD
LINTHICUM 21090-0000

Legal Description
LT 8A OR 6.695 ACRES
1199 WINTERSON RD
AIRPORT SQ TECH PL SC 2

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0004	0007	1037		017			8A	2	Plat Ref:	0108/ 0029

Special Tax Areas	**Town**	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1988	99988	6.6900 AC	

Stories	Basement	Type	Exterior
		OFFICE BUILDING	

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	3,712,900	3,679,500		
Improvements:	7,516,700	8,735,100		
Total:	11,229,600	12,414,600	12,019,600	12,414,600
Preferential Land:	0			0

Transfer Information

Seller:	AIRPORT SQUARE XX CO	**Date:**	05/22/1997	**Price:**	$0
Type:	NON-ARMS LENGTH OTHER	**Deed1:**	/08474/ 00459	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	**Special Tax Recapture:**
Exempt Class:	**NONE**

Homestead Application Information

Homestead Application Status:	**No Application**

REQUEST TO INSPECT OR RECEIVE COPIES OF PUBLIC RECORDS

I. Application

1. Applicant's name and address (please print):

Salisha Ali

31A Northfield Avenue

Edison, NJ 08837

2. Date: May 6, 2013

3. Telephone Number (if you would like to be called before fees are assessed; optional):

732-417-099
9

4. Describe or identify the records that you want to inspect or copy:

Please see attached.

5. Anne Arundel County charges a copy fee of ___ per page. There may also be a fee for retrieval and review of the records requested if the retrieval and review take more than two hours.

A) _____I am willing to pay all fees for this request without prior notification.

B) X I am willing to pay fees for this request up to a maximum of $ 25 .
If you estimate that the fees will exceed this limit, please contact me.

C) _____ I am requesting that fees be waived of fees requested. I am requesting this waiver on the following grounds: _____

5. A "person in interest" is a person who is subject of the record, that person's

designee, or that person's parent or legal representative if the person has a disability. Under law, certain records that would not otherwise be available may be available to a "person in interest." At your option, you may indicate if you are a "person in interest."

Are you a "person in interest?" _____ YES X _____ NO

Please explain: _____

_____

_____

II. Notice of Action

_____ You may inspect the records you requested at the following address during the listed hours:

_____

_____

_____ Copies of the records you requested are enclosed. Please remit fee if applicable. See below.

_____ We do not have enough information to process your request. Please provide the following information:

_____

_____

_____

_____

_____ We cannot grant your request for public records. The records are protected from disclosure under the Public Information Act pursuant as follows:

_____

_____

_____

_____

_____

_____ Please see attached letter.

_____ Fees: _____

Make check payable to Anne Arundel County, Maryland and send it to the officer or department that processed this request.

Open TI Commitments
Goldman-Sachs Loan Portfolio

Project	Tenant	Open Commitment as of 11-30-12	Open Commitment as of 12-31-12	Comments
20350 - 881 Elkridge Landing Road-AS10	ACOE	368,000	368,000	
20850 - 800 International Drive-TP4	Raytheon	151,000	151,000	
21050 - 1099 Winterson Road-AS19	Value Option	60,000	-	Was completed/accrued by year-end
51750 - 5725 Mark Dabling Blvd.	Dex Media	-	23,000	23,000 added to 2013/was not complete by year-end
51800 - 5755 Mark Dabling Blvd.	General Dynamics	20,000	20,000	
51800 - 5755 Mark Dabling Blvd.	Empire Title	6,000	6,000	
TOTAL:		605,000	568,000	

								Recurring Capital																																		
Project	Project #	Cornerstone	Asset Manager	Property Manager	Regional Manager	Encumbered	Project Owner	Description	30 character Description (for CTI Upload)	Priority	Capital Category	Leasing Related	Lease Oblig (Exclude)	LEED-EB	Recur/Non Recur		2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2014	2014	2014	2014	2014	2015	2015	2015	2015	2015
20200 - 999 Corporate Boulevard-AS15	20200	CPM-APS Cornerstone Division	Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	Replace RTU's	Replace RTU's	2	HVC - HVAC			Yes	Recur	Recur2													-				-	450,000				
20200 - 999 Corporate Boulevard-AS15	20200		Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	Landscaping Upgrade	Landscaping Upgrade	1	LND - Landscaping				Recur	Recur1				6,000									6,000				-					
20350 - 881 Elkridge Landing Road-AS10	20350	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	CDCS	Restroom renovations- 1 floor	Restroom renovations Fl 1	1	RST - Restroom	Yes	Y	No	Recur	Recur1									67,500				67,500				-					
20350 - 881 Elkridge Landing Road-AS10	20350	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	Prop Mgmt/CDCS	Elevator Cab Upgrades	Elevator Cab Upgrades	1	ELV - Elevator Modernization	Yes		No	Recur	Recur1										52,000			52,000				-					
20350 - 881 Elkridge Landing Road-AS10	20350	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	CDCS	Restroom renovations- 2 floor	Restroom renovations Fl2	1	RST - Restroom	Yes	Y	No	Recur	Recur1									67,500				67,500		67,500								
20350 - 881 Elkridge Landing Road-AS10	20350	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	CDCS	Replace carpet	Replace carpet	1	COR - Corridor Improvements	Yes		No	Recur	Recur1													-		899,600		899,600					
20350 - 881 Elkridge Landing Road-AS10	20350	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	CDCS	Restroom renovations- 3-4 floor	Restroom renovations Fls 3 4	1	RST - Restroom	Yes	Y	No	Recur	Recur1									67,500				67,500				-		135,000			
20900 - 849 International Drive-AS21	20900	CPM-APS Cornerstone Division	Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	Replae (2) RTU's & (1) split	Replace 2 RTUs and 1 split	1	HVC - HVAC			Yes	Recur	Recur1									80,000				80,000				-					
20900 - 849 International Drive-AS21	20900		Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt/CDCS	Building Façade	Building Façade	1	HRD - Hardscape				Recur	Recur1					40,000								40,000				-					
20900 - 849 International Drive-AS21	20900	CPM-APS Cornerstone Division	Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	Fire Panel	Fire Panel	2	FIR - Fire Alarm			No	Recur	Recur2													-		75,000		75,000					
21000 - 930 International Drive	21000	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	Prop Mgmt	Replace exterior steps and landings	Rplc exterior steps landings	1	EXT - Exterior Improvements			No	Recur	Recur1						32,600							32,600				-					
21000 - 930 International Drive	21000	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	CDCS	Restroom renovations	Restroom renovations	2	RST - Restroom			No	Recur	Recur2													-		80,000		80,000					
21050 - 1099 Winterson Road-AS19	21050	CPM-APS Cornerstone Division	Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	Roof replacement	Roof replacement	1	ROF - Roof			Yes	Recur	Recur1							193,000						193,000				-					
21050 - 1099 Winterson Road-AS19	21050	CPM-APS Cornerstone Division	Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	replace fire panel	replace fire panel	2	FIR - Fire Alarm			No	recur	recur2													-		75,000		75,000					
21050 - 1099 Winterson Road-AS19	21050	CPM-APS Cornerstone Division	Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	Replace (3) lobby units	Replace (3) lobby units	2	HVC - HVAC			Yes	Recur	Recur2													-				-	45,000				
21100 - 1190 Winterson Road-AS14	21100	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	Prop Mgmt	Elevator control upgrades	Elevator control upgrades	2	ELV - Elevator Modernization				Recur	Recur2													-			350,000	350,000					
21150 - 1199 Winterson Road-AS20	21150	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	Prop Mgmt	Parking Lot Overlay	Parking Lot Overlay	2	PRK - Parking Lot			No	Recur	Recur2													-				-			175,000		
51050 - 1915 Aerotech Drive	51050	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Replacement of RTUs (2)	Replacement of RTUs (2)	2	HVC - HVAC				Recur	Recur2													-		18,000		18,000					
51050 - 1915 Aerotech Drive	51050	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Roof Replacement	Roof Replacement	2	ROF - Roof				Recur	Recur2													-			100,000	100,000					
51050 - 1915 Aerotech Drive	51050	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Replacement of RTUs (2)	Replacement of RTUs (2)	2	HVC - HVAC				Recur	Recur2													-				-		18,000			
51100 - 1925 Aerotech Drive	51100	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Replacement of RTUs (2)	Replacement of RTUs (2)	2	HVC - HVAC				Recur	Recur2													-		18,000		18,000					
51100 - 1925 Aerotech Drive	51100	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Roof Replacement	Roof Replacement	2	ROF - Roof				Recur	Recur2													-			100,000	100,000					
51100 - 1925 Aerotech Drive	51100	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Replacement of RTUs (2)	Replacement of RTUs (2)	2	HVC - HVAC				Recur	Recur2													-				-		18,000			
51750 - 5725 Mark Dabling Blvd.	51750	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Elevator modernization (2 cabs)	Lighting controls	1	ELV - Elevator Modernization				Recur	Recur1			106,000										106,000				-					
51750 - 5725 Mark Dabling Blvd.	51750	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Lighting controls	Lighting controls	3	LGH - Lighting				NonRecur	NonRecur3													-				-	15,000				
51750 - 5725 Mark Dabling Blvd.	51750	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	CDCS	Lobby renovation	Lobby renovation	1	LOB - Lobby Renovation				Recur	Recur1			170,000										170,000				-					
51750 - 5725 Mark Dabling Blvd.	51750	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	CDCS	Automated Building Directory	Automated Building Directory	1	LOB - Lobby Renovation				Recur	Recur1			12,500										12,500				-					
51750 - 5725 Mark Dabling Blvd.	51750	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	BAS Installation - Expansion	BAS Installation - Expansion	2	HVC - HVAC				NonRecur	NonRecur2													-		125,000		125,000					
51800 - 5755 Mark Dabling Blvd.	51800	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Lighting controls	Lighting controls	3	LGH - Lighting				NonRecur	NonRecur3													-				-	15,000				
51800 - 5755 Mark Dabling Blvd.	51800	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	CDCS	Elevator modernization (2 cabs)	Elevator modernization (2 cabs)	2	ELV - Elevator Modernization				Recur	Recur2													-		106,000		106,000					
51800 - 5755 Mark Dabling Blvd.	51800	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	CDCS	Lobby Renovation	Lobby Renovation	2	LOB - Lobby Renovation				Recur	Recur2													-			150,000	150,000					
51800 - 5755 Mark Dabling Blvd.	51800	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Roof Replacement	Roof Replacement	2	ROF - Roof				Recur	Recur2													-			100,000	100,000					
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Lighting controls	Lighting controls	3	LGH - Lighting				NonRecur	NonRecur3													-				-	15,000				
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	T12 to T8 Lighting Replacement	T12 to T8 Lighting Rplc	1	LGH - Lighting				Recur	Recur1			7,500										7,500				-					
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	CDCS	Restroom renovations (4)	Restroom renovations (4)	1	RST - Restroom				Recur	Recur1													-		400,000		400,000					
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Chiller replacement	Chiller replacement	1	HVC - HVAC				Recur	Recur1													-		110,000		110,000					
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	BAS Installation - Expansion	BAS Installation - Expansion	2	HVC - HVAC				NonRecur	NonRecur2													-		125,000		125,000					
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Elevator Modernization (2 cabs)	Elevator Modernization (2 cabs)	2	ELV - Elevator Modernization				Recur	Recur2													-	106,000			106,000					
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Roof Replacement	Roof Replacement	2	ROF - Roof				Recur	Recur2													-			100,000	100,000					
Subtotal																	-	-	296,000	6,000	40,000	32,600	193,000	-	282,500	-	52,000	-	902,100	106,000	2,099,100	550,000	350,000	3,105,100	540,000	171,000	175,000	-

