

**LAND SALE NUMBER THREE**

Location: Southeast corner of East 3<sup>rd</sup> Street and San Jacinto Street,  
Austin, Texas

Mapsc0: 585/MJ22

Zip Code: 78701

Date of Sale: March 8, 2007

Recording Data: Document 2007042966

Legal Description: Lots 10-12, Block 16, Original City of Austin, Travis  
County, Texas

Parcel Number: 02-0502-1501 & 1502

Grantor: DJ Interests, Ltd

Grantee: Big Block, LP

Land Size: 0.4055 acres; 17,664 SF

Consideration: \$3,700,000 (confirmed)

Price/SF of Site Area: \$209.47 (calculated)

Price/SF of Allowable GBA: \$26.18 (calculated based on 8:1 FAR)

Terms: Cash to seller

Zoning: CBD; Zoning Overlay Zones: CURE, Convention Center

Utilities: All available

Flood Plain: None

Frontage: East 3<sup>rd</sup> Street - 138'; San Jacinto Street - 128'

Topography: Generally level and at grade with surrounding streets

Comments: The site is currently improved with a 2-story, brick office-warehouse with approximately 30,084 SF that was built in 1951. Buyer intends to lease out the improvements on an interim basis.

Proposed Use: Hotel-condominium mixed-use development

Confirmation: Confidential sources; 5/08 ECH

Deed Reviewed: 5/6/08; ECH

Inspected: 11/23/08, ECH

**TaxNetUSA: Travis County Property Information**

Property ID Number: 192863 RefID2 Number: 02050215010000

Owner's Name: **BIG BLOCK LP**  
 Mailing Address: 207 SAN JACINTO BLVD STE 300 AUSTIN, TX 78701-  
 Location: 207 SAN JACINTO BLVD 78701  
 Legal: LOT 11-12 BLOCK 016 ORIGINAL CITY

**Property Details**

Deed Date: 03082007  
 Deed Volume:  
 Deed Page:  
 Exemptions:  
 Freeze Exempt: F  
 ARB Protest: F  
 Agent Code: 0  
 Land Acres: 0.2703  
 Block:  
 Tract or Lot: 11-12  
 Docket No:  
 Abstract Code: S01330  
 Neighborhood Code: 60CEN

**Value Information**

**2009 Preliminary**

Land Value: 706,560.00  
 Improvement Value: 550,813.00  
 AG Value: 0.00  
 AG Productivity Value: 0.00  
 Timber Value: 0.00  
 Timber Productivity Value: 0.00  
 Assessed Value: 1,257,373.00  
 10% Cap Value: 0.00  
 Total Value: 1,257,373.00

Data up to date as of 2009-06-15

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEPORT EXEMPTION
- HOMESTEAD EXEMPTION FORM (TIFF) (PDF)
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP
- PLAT MAP

**Value By Jurisdiction**

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,257,373.00	1,257,373.00	1,257,373.00	1,257,373.00
01	AUSTIN ISD	1.202000	1,257,373.00	1,257,373.00	1,257,373.00	1,257,373.00
02	CITY OF AUSTIN	0.401200	1,257,373.00	1,257,373.00	1,257,373.00	1,257,373.00
03	TRAVIS COUNTY	0.412200	1,257,373.00	1,257,373.00	1,257,373.00	1,257,373.00
2C	DOWNTOWN PUB IMP DIST		1,257,373.00	1,257,373.00	1,257,373.00	1,257,373.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	1,257,373.00	1,257,373.00	1,257,373.00	1,257,373.00
6B	AUSTIN COMM COLL DIST	0.095400	1,257,373.00	1,257,373.00	1,257,373.00	1,257,373.00

**Improvement Information**

Improvement ID: 157082  
 State Category: F1  
 Description: INDL 20K+ <25%FO

**Segment Information**

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
157082	181505	1ST	