3,507,100

				Recurring Capital													
Project	Project #	Cornerstone	Asset Manager	Property Manager	Regional Manager	Encumbered	Project Owner	Description	30 character Description (for CTI Upload)	Priority	Capital Category	Leasing Related	Lease Oblig (Exclude)	LEED-EB	Recur/Non Recur	2015
20200 - 999 Corporate Boulevard-AS15	20200	CPM-APS Cornerstone Division	Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	Replace RTU's	Replace RTU's	2	HVC - HVAC			Yes	Recur	450,000
20200 - 999 Corporate Boulevard-AS15	20200		Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	Landscaping Upgrade	Landscaping Upgrade	1	LND - Landscaping				Recur	-
20350 - 881 Elkridge Landing Road-AS10	20350	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	CDCS	Restroom renovations- 1 floor	Restroom renovations Fl 1	1	RST - Restroom	Yes	Y	No	Recur	-
20350 - 881 Elkridge Landing Road-AS10	20350	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	Prop Mgmt/CDCS	Elevator Cab Upgrades	Elevator Cab Upgrades	1	ELV - Elevator Modernization	Yes		No	Recur	-
20350 - 881 Elkridge Landing Road-AS10	20350	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	CDCS	Restroom renovations- 2 floor	Restroom renovations Fl2	1	RST - Restroom	Yes	Y	No	Recur	-
20350 - 881 Elkridge Landing Road-AS10	20350	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	CDCS	Replace carpet	Replace carpet	1	COR - Corridor Improvements	Yes		No	Recur	-
20350 - 881 Elkridge Landing Road-AS10	20350	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	CDCS	Restroom renovations- 3-4 floor	Restroom renovations Fls 3 4	1	RST - Restroom	Yes	Y	No	Recur	135,000
20900 - 849 International Drive-AS21	20900	CPM-APS Cornerstone Division	Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	Replae (2) RTU's & (1) split	Replace 2 RTUs and 1 split	1	HVC - HVAC			Yes	Recur	-
20900 - 849 International Drive-AS21	20900		Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt/CDCS	Building Façade	Building Façade	1	HRD - Hardscape				Recur	-
20900 - 849 International Drive-AS21	20900	CPM-APS Cornerstone Division	Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	Fire Panel	Fire Panel	2	FIR - Fire Alarm			No	Recur	-
21000 - 930 International Drive	21000	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	Prop Mgmt	Replace exterior steps and landings	Rplc exterior steps landings	1	EXT - Exterior Improvements			No	Recur	-
21000 - 930 International Drive	21000	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	CDCS	Restroom renovations	Restroom renovations	2	RST - Restroom			No	Recur	-
21050 - 1099 Winterson Road-AS19	21050	CPM-APS Cornerstone Division	Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	Roof replacement	Roof replacement	1	ROF - Roof			Yes	Recur	-
21050 - 1099 Winterson Road-AS19	21050	CPM-APS Cornerstone Division	Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	replace fire panel	replace fire panel	2	FIR - Fire Alarm			No	recur	-
21050 - 1099 Winterson Road-AS19	21050	CPM-APS Cornerstone Division	Hermann	Bonnie Hinkle	Marquina	Encumbered	Prop Mgmt	Replace (3) lobby units	Replace (3) lobby units	2	HVC - HVAC			Yes	Recur	45,000
21100 - 1190 Winterson Road-AS14	21100	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	Prop Mgmt	Elevator control upgrades	Elevator control upgrades	2	ELV - Elevator Modernization				Recur	-
21150 - 1199 Winterson Road-AS20	21150	CPM-APS Govt Cornerstone Div	Hermann	Jennifer Mock	Marquina	Encumbered	Prop Mgmt	Parking Lot Overlay	Parking Lot Overlay	2	PRK - Parking Lot			No	Recur	175,000
51050 - 1915 Aerotech Drive	51050	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Replacement of RTUs (2)	Replacement of RTUs (2)	2	HVC - HVAC				Recur	-
51050 - 1915 Aerotech Drive	51050	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Roof Replacement	Roof Replacement	2	ROF - Roof				Recur	-
51050 - 1915 Aerotech Drive	51050	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Replacement of RTUs (2)	Replacement of RTUs (2)	2	HVC - HVAC				Recur	18,000
51100 - 1925 Aerotech Drive	51100	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Replacement of RTUs (2)	Replacement of RTUs (2)	2	HVC - HVAC				Recur	-
51100 - 1925 Aerotech Drive	51100	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Roof Replacement	Roof Replacement	2	ROF - Roof				Recur	-
51100 - 1925 Aerotech Drive	51100	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Replacement of RTUs (2)	Replacement of RTUs (2)	2	HVC - HVAC				Recur	18,000
51750 - 5725 Mark Dabling Blvd.	51750	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Elevator modernization (2 cabs)	Lighting controls	1	ELV - Elevator Modernization				Recur	-
51750 - 5725 Mark Dabling Blvd.	51750	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Lighting controls	Lighting controls	3	LGH - Lighting				NonRecur	15,000
51750 - 5725 Mark Dabling Blvd.	51750	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	CDCS	Lobby renovation	Lobby renovation	1	LOB - Lobby Renovation				Recur	-
51750 - 5725 Mark Dabling Blvd.	51750	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	CDCS	Automated Building Directory	Automated Building Directory	1	LOB - Lobby Renovation				Recur	-
51750 - 5725 Mark Dabling Blvd.	51750	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	BAS Installation - Expansion	BAS Installation - Expansion	2	HVC - HVAC				NonRecur	-
51800 - 5755 Mark Dabling Blvd.	51800	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Lighting controls	Lighting controls	3	LGH - Lighting				NonRecur	15,000
51800 - 5755 Mark Dabling Blvd.	51800	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	CDCS	Elevator modernization (2 cabs)	Elevator modernization (2 cabs)	2	ELV - Elevator Modernization				Recur	-
51800 - 5755 Mark Dabling Blvd.	51800	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	CDCS	Lobby Renovation	Lobby Renovation	2	LOB - Lobby Renovation				Recur	-
51800 - 5755 Mark Dabling Blvd.	51800	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Roof Replacement	Roof Replacement	2	ROF - Roof				Recur	-
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Lighting controls	Lighting controls	3	LGH - Lighting				NonRecur	15,000
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	T12 to T8 Lighting Replacement	T12 to T8 Lighting Rplc	1	LGH - Lighting				Recur	-
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	CDCS	Restroom renovations (4)	Restroom renovations (4)	1	RST - Restroom				Recur	-
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Chiller replacement	Chiller replacement	1	HVC - HVAC				Recur	-
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	BAS Installation - Expansion	BAS Installation - Expansion	2	HVC - HVAC				NonRecur	-
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Elevator Modernization (2 cabs)	Elevator Modernization (2 cabs)	2	ELV - Elevator Modernization				Recur	-
51850 - 5775 Mark Dabling Blvd.	51850	CPM-Colorado Cornerstone Div	Colorado	Clint Christianson	Geonnotti	Encumbered	Prop Mgmt	Roof Replacement	Roof Replacement	2	ROF - Roof				Recur	-
Subtotal																886,000

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Current and Future Charge Rent Roll

As of 4/10/2013

20200: 999 Corporate Boulevard-AS15

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0100 / 001 / 2	HYDRO ALUMINUM NORTH AMERICA	12/14/2009	02/28/2014	2010	10,387	Full Service Lease	03/01/2013	BRT - Base Rent	21,206.79	24.50
							03/01/2013	CAM - CAM	-	-
							03/01/2013	RET - Real Estate Taxes	-	-
								Total Current Charges:	**21,206.79**	**24.50**

Total Occupied	10,387

Vacant

Unit / Floor / Space	Unit SF
0110 / 001 /	5,540
0120 / 001 /	3,971
0200 / 002 /	23,743
0300 / 003 /	12,988
0350 / 003 /	9,912
0370 / 003 /	540

Total Vacant	56,694
Total Building	67,081

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
	-	-		

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Current and Future Charge Rent Roll

As of 4/10/2013

20350: 881 Elkridge Landing Road-AS10

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0100 / 001 / 1	USA ACOE	10/01/2011	09/30/2016		73,572	Sole Government	10/01/2012	BRT - Base Rent	102,617.61	16.74
							10/01/2012	OPX - CAM & Taxes	67,553.96	11.02
								Total Current Charges:	**170,171.58**	**27.76**
								Future Charges		
							10/01/2013	BRT - Base Rent	105,696.14	17.24
							10/01/2014	BRT - Base Rent	108,867.03	17.76
							10/01/2015	BRT - Base Rent	112,133.04	18.29
							10/01/2013	OPX - CAM & Taxes	67,646.32	11.03
							10/01/2014	OPX - CAM & Taxes	67,741.45	11.05
							10/01/2015	OPX - CAM & Taxes	67,839.43	11.06

Total Occupied	73,572
Total Building	73,572

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
USA ACOE	TRM - Termination	ACT - Active	10/01/2012	Sec 3: Govt may terminate lease anytime after the first anniversary by giving at least 180 days prior written notice to LL.
USA ACOE	RNW - Renewal	ACT - Active	10/01/2012	Sec 2: The lease shall be renewed from year to year for a total 5 year period provided that Govt gives LL a 90 day written notice to renew. Lease shall not extend beyond 9/30/16.
USA ACOE	RNW - Renewal	ACT - Active	10/01/2016	Sec 2: Govt shall have the option to renew the lease for 1 addtl period of 1 yr with 4 1 yr renewals. Govt shall notify LL of its intent to renew not less than 180 days prior to the expiration of the Initial Term. Base Rent = Prevailing Market Rate being charged for comparable space in comparable office buildings within a 10 mile radius of the Premises.
USA ACOE	PUR - Purchase	ACT - Active	10/01/2011	Sec 43: Govt has the right of first refusal to purchase the leased premises. Govt shall respond to LL offer notice within 10 days. If Govt elects to purchase the Premises on the same terms as in the offer, the Govt shall be credited the amount of any brokerage commission LL will save by selling to the Govt.

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Current and Future Charge Rent Roll

As of 4/10/2013

20850: 800 International Drive

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0100 / 001 / 12	RAYTHEON E SYSTEMS INC	07/01/1989	10/31/2013	2002	33,666	FS Net Electric	07/01/2012	BRT - Base Rent	62,127.80	22.15
							01/01/2013	CAM - CAM	-	-
							01/01/2013	RET - Real Estate Taxes	1,570.00	0.56
								Total Current Charges:	**63,697.80**	**22.70**
								Future Charges		
							07/01/2013	BRT - Base Rent	63,991.63	22.81

Total Occupied 33,666

Occupied – Future Lease Changes

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0100 / 001 / 13	RAYTHEON E SYSTEMS INC	07/01/1989	10/31/2013	2002	-	FS Net Electric		Future Charges		
							10/01/2013	BRT - Base Rent	63,991.63	22.81
							10/01/2013	CAM - CAM	-	-
							10/01/2013	RET - Real Estate Taxes	1,570.00	0.56

Total Occupied – Changes to the Lease -

Vacant

Unit / Floor / Space	Unit SF
0150 / 001 /	22,676

Total Vacant 22,676

Total Building 56,342

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
RAYTHEON E SYSTEMS INC	RNW - Renewal	ACT - Active	11/01/2013	LA#19, executed 10/3/11: T shall have the right to renew the lease for 2 addtl periods of 1 yr each (Seventh and Eighth Extension Terms) with 180 days prior written ntc required. BR=Prevailing Market Rate of leases of comparable size and term in Airport Square. **LA#20 Sec 2: Ratifies 2 - 1 year options to renew (8th and 9th renewals). **
RAYTHEON E SYSTEMS INC	RNW - Renewal	ACT - Active	11/01/2014	LA#19, executed 10/3/11: T shall have the right to renew the lease for 1 addtl period of 1 yr (Eighth Extension Term) with 180 days prior written ntc required. BR=Prevailing Market Rate of leases of comparable size and term in Airport Square. **LA#20 Sec 2: Ratifies T has 1 - 1 year renewal (9th extension term). **
RAYTHEON E SYSTEMS INC	TRM - Termination	ACT - Active	09/30/2012	LA#19, executed 10/3/11: T shall have the continuous right to Terminate the Lease any time after 9/30/12. 120 day prior written notice is req'd and there is no uncured event of default. T shall pay to LL simultaneously with the delivery of T's termination notice a Termination Fee = the sum of (x) the unamortized amount of the Allowance paid by LL, (y) unamortized amount of the brokerage commissions payable, applying an interest rate of 8% per annum and (z) the Base Rent Reimbursement which = $248,511.20 if the Lease is terminated between 10/1/12 and 12/31/12, $186,383.40 if the Lease is terminated between 1/1/13 and 3/31/13, $124,255.60 if the Lease is terminated between 4/1/13 and 6/30/13 and $63,991.63 if the Lease is terminated between 7/1/13 and 8/31/13. **LA#20 Sec 3: T's termination rights per LA#19 remains in full force/effect. ** ***Per Sublease dated 10/01/12, Accenture Federal subleasing 7,088rsf effective 10/01/12-10/31/13. Sublandlord shall not exercise its Right of Termination in Section 5 of LA#19 in the Master Lease such that the expiration date would occur prior to the last day of the Term.***

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Current and Future Charge Rent Roll

As of 4/10/2013

20900: 849 International Drive-AS21

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0100 / 001 / 1	RR DONNELLEY AND SONS CO	02/01/2009	03/31/2014	2009	2,614	Full Service Lease	04/01/2013	BRT - Base Rent	5,884.16	27.01
							01/01/2013	CAM - CAM	101.00	0.46
							01/01/2013	RET - Real Estate Taxes	25.00	0.11
								Total Current Charges:	**6,010.16**	**27.59**
0120 / 001 / 3	AMERICAN MIDWIFERY CERTIFICATI	09/01/2005	08/31/2017	2010	3,905	Full Service Lease	09/01/2012	BRT - Base Rent	8,457.58	25.99
							05/14/2012	CAM - CAM	-	-
							01/01/2013	RET - Real Estate Taxes	39.00	0.12
								Total Current Charges:	**8,496.58**	**26.11**
								Future Charges		
							09/01/2013	BRT - Base Rent	8,711.40	26.77
							09/01/2014	BRT - Base Rent	8,971.74	27.57
							09/01/2015	BRT - Base Rent	9,240.89	28.40
							09/01/2016	BRT - Base Rent	9,518.12	29.25
0150 / 001 / 2	FEDERAL EXPRESS CORP	08/22/2005	08/31/2015	2011	3,407	Full Service Lease	09/01/2010	BRT - Base Rent	6,913.37	24.35
							09/01/2010	CAM - CAM	-	-
							01/01/2013	RET - Real Estate Taxes	10.00	0.04
								Total Current Charges:	**6,923.37**	**24.39**
0275 / 002 / 1	USA GSA	10/01/2008	09/30/2013		13,753	Gross Lease	10/01/2008	BRT - Base Rent	18,795.77	16.40
							10/01/2008	ORN - Operating Expense - Rent	9,718.78	8.48
								Total Current Charges:	**28,514.55**	**24.88**
0425 / 004 / 4	USA GSA	10/01/2008	09/30/2013		2,878	Gross Lease	04/05/2010	BRT - Base Rent	3,933.27	16.40
							04/05/2010	ORN - Operating Expense - Rent	2,033.79	8.48
								Total Current Charges:	**5,967.05**	**24.88**

Current and Future Charge Rent Roll

As of 4/10/2013

20900: 849 International Drive-AS21

Total Occupied	26,557

Vacant

Unit / Floor / Space	Unit SF
0101A / 001 /	-
0160 / 001 /	5,508
0200 / 002 /	3,620
0205 / 002 /	2,316
0215 / 002 /	2,789
0310 / 003 /	4,355
0315 / 003 /	4,372
0320 / 003 /	7,913
0340 / 003 /	1,261
0400 / 004 /	5,522
0405 / 004 /	4,823
Total Vacant	42,479
Total Building	69,036

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
AMERICAN MIDWIFERY CERTIFICATI	RNW - Renewal	ACT - Active	09/01/2017	LA#2 Sec 5: T has 1-5 yr option with written notice to LL not less than 270 days prior to expiration of 2nd Renewal Term. 3rd Renewal Term shall be upon the same terms, covenants and conditions contained in Lease except BR equal to greater of (i) the BR due immediately prior to the commencement of 3rd Renewal Term, increased annually by 3% or (ii) the PMR for comp space in comp office bldgs in APS.
RR DONNELLEY AND SONS CO	RNW - Renewal	ACT - Active	04/01/2014	Sec.3.3: T shall have 1-3 yr term w/ 180 days of written ntc required. BR shall be 95% of PMR for comp office bldgs w/in 10 mi. of P. LL shall notify T w/in 30 days of accept of PMR.
USA GSA	TRM - Termination	ACT - Active	10/01/2008	Per Section 1.3: Govt may terminate lease at anytime by providing at least 180 days written notice to the Lessor.
USA GSA	RNW - Renewal	ACT - Active	10/01/2013	Govt has 5-1 year renewal options through 9/30/18, rental rate shall increase by 3% each year.

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Current and Future Charge Rent Roll

As of 4/10/2013

20950: 900 International Drive

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0100 / 001 / 2	CIENA CORPORATION	06/02/1997	06/30/2015		57,140	Triple Net Lease	07/01/2012	BRT - Base Rent	60,013.63	12.60
							01/01/2013	OPX - CAM & Taxes	19,200.00	4.03
								Total Current Charges:	**79,213.63**	**16.64**
								Future Charges		
							07/01/2013	BRT - Base Rent	61,814.04	12.98
							07/01/2014	BRT - Base Rent	63,668.46	13.37

Total Occupied	57,140
Total Building	57,140

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
CIENA CORPORATION	RNW - Renewal	ACT - Active	07/01/2018	LA#3: T has 1-3 yr opt to RNW(Fifth Renewal Term) w/180 days prior written ntc req'd. BR=95% of PMR w/in 10 mile radius.
CIENA CORPORATION	RNW - Renewal	ACT - Active	07/01/2015	LA#3: T has 1-3 yr opt to RNW(Fourth Renewal Term) w/180 days prior written ntc req'd. BR=95% of PMR w/in 10 mile radius.
CIENA CORPORATION	TRM - Termination	ACT - Active	12/22/2011	LA#4, executed 12/22/2011: If T shall execute a lease for at least 57,000 sf with LL at another location, then T may Terminate this lease effective on the CD of the new lease by providing written notice on or before such CD.

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Current and Future Charge Rent Roll

As of 4/10/2013

21000: 930 International Drive

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0100 / 001 / 1	UNIVERSITY OF MD MED SYSTEM	04/01/2012	03/31/2013		33,537	Gross Lease	04/01/2012	BRT - Base Rent	36,052.28	12.90
							01/01/2013	BRT - Base Rent	8,663.72	3.10
								Total Current Charges:	**44,716.00**	**16.00**
0130 / 001 / 2	USA ACOE	09/01/2004	08/31/2014		23,266	Triple Net Lease	09/01/2012	BRT - Base Rent	28,389.45	14.64
							09/01/2012	OPX - CAM & Taxes	19,823.17	10.22
								Total Current Charges:	**48,212.62**	**24.87**
								Future Charges		
							09/01/2013	BRT - Base Rent	29,241.13	15.08
							09/01/2013	OPX - CAM & Taxes	19,848.72	10.24

Total Occupied	56,803
Total Building	56,803

Current and Future Charge Rent Roll

As of 4/10/2013
21000: 930 International Drive

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
UNIVERSITY OF MD MED SYSTEM	RNW - Renewal	ACT - Active	04/01/2013	Sec 3.3: T shall have the option to extend the Initial Term of the Lease for 4 periods of 3 months each (1st Renewal Term, 2nd Renewal Term, 3rd Renewal Term and 4th Renewal Term) to commence immediately upon the expiration of the Initial Term or the preceeding Renewal Term provided T is not in default and has delivered to LL written notice of its intent to renew the lease not less 30 days prior to the expiration of the Term. Base Rent = amounts stated in sec 1.1.7 ($36,052.28 per month or $432,627.30 annual)
UNIVERSITY OF MD MED SYSTEM	RNW - Renewal	ACT - Active	07/01/2013	Sec 3.3: T shall have the option to extend the Initial Term of the Lease for 3 periods of 3 months each (2nd Renewal Term, 3rd Renewal Term and 4th Renewal Term) to commence immediately upon the expiration of the preceeding Renewal Term provided T is not in default and has delivered to LL written ntoice of its intent to renew the lease not less 30 days prior to the expiration of the Term. Base Rent = amounts stated in sec 1.1.7 ($36,052.28 per month or $432,627.30 annual)
UNIVERSITY OF MD MED SYSTEM	RNW - Renewal	ACT - Active	10/01/2013	Sec 3.3: T shall have the option to extend the Initial Term of the Lease for 2 periods of 3 months each (3rd Renewal Term and 4th Renewal Term) to commence immediately upon the expiration of the preceeding Renewal Term provided T is not in default and has delivered to LL written ntoice of its intent to renew the lease not less 30 days prior to the expiration of the Term. Base Rent = amounts stated in sec 1.1.7 ($36,052.28 per month or $432,627.30 annual)
UNIVERSITY OF MD MED SYSTEM	RNW - Renewal	ACT - Active	01/01/2014	Sec 3.3: T shall have the option to extend the Initial Term of the Lease for 1 period of 3 months (4th Renewal Term) to commence immediately upon the expiration of the preceeding Renewal Term provided T is not in default and has delivered to LL written ntoice of its intent to renew the lease not less 30 days prior to the expiration of the Term. Base Rent = amounts stated in sec 1.1.7 ($36,052.28 per month or $432,627.30 annual)
UNIVERSITY OF MD MED SYSTEM	PUR - Purchase	ACT - Active	12/31/2012	Sec 54: LL and T agree that in the event that on or before 12/31/12, (i) T has not entered into a purchase and sale agreement with AS XIII Owner for T's purchase of the AS XIII Building within a reasonable time following the date of the purchase and sale agreement or (ii) T has not entered into a lease with the AS XIII Owner to occupy the entire AS XIII Building, then the Monthly Installment of Annual Base Rent shall be automatically increased to $44,716.00 effective on January 1, 2013 and shall remain such amount for the remainder of the Term, including any Renewal Term.
USA ACOE	TRM - Termination	ACT - Active	09/01/2004	Sec 4: Govt may term lse at any time after 1st LY by giving at least 180 days ntc in writing.

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CORPORATE OFFICE PROPERTIES TRUST

Current and Future Charge Rent Roll

As of 4/10/2013

21050: 1099 Winterson Road-AS19

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0110 / 001 / 1	ENERGY SYSTEMS GROUP LLC	02/15/2011	06/30/2017	2011	4,266	Full Service Lease	07/01/2012	BRT - Base Rent	8,238.71	23.17
							02/05/2011	CAM - CAM	-	-
							02/05/2011	RET - Real Estate Taxes	-	-
								Total Current Charges:	**8,238.71**	**23.17**
								Future Charges		
							07/01/2013	BRT - Base Rent	8,485.87	23.87
							07/01/2014	BRT - Base Rent	8,740.45	24.59
							07/01/2015	BRT - Base Rent	9,002.66	25.32
0135 / 001 / 5	COPT MANAGEMENT OFFICE 13346	07/01/1998	04/30/2015		7,966	Gross Lease	01/01/2013	BRC - Base Rent - COPT	11,353.83	17.10
								Total Current Charges:	**11,353.83**	**17.10**
0140 / 001 / 2	USA GSA	04/22/1999	04/21/2014		3,500	Gross Lease	04/22/2009	BRT - Base Rent	4,614.17	15.82
							04/22/2012	ORN - Operating Expense - Rent	2,108.67	7.23
							07/01/2010	RAD - RET Billed in Advance	-	-
								Total Current Charges:	**6,722.84**	**23.05**
0141 / 001 / 1	NORIDIAN ADMIN SERVICES LLC	09/01/2012	04/30/2014		2,003	License Agreement	09/01/2012	BRT - Base Rent	2,300.00	13.78
								Total Current Charges:	**2,300.00**	**13.78**
0190 / 001 / 3	NORIDIAN ADMIN SERVICES LLC	06/08/2006	06/30/2015	2006	1,431	Full Service Lease	07/01/2012	BRT - Base Rent	2,563.88	21.50
							01/01/2013	CAM - CAM	-	-
							01/01/2013	RET - Real Estate Taxes	-	-
								Total Current Charges:	**2,563.88**	**21.50**
								Future Charges		
							07/01/2013	BRT - Base Rent	2,640.79	22.14
							07/01/2014	BRT - Base Rent	2,720.01	22.81

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CORPORATE OFFICE PROPERTIES TRUST

Current and Future Charge Rent Roll

As of 4/10/2013

21050: 1099 Winterson Road-AS19

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0200 / 002 / 1	VALUEOPTIONS INC	09/08/2009	09/30/2014	2009	8,718	Full Service Lease	10/01/2012	BRT - Base Rent	17,663.52	24.31
							09/08/2009	CAM - CAM	-	-
							01/01/2013	RET - Real Estate Taxes	-	-
								Total Current Charges:	**17,663.52**	**24.31**
								Future Charges		
							10/01/2013	BRT - Base Rent	18,193.43	25.04
0200A / 002 / 2	VALUEOPTIONS INC	09/08/2009	09/30/2014	2009	1,541	Full Service Lease	11/30/2012	BRT - Base Rent	3,121.81	24.31
							11/30/2012	CAM - CAM	-	-
							11/30/2012	RET - Real Estate Taxes	-	-
								Total Current Charges:	**3,121.81**	**24.31**
								Future Charges		
							10/01/2013	BRT - Base Rent	3,215.46	25.04
0250 / 002 / 1	NORIDIAN ADMIN SERVICES LLC	04/18/2012	04/30/2014		2,809	Gross Lease	04/18/2012	BRT - Base Rent	4,915.75	21.00
								Total Current Charges:	**4,915.75**	**21.00**
								Future Charges		
							05/01/2013	BRT - Base Rent	5,112.38	21.84
0280 / 002 / 1	NORIDIAN ADMIN SERVICES LLC	06/01/2012	11/30/2013		3,707	License Agreement	06/01/2012	BRT - Base Rent	2,000.00	6.47
								Total Current Charges:	**2,000.00**	**6.47**
0290 / 002 / 1	NORIDIAN ADMIN SERVICES, LLC	12/04/2012	12/31/2013		7,162	License Agreement	12/04/2012	BRT - Base Rent	8,952.50	15.00
								Total Current Charges:	**8,952.50**	**15.00**
R001 / ROF / 1	AIRPORT ENERGY SERVICES	01/01/2004	12/31/2013		-	Not Publicly Reported	01/01/2004	ENC - Energy Conservation	346.00	4,152.00
								Total Current Charges:	**346.00**	**-**

Current and Future Charge Rent Roll

As of 4/10/2013

21050: 1099 Winterson Road-AS19

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
Total Occupied					43,103					

Vacant

Unit / Floor / Space	Unit SF
0105 / 001 /	2,363
0145 / 001 /	1,244
0300 / 003 /	24,984
Total Vacant	28,591
Total Building	71,694

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
AIRPORT ENERGY SERVICES	TRM - Termination	ACT - Active	01/01/2004	Sec 2&8: Agreement will automatically terminate and be of no further force and effect as of the termination of the Mgmt Energy Service Agreement.
ENERGY SYSTEMS GROUP LLC	RNW - Renewal	ACT - Active	07/01/2017	Sec 3.3: T has 1-5 yr renewal option w/ 180 days prior wrtn ntc. BR = PMR of comparable bldgs w/in a 10 mi radius of the Prem.
NORIDIAN ADMIN SERVICES LLC	RNW - Renewal	ACT - Active	07/01/2015	2nd Amend Sec 3: T has 1 add'l 3 year option to RNW w/180 days prior written notice required. ABR=PMR of bldgs w/in Baltimore-Washington International Airport Market.
NORIDIAN ADMIN SERVICES LLC	RNW - Renewal	ACT - Active	05/01/2014	Sec 3.3: 2 - 1 yr options to renew w/ not less than 180 days prior written notice to LL prior to expiration. Renewal Term(s) shall be upon the same terms, covenants and conditions contained in the Lease, except T shall pay to LL as Base Rent the Base Rent due immediately prior to the commencement of the First Renewal Term increased by 4%.
NORIDIAN ADMIN SERVICES LLC	RNW - Renewal	ACT - Active	05/01/2015	Sec 3.3: 1 - 1 yr option to renew w/ not less than 180 days prior written notice to LL prior to expiration. Renewal Term(s) shall be upon the same terms, covenants and conditions contained in the Lease, except T shall pay to LL as Base Rent the Base Rent due immediately prior to the commencement of the Second Renewal Term increased by 4%.
NORIDIAN ADMIN SERVICES LLC	TRM - Termination	ACT - Active	06/01/2012	Sec 2: Either party may terminate the License upon 60 days prior written notice to the other party.
USA GSA	RNW - Renewal	ACT - Active	04/22/2014	SLA#4: The Gov't shall have the option to renew the lease for a period of 5 years 4/22/09-4/21/14 with 180 days prior written notice. BR shall be $6,970.83 per month.
VALUEOPTIONS INC	RNW - Renewal	ACT - Active	10/01/2014	Sec.3.3: T has 1-5 year option to renew their lease. T must give at least 270 days prior written ntc. BR = PMR of comp office bldgs w/in a 10 mi radius of the Prem.
VALUEOPTIONS INC	TRM - Termination	ACT - Active	10/01/2010	Sec.53: T may term lease anytime after the expire of the 2nd lease year w/not less than 270 days prior written ntc and provided that a Termination event has occurred. T to pay a termination fee equal to the unamortized TI and broker fees applying an interest rate of 8% per annum to both, as well as an amount equal to 2 mos of the current BR.

Current and Future Charge Rent Roll

As of 4/10/2013

21100: 1190 Winterson Road-AS14

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0101 / 001 / 2	INTEL AMERICAS INC	12/01/2007	11/30/2015	2011	1,645	Full Service Lease	12/01/2012	BRT - Base Rent	3,454.00	25.20
							12/01/2010	CAM - CAM	-	-
							12/01/2010	RET - Real Estate Taxes	-	-
								Total Current Charges:	**3,454.00**	**25.20**
								Future Charges		
							12/01/2013	BRT - Base Rent	3,557.62	25.95
							12/01/2014	BRT - Base Rent	3,664.35	26.73
0150 / 001 / 1	FUTURE ELECTRONICS CORPORATION	08/13/2003	06/30/2013	2008	2,650	Full Service Lease	07/01/2012	BRT - Base Rent	7,456.50	33.77
							01/01/2011	CAM - CAM	264.00	1.20
							01/01/2011	RET - Real Estate Taxes	74.00	0.34
								Total Current Charges:	**7,794.50**	**35.30**
0160 / 001 / 3	FOUNDATION FINANCIAL ADVISORS	01/01/1996	01/31/2014	2002	1,527	Full Service Lease	02/01/2013	BRT - Base Rent	3,761.71	29.56
							02/01/2013	CAM - CAM	553.00	4.35
							02/01/2013	RET - Real Estate Taxes	60.00	0.47
								Total Current Charges:	**4,374.71**	**34.38**
0180 / 001 / 1	700 SOUTH	08/01/2010	08/31/2020	2010	4,451	Full Service Lease	09/01/2012	BRT - Base Rent	7,870.11	21.22
							08/01/2010	CAM - CAM	-	-
							08/01/2010	RET - Real Estate Taxes	-	-
								Total Current Charges:	**7,870.11**	**21.22**
								Future Charges		
							09/01/2013	BRT - Base Rent	8,106.21	21.85
							09/01/2014	BRT - Base Rent	8,349.40	22.51
							09/01/2015	BRT - Base Rent	8,599.88	23.19
							09/01/2016	BRT - Base Rent	8,857.88	23.88
							09/01/2017	BRT - Base Rent	9,123.61	24.60
							09/01/2018	BRT - Base Rent	9,397.32	25.34
							09/01/2019	BRT - Base Rent	9,679.24	26.10

Current and Future Charge Rent Roll

As of 4/10/2013
21100: 1190 Winterson Road-AS14

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0200 / 002 / 1	USA ACOE	09/28/2009	09/30/2014		17,218	Triple Net Lease	10/01/2012	BRT - Base Rent	24,302.16	16.94
							07/01/2012	DB2 - Direct Billable OPX	760.14	0.53
							10/01/2012	OPX - CAM & Taxes	40,557.86	28.27
								Total Current Charges:	**65,620.16**	**45.73**
								Future Charges		
							10/01/2013	BRT - Base Rent	25,031.22	17.45
							10/01/2013	OPX - CAM & Taxes	40,579.73	28.28
0350 / 003 / 1	GENERAL DYNAMICS C4 SYSTEMS	12/01/2010	11/30/2015	2011	18,849	Full Service Lease	12/01/2012	BRT - Base Rent	38,327.40	24.40
							12/01/2010	CAM - CAM	-	-
							12/01/2010	RET - Real Estate Taxes	-	-
								Total Current Charges:	**38,327.40**	**24.40**
								Future Charges		
							12/01/2013	BRT - Base Rent	39,477.22	25.13
							12/01/2014	BRT - Base Rent	40,661.54	25.89
0400 / 004 / 2	EXCEPTIONAL SOFTWARE	12/31/2004	12/31/2014	2009	12,574	Full Service Lease	11/01/2012	BRT - Base Rent	29,778.48	28.42
							01/01/2011	CAM - CAM	71.00	0.07
							01/01/2011	RET - Real Estate Taxes	81.00	0.08
								Total Current Charges:	**29,930.48**	**28.56**
								Future Charges		
							11/01/2013	BRT - Base Rent	30,671.83	29.27
							11/01/2014	BRT - Base Rent	31,591.99	30.15
0440 / 004 / 1	GENERAL DYNAMICS INFORMATION T	08/24/2009	08/31/2014	2009	5,453	Full Service Lease	09/01/2012	BRT - Base Rent	12,723.28	28.00
							01/01/2011	OPX - CAM & Taxes	263.00	0.58
								Total Current Charges:	**12,986.28**	**28.58**
								Future Charges		

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Current and Future Charge Rent Roll

As of 4/10/2013

21100: 1190 Winterson Road-AS14

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0440 / 004 / 1	GENERAL DYNAMICS INFORMATION T	08/24/2009	08/31/2014	2009	5,453	Full Service Lease	09/01/2013	BRT - Base Rent	13,041.37	28.70
R001 / ROF / 1	AIRPORT ENERGY SERVICES	01/01/2004	12/31/2013		-	Not Publicly Reported	01/01/2004	ENC - Energy Conservation	367.00	4,404.00
								Total Current Charges:	**367.00**	**-**

Total Occupied	64,367

Vacant

Unit / Floor / Space	Unit SF
0165 / 001 /	4,179

Total Vacant	4,179
Total Building	68,546

Current and Future Charge Rent Roll

As of 4/10/2013

21100: 1190 Winterson Road-AS14

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
700 SOUTH	RNW - Renewal	ACT - Active	09/01/2020	Sec 3.3: T has 2-5 yr options to renew their lse w/ 180 days prior wrtn ntc. BR = PMR of comp delicatessen style restaurant space in comp bldgs w/in Airport Square.
700 SOUTH	RNW - Renewal	ACT - Active	09/01/2025	Sec 3.3: T has 1-3 yr options to renew their lse w/ 180 days prior wrtn ntc. BR = PMR of comp delicatessen style restaurant space in comp bldgs w/in Airport Square.
AIRPORT ENERGY SERVICES	TRM - Termination	ACT - Active	01/01/2004	Sec 2&8: Agreement will automatically terminate and be of no further force and effect as of the termination of Management Energy Services Agreement.
EXCEPTIONAL SOFTWARE	RNW - Renewal	ACT - Active	01/01/2015	LA#3, Sec9: Provided T is not in default, T shall have one 5 yr renewal option. T must notify LL in writing of intent to renew w/in 180 days prior to expiration. BR=PMR w/in 10 mile radius.
GENERAL DYNAMICS C4 SYSTEMS	RNW - Renewal	ACT - Active	12/01/2015	Sec 23: T has the option to renew the lease for 2 successive periods of 3 yrs each for all or any part of the Premises that is not less than 50% of the Premises. 6 mos prior written ntc is required. Base Rent=Fair Market Rent generally payable in the Airport Square Business Park for equivalent renewal space.
GENERAL DYNAMICS C4 SYSTEMS	RNW - Renewal	ACT - Active	12/01/2018	Sec 23: T has the option to renew the lease for 1 addl yr for all or any part of the Premises that is not less than 50% of the Premises. 6 mos prior written ntc is required. Base Rent=Fair Market Rent generally payable in the Airport Square Business Park for equivalent renewal space.
GENERAL DYNAMICS C4 SYSTEMS	RNW - Renewal	ACT - Active	12/01/2015	Sec 24: During the Initial Term or Extended Terms, T has the option to extend the term of the Lease for a 6 month period with 3 mos prior written ntc to LL. BR=the BR payable during the previous yr of the Term.
GENERAL DYNAMICS C4 SYSTEMS	TRM - Termination	ACT - Active	11/30/2013	Sec 25: T has the option to Terminate Lease at the end of the 3rd Lease Yr provided that T provides 6 mos prior written ntc to LL & pays a Term Fee = 2 mos of BR.
GENERAL DYNAMICS INFORMATION T	RNW - Renewal	ACT - Active	08/01/2014	Sec 24: Tenant has option to extend lease term for an additional 3 years beyond initial term of lease with at least 6 months prior written notice to LL required. Base Rent shall be the Fair Market Rent generally payable in the Airport Square Business Park for comparable/similar space.
GENERAL DYNAMICS INFORMATION T	RNW - Renewal	ACT - Active	08/01/2017	Sec 24: Tenant has option to extend lease term for an additional 3 years beyond the 1st extended term with at least 6 months prior written notice to LL required. Base Rent shall be the Fair Market Rent generally payable in the Airport Square Business Park for comparable/similar space.
INTEL AMERICAS INC	RNW - Renewal	ACT - Active	12/01/2015	LA#2, Exec 6/11/10: T has the option to extend the lease for an addtl period of 5 yrs (the Second Renewal Term) with 180 days prior written ntc to LL. Base Rent = PMR in comp bldgs within Airport Square Submarket.
INTEL AMERICAS INC	TRM - Termination	ACT - Active	11/30/2013	LA#2, exec 6/11/10: T shall have the one time right to terminate the lease effective 11/30/2013 provided that T gives LL at least 6 mos prior written ntc, there is no outstanding event of default, and T pays to LL a Term Fee = 40% of the Allowance and 40% of the Brokerage Commissions.
USA ACOE	RNW - Renewal	ACT - Active	10/01/2014	Sec 2: Govt has 1-1 yr option to renew w/4 renewals with 90 days prior written notice. Govt shall notify LL of its intent to extend the lease no later than 180 days prior to the expiration of the original five year term. BR = PMR of bldgs w/in 10 mile radius or until Govt gives notice of termination per lease section 3.
USA ACOE	TRM - Termination	ACT - Active	09/28/2009	Sec 3: Govt may terminate lease at any time on or after the 1st anniversary by giving at least 180 days notice in writing to LL. Govt will not be liable for any rents beyond the period in which the termination date occurs.
USA ACOE	RNW - Renewal	ACT - Active	10/01/2012	Sec 2: Lease shall be renewed from year to year provided that Govt gives written notice of its intent to renew at least 90 days prior to the expiration of the current lease year but in no event will the lease extend beyond September 30, 2014 unless Govt gives notice of termination.
USA ACOE	RNW - Renewal	ACT - Active	10/01/2013	Sec 2: Lease shall be renewed from year to year provided that Govt gives written notice of its intent to renew at least 90 days prior to the expiration of the current lease year but in no event will the lease extend beyond September 30, 2014 unless Govt gives notice of termination.

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Current and Future Charge Rent Roll

As of 4/10/2013

21150: 1199 Winterson Road-AS20

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0100 / 001 / 5	USA ACOE	09/28/2002	03/31/2013		96,636	Sole Government	10/01/2012	BRT - Base Rent	140,927.50	17.50
							10/01/2012	OPX - CAM & Taxes	74,007.07	9.19
								Total Current Charges:	**214,934.57**	**26.69**

Total Occupied	96,636
Total Building	96,636

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
USA ACOE	TRM - Termination	ACT - Active	09/29/2003	Sec 3: Govt may term lease any time after the 1st LY w/180 days adv wrttn ntc. Term will be effective on the last day of the LY in which ntc is given. Govt will pay term for convenience damage as outlined in Exhibit A of SLA #2.

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Current and Future Charge Rent Roll

As of 4/10/2013

51050: 1915 Aerotech Drive

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0160 / 001 / 2	ARINC INC	08/01/2011	07/31/2013		1,288	License Agreement	08/01/2012	BRT - Base Rent	200.00	1.86
								Total Current Charges:	**200.00**	**1.86**
0190 / 001 / 1	ODYSSEY SYSTEMS CONSULTING	02/22/2010	02/28/2015		4,698	Triple Net Lease	03/01/2013	BRT - Base Rent	4,502.25	11.50
							01/01/2013	OPX - CAM & Taxes	2,742.00	7.00
								Total Current Charges:	**7,244.25**	**18.50**
								Future Charges		
							03/01/2014	BRT - Base Rent	4,698.00	12.00
					5,986			**Total Occupied**		

Vacant

Unit / Floor / Space	Unit SF
0105 / 001 /	3,864
0120 / 001 /	2,270
0130 / 001 /	5,613
0150 / 001 /	14,121
A / 001 /	6,112
Total Vacant	31,980
Total Building	37,966

Current and Future Charge Rent Roll

As of 4/10/2013

51050: 1915 Aerotech Drive

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
ARINC INC	TRM - Termination	ACT - Active	08/01/2011	Sec 2: Either party may term lease at any time upon 30 days prior writ ntc. **LA#1 Sec 1: Mutual termination option with 30 days prior written notice.**
ODYSSEY SYSTEMS CONSULTING	RNW - Renewal	ACT - Active	03/01/2015	Sec 3.3: T shall have 2-5 yr ren opts, at BRT=95% of PMR, w/180 days prior writ ntc.
ODYSSEY SYSTEMS CONSULTING	RNW - Renewal	ACT - Active	03/01/2020	Sec 3.3: T shall have 1-5 yr rent opt, at BRT= 95% of PMR, w/180 days prior writ ntc.
ODYSSEY SYSTEMS CONSULTING	TRM - Termination	ACT - Active	02/28/2013	Sec 54: One-time right to term Lease eff as of the exp of the 3rd LY, provided that T satisfies the following term conditions:1) T has sent a T Request at least 6 mos prior but not more than 9 mos prior to the ext of the 3rd LY, provided that no expansion space is available, 2) T pays term fee in the amount equal to the sum of the unamort amount of the TI made by LL, at LL's expense, in accord with the provisions of sec 35, applying an interest rate of 10% per annum and the unamort amount of the brokerage commissions payable in accord w/sec 42, applying an interest rate of 10% per annum. If T fails to exercise its term strictly in accord with Lease provisions, this Lease shall remain in full force and effect and T shall have no further right to term Lease.

COPT
CORPORATE OFFICE PROPERTIES TRUST

Current and Future Charge Rent Roll

As of 4/10/2013

51100: 1925 Aerotech Drive

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
A / 001 / 1	ARINC ENGINEERING SERVICES LLC	07/01/2009	06/30/2014		22,814	Triple Net Lease	07/01/2012	BRT - Base Rent	31,074.03	16.34
							01/01/2013	OPX - CAM & Taxes	13,218.00	6.95
								Total Current Charges:	**44,292.03**	**23.30**
								Future Charges		
							07/01/2013	BRT - Base Rent	32,024.61	16.84

Total Occupied 22,814

Vacant

Unit / Floor / Space	Unit SF
B / 001 /	15,132

Total Vacant 15,132

Total Building 37,946

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
ARINC ENGINEERING SERVICES LLC	RNW - Renewal	ACT - Active	07/01/2014	Sec 3.3: T shall have 2-3 yr or 2-5 yr rent terms; w/270 days prior writ ntc, which ntc shall specify the length of the applicable Renewal Term (either 3 yrs or 5 yrs); at BRT equal to 95% of PMR.
ARINC ENGINEERING SERVICES LLC	RNW - Renewal	ACT - Active	07/01/2014	Sec 3.3: T shall have 2-3 yr or 2-5 yr ren terms; w/270 days writ ntc specifying which Renewal Term T is exercising (either 3 yr or 5 yr); at BRT = 95% of PMR.
ARINC ENGINEERING SERVICES LLC	RNW - Renewal	ACT - Active	07/01/2017	Sec 3.3: T shall have 1-3 yr or 1-5 yr ren opt; w/270 days prior writ ntc, specifying which Ren Term T is going to use; at BRT = 95% of PMR.
ARINC ENGINEERING SERVICES LLC	RNW - Renewal	ACT - Active	07/01/2019	Sec 3.3: T shall have 1-3 yr or 1-5 yr ren opt, w/270 days prior writ ntc, specifying which term T is exercising; at BRT = 95 % of PMR.

COPT
CORPORATE OFFICE PROPERTIES TRUST

Current and Future Charge Rent Roll

As of 4/10/2013

51750: 5725 Mark Dabling Boulevard

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0100 / 001 / 1	DEX ONE SERVICE	01/04/2013	01/31/2018		7,304	Triple Net Lease	01/04/2013	BRT - Base Rent	6,695.33	11.00
							01/04/2013	OPX - CAM & Taxes	4,139.00	6.80
								Total Current Charges:	**10,834.33**	**17.80**
								Future Charges		
							02/01/2014	BRT - Base Rent	6,999.67	11.50
							02/01/2015	BRT - Base Rent	7,304.00	12.00
							02/01/2016	BRT - Base Rent	7,608.33	12.50
							02/01/2017	BRT - Base Rent	7,912.67	13.00
0150 / 001 / 1	UNIVERSITY OF PHOENIX	03/11/2005	03/31/2013		25,614	Triple Net Lease	04/01/2012	BRT - Base Rent	30,950.25	14.50
							01/01/2013	OPX - CAM & Taxes	15,042.00	7.05
								Total Current Charges:	**45,992.25**	**21.55**
0200 / 002 / 1	FIRSTSOURCE GROUP USA INC	03/01/2013	02/28/2015		60,874	Triple Net Lease	03/01/2013	BRA - Base Rent - Abatement	(14,785.75)	(2.91)
							03/01/2013	BRT - Base Rent	43,119.09	8.50
							03/01/2013	OPX - CAM & Taxes	22,467.00	4.43
								Total Current Charges:	**50,800.34**	**10.01**
								Future Charges		
							03/01/2014	BRA - Base Rent - Abatement	(15,655.50)	(3.09)
							03/01/2014	BRT - Base Rent	45,655.50	9.00
					93,792					

Total Occupied

Vacant

Unit / Floor / Space	Unit SF
0110 / 001 /	6,604
0120 / 001 /	3,088

Vacant

Unit / Floor / Space	Unit SF
0130 / 001 /	1,364
Total Vacant	11,056
Total Building	104,848

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
DEX ONE SERVICE	TRM - Termination	ACT - Active	02/28/2016	Sec 54: T has 1 time right to terminate at expiration of 3rd LY, provided: (i) T gives LL at least 6 months written notice, (ii) no outstanding event of default,and (iii) T pays term fee along with notice. Term fee = (x)unamortized amount of TI's with 8% interest and (y) unamortized amount of brokers commissions with 8% interest.
DEX ONE SERVICE	RNW - Renewal	ACT - Active	02/01/2018	Sec 1.1.6: T has (2) 5 year renewal options (1st and 2nd renewal terms). Sec 3.3: BR = 95% of PMR for comp space in comp office bldgs within the North I-25 corrider. T must provide at least 270 days written notice.
DEX ONE SERVICE	RNW - Renewal	ACT - Active	02/01/2023	Sec 1.1.6: T has (1) 5 year renewal option (2nd renewal term). Sec 3.3: BR = 95% of PMR for comp space in comp office bldgs within the North I-25 corrider. T must provide at least 270 days written notice.
UNIVERSITY OF PHOENIX	RNW - Renewal	ACT - Active	04/01/2018	Sec 1.3.2: 1-5 yr renewal option. T to give at least 180 days prior wrtn ntc of intent to renew. BR = 95% of PMR in Colorado Springs area.
UNIVERSITY OF PHOENIX	RNW - Renewal	ACT - Active	04/01/2013	Sec 1.3.2: 2-5 yr renewal options. T to give at least 180 days prior wrtn ntc of intent to renew. BR = 95% of PMR in Colorado Springs area.

Current and Future Charge Rent Roll

As of 4/10/2013

51800: 5755 Mark Dabling Boulevard

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0100 / 001 / 1	PMC SIERRA INC	07/01/2012	12/31/2017		15,600	Triple Net Lease	07/01/2012	BRT - Base Rent	13,000.00	10.00
							01/01/2013	OPX - CAM & Taxes	10,908.00	8.39
								Total Current Charges:	**23,908.00**	**18.39**
								Future Charges		
							01/01/2014	BRT - Base Rent	13,650.00	10.50
							01/01/2015	BRT - Base Rent	14,300.00	11.00
							01/01/2016	BRT - Base Rent	14,950.00	11.50
							01/01/2017	BRT - Base Rent	15,600.00	12.00
0110 / 001 / 5	EMPIRE TITLE	11/03/2003	09/30/2015		5,599	Triple Net Lease	07/01/2012	BRT - Base Rent	5,599.00	12.00
							01/01/2013	OPX - CAM & Taxes	3,755.00	8.05
								Total Current Charges:	**9,354.00**	**20.05**
								Future Charges		
							10/01/2013	BRT - Base Rent	5,832.29	12.50
							10/01/2014	BRT - Base Rent	6,065.58	13.00
0120 / 001 / 1	AMAZING CARE HHS INC	06/01/2012	08/31/2017		2,075	Triple Net Lease	06/01/2012	BRT - Base Rent	2,075.00	12.00
							01/01/2013	OPX - CAM & Taxes	1,411.00	8.16
								Total Current Charges:	**3,486.00**	**20.16**
								Future Charges		
							09/01/2013	BRT - Base Rent	2,161.46	12.50
							09/01/2014	BRT - Base Rent	2,247.92	13.00
							09/01/2015	BRT - Base Rent	2,334.38	13.50
							09/01/2016	BRT - Base Rent	2,420.83	14.00
0150 / 001 / 1	CORPORATE OFFICE MANAGEMENT	01/01/2013	09/30/2015		2,957	Gross Lease	01/01/2013	BRT - Base Rent	4,000.00	16.23
								Total Current Charges:	**4,000.00**	**16.23**

Current and Future Charge Rent Roll

As of 4/10/2013

51800: 5755 Mark Dabling Boulevard

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0160 / 001 / 2	USA ACOE	09/01/2007	08/31/2017		894	Triple Net Lease	09/01/2012	BRT - Base Rent	1,687.43	22.65
								Total Current Charges:	**1,687.43**	**22.65**
0190 / 001 / 6	EMPIRE TITLE	11/03/2003	09/30/2015		2,073	Triple Net Lease	07/01/2012	BRT - Base Rent	2,073.00	12.00
							01/01/2013	OPX - CAM & Taxes	1,410.00	8.16
								Total Current Charges:	**3,483.00**	**20.16**
								Future Charges		
							10/01/2013	BRT - Base Rent	2,159.38	12.50
							10/01/2014	BRT - Base Rent	2,245.75	13.00
0215 / 002 / 2	GENERAL DYNAMICS	08/20/2007	08/31/2013		12,258	Triple Net Lease	09/01/2012	BRT - Base Rent	14,301.00	14.00
							01/01/2013	OPX - CAM & Taxes	6,462.00	6.33
								Total Current Charges:	**20,763.00**	**20.33**
0220 / 002 / 2	WILSON AND COMPANY INC	12/08/2006	04/30/2015		9,500	Triple Net Lease	11/01/2012	BRT - Base Rent	10,885.42	13.75
							01/01/2013	OPX - CAM & Taxes	6,462.00	8.16
								Total Current Charges:	**17,347.42**	**21.91**
								Future Charges		
							11/01/2013	BRT - Base Rent	11,281.25	14.25
							11/01/2014	BRT - Base Rent	11,677.08	14.75
0240 / 002 / 1	FAIRCHILD SEMICONDUCTOR CORP	10/25/2011	12/31/2016		3,371	Triple Net Lease	01/01/2013	BRT - Base Rent	3,511.46	12.50
							01/01/2013	OPX - CAM & Taxes	2,293.00	8.16
								Total Current Charges:	**5,804.46**	**20.66**
								Future Charges		
							01/01/2014	BRT - Base Rent	3,651.92	13.00
							01/01/2015	BRT - Base Rent	3,792.38	13.50
							01/01/2016	BRT - Base Rent	3,932.83	14.00

Current and Future Charge Rent Roll

As of 4/10/2013

51800: 5755 Mark Dabling Boulevard

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0245 / 002 / 4	MERRICK AND COMPANY	05/01/2005	07/31/2017		1,672	Triple Net Lease	05/01/2012	BRT - Base Rent	1,741.67	12.50
							01/01/2013	OPX - CAM & Taxes	1,137.00	8.16
								Total Current Charges:	**2,878.67**	**20.66**
								Future Charges		
							08/01/2013	BRT - Base Rent	1,811.33	13.00
							08/01/2014	BRT - Base Rent	1,881.00	13.50
							08/01/2015	BRT - Base Rent	1,950.67	14.00
							08/01/2016	BRT - Base Rent	2,020.33	14.50
0260 / 002 / 1	IMPRIMIS INC	09/29/2011	03/31/2017		5,576	Triple Net Lease	04/01/2013	BRT - Base Rent	6,040.67	13.00
							01/01/2013	OPX - CAM & Taxes	3,793.00	8.16
								Total Current Charges:	**9,833.67**	**21.16**
								Future Charges		
							04/01/2014	BRT - Base Rent	6,273.00	13.50
							04/01/2015	BRT - Base Rent	6,505.33	14.00
							04/01/2016	BRT - Base Rent	6,737.67	14.50
0300 / 003 / 1	WELLS FARGO INSURANCE SERVICES	05/01/2009	08/31/2014		17,838	Triple Net Lease	09/01/2012	BRT - Base Rent	22,297.50	15.00
							01/01/2013	OPX - CAM & Taxes	12,010.88	8.08
								Total Current Charges:	**34,308.38**	**23.08**
								Future Charges		
							09/01/2013	BRT - Base Rent	23,040.75	15.50
0375 / 003 / 1	WELLS FARGO INSURANCE SERVICES	04/09/2009	08/31/2014		12,548	Triple Net Lease	05/01/2012	BRT - Base Rent	15,685.00	15.00
							01/01/2013	OPX - CAM & Taxes	8,520.00	8.15
								Total Current Charges:	**24,205.00**	**23.15**
								Future Charges		
							05/01/2013	BRT - Base Rent	16,207.83	15.50

Current and Future Charge Rent Roll

As of 4/10/2013

51800: 5755 Mark Dabling Boulevard

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0375 / 003 / 1	WELLS FARGO INSURANCE SERVICES	04/09/2009	08/31/2014		12,548	Triple Net Lease	05/01/2014	BRT - Base Rent	16,730.67	16.00
PARK / ZZZ / 2	USA ACOE	11/01/2007	08/31/2017		-	License Agreement	12/01/2012	PRK - Parking	75.00	900.00
								Total Current Charges:	**75.00**	**-**

Total Occupied	91,961

Vacant

Unit / Floor / Space	Unit SF
0140 / 001 /	1,228
0230 / 002 /	1,696
0265 / 002 /	1,688
0330 / 003 /	3,697
0360 / 003 /	4,091

Total Vacant	12,400
Total Building	104,361

Current and Future Charge Rent Roll

As of 4/10/2013

51800: 5755 Mark Dabling Boulevard

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
AMAZING CARE HHS INC	RNW - Renewal	ACT - Active	09/01/2017	Sec 3.2: T shall have 1-5 yr ren opt; w/180 days prior writ ntc; at BRT= 95% of PMR being charged for comparable space in comparable office bldgs w/in the Colorado Springs North I-25 Corridor area.
EMPIRE TITLE	TRM - Termination	ACT - Active	07/31/2013	LA #4. Sec 6: T shall have right to term Suite 190 effective July 31,2013 upon not less tha 90 days prior writ ntc and $6,580.64 term fee.
EMPIRE TITLE	TRM - Termination	ACT - Active	07/31/2014	LA #4. Sec 6: T shall have term right effective July 31, 2014, provided T shall notify LL upon 90 days prior writ ntc and with a $3,290.32 term fee payable to LL.
FAIRCHILD SEMICONDUCTOR CORP	TRM - Termination	ACT - Active	12/31/2014	Sec 53: T shall have the ongoing right to term lease on or after the expiration of the 38th month of the Lease Term; provided that T gives LL a 180 days prior writ ntc; T pays to LL a term fee in the amount equal to the sum of the unamort amount of the TI made by LL, at LL's expense, in accordance with the provision of Sec 35, applying an intrest rate of 8% per annum, and 2 months of BRT and Addtl Rent as of Lease Year 5 of the Lease, estimated to be $12,304.14.
GENERAL DYNAMICS	RNW - Renewal	ACT - Active	09/01/2015	Sec 3.3: T has 1-2yr options to renew with 180 days prior written notice. 1st RNW BR=BR in sec 1.18 of the Lse. Amended by LA#2 dated 08/10/10. 2nd renewal term shall be for addtl 3 yrs at BRT = 95% of PMR.
MERRICK AND COMPANY	RNW - Renewal	ACT - Active	08/01/2017	LA#1 Sec 5.2: T has 2 (3) year renewal options (2nd and 3rd renewal term). BR = PMR for comp space within comp office bldgs within a 10 mile radius of prem. T to provided at least 180 days written notice.
MERRICK AND COMPANY	RNW - Renewal	ACT - Active	08/01/2020	LA#1 Sec 5.2: T has 1 (3) year renewal options (3rd renewalterm). BR = PMR for comp space within comp office bldgs within a 10 mile radius of prem. T to provided at least 180 days written notice.
PMC SIERRA INC	RNW - Renewal	ACT - Active	01/01/2018	Sec 1.1.6: T has 2 5 yr renewal options (1st and 2nd renewal terms). Sec 3.3: BR = PMR. PMR means 95% of the then PMR charged for comp space in comp office bldgs within a 10 mile radius of premises. T receives $5psf as TI allowance for reasonable actual costs incurred by T to refurbish perm per Sec 10.
PMC SIERRA INC	RNW - Renewal	ACT - Active	01/01/2023	Sec 1.1.6: T has 1 5 yr renewal option (2nd renewal term). Sec 3.3: BR = PMR. PMR means 95% of the then PMR charged for comp space in comp office bldgs within a 10 mile radius of premises. T receives $5psf as TI allowance for reasonable actual costs incurred by T to refurbish perm per Sec 10.
PMC SIERRA INC	TRM - Termination	ACT - Active	07/01/2015	Sec 55: T has right to term Lease as of an effective date of term occurring any time from and after the third anniversary of the CD, provided: (i) T gives LL at least 6 months prior written notice, (ii) there is no outstanding Event of Default at the time that T notifies LL of its intent to term Lease or as of the date of termination, and (iii) on or before the effective date of termination. T pays to LL a term fee equal to sum of (x) the unamortized amount, calculated as of such date of termination, of the Allowance paid by LL, at LL's expense per Sec 35 applying an interest rate of 8% per annum, (Y) unamortized amount, calculated as of such date of term, of the brokerage commissions per Sec 42, applying an interest rate of 8% per annum and (z) an amount equal to 2 Monthly Installments of Annual BR in effect as of date of termination.
UNITED HEALTHCARE SERVICE	RNW - Renewal	ACT - Active	07/01/2014	LA#2: 1-5 yr renewal option. T to give at least 9 mths prior wrtn ntc of intent. BR = PMR.
USA ACOE	TRM - Termination	ACT - Active	08/31/2010	Sec 4: Gov't may terminate this Lse at anytime after 8/31/10, by giving 90 days prior written ntc, and no rental shall accrue after the effective date of termination.
WELLS FARGO INSURANCE SERVICES	RNW - Renewal	ACT - Active	09/01/2019	Sec 3.3: T shall have 1-5 yr ren opt~ w/180 days prior writ ntc~ BRN=PMR.
WELLS FARGO INSURANCE SERVICES	RNW - Renewal	ACT - Active	09/01/2014	Sec 3.3: T shall have 2 -5 yr ren opt~ w/180 days prior writ ntc~ BRN=PMR.
WELLS FARGO INSURANCE SERVICES	RNW - Renewal	ACT - Active	09/01/2019	Sec 1.1.6: T shall have 1 -5 yr ren opt~ w/180 days prior writ ntc~ at BRN=PMR w/in 10 mi radius.
WELLS FARGO INSURANCE SERVICES	RNW - Renewal	ACT - Active	09/01/2014	Sec 1.1.6: T shall have 2 - 5yr ren opts~ w/180 days prior writ ntc~ at BRN=PMR w/in 10 mi radius.
WELLS FARGO INSURANCE SERVICES	RNW - Renewal	ACT - Active	09/01/2014	Sec 3.3: T shall have 2-5 yr opt; w/180 days prior writ ntc; BRN=PMR.
WELLS FARGO INSURANCE SERVICES	RNW - Renewal	ACT - Active	09/01/2019	Sec 3.3: T shall have 1-5 yr ren opt; w/180 days prior writ ntc. BRN=PMR.

Current and Future Charge Rent Roll

As of 4/10/2013

51800: 5755 Mark Dabling Boulevard

WILSON AND COMPANY INC	RNW - Renewal	ACT - Active	05/01/2015	LA #2. Sec 4: T's right and option to extend the Term of Lease for one addtl period of 5 yrs, as set forth in Section 3.3 of the Lease, shall remain in full force and effect and shall be referred as a "second Renewal Term".

Current and Future Charge Rent Roll

As of 4/10/2013

51850: 5775 Mark Dabling Boulevard

Occupied

Unit / Floor / Space	Operating As Name	Lease Start	Lease End	Base Year	Space SF	Lease Type	Start Date	Charge Type	Monthly Rent	Rate/Sq Ft
0100 / 001 / 3	CA STATE AUTO ASSOCIATION	06/09/2004	10/31/2016		66,915	Triple Net Lease	11/01/2012	BRT - Base Rent	69,703.13	12.50
							01/01/2013	OPX - CAM & Taxes	39,100.00	7.01
								Total Current Charges:	**108,803.13**	**19.51**
								Future Charges		
							11/01/2013	BRT - Base Rent	72,491.25	13.00
							11/01/2014	BRT - Base Rent	75,279.38	13.50
							11/01/2015	BRT - Base Rent	78,067.50	14.00
0190 / 001 / 1	EMC CORPORATION	12/14/2012	09/30/2018		8,930	Triple Net Lease	12/14/2012	BRA - Base Rent - Abatement	(7,441.67)	(10.00)
							12/14/2012	BRT - Base Rent	7,441.67	10.00
							01/01/2013	OPX - CAM & Taxes	5,274.00	7.09
								Total Current Charges:	**5,274.00**	**7.09**
								Future Charges		
							10/01/2014	BRT - Base Rent	7,813.75	10.50
							10/01/2015	BRT - Base Rent	8,185.83	11.00
							10/01/2016	BRT - Base Rent	8,557.92	11.50
							10/01/2017	BRT - Base Rent	8,930.00	12.00
			Total Occupied		75,845					

Vacant

Unit / Floor / Space	Unit SF
0105 / 001 /	16,118
0110 / 001 /	4,578
0150 / 001 /	12,105
Total Vacant	32,801

Current and Future Charge Rent Roll

As of 4/10/2013

51850: 5775 Mark Dabling Boulevard

Total Building	108,646

Option Footnotes:

Operating As Name	Option Type	Option Status	Option Start Date	Note
CA STATE AUTO ASSOCIATION	RNW - Renewal	ACT - Active	11/01/2016	Sec 17: 1-5 yr renewal option. T to give at least 6 mths prior wrtn ntc of intent to renew. BR = 95% of PMR in Colorado Springs area.
EMC CORPORATION	RNW - Renewal	ACT - Active	10/01/2018	Sec 3.3: T shall have 1-5 yr renewal opt; w/270 days prior writ ntc; at 95% of Prevailing Market Rent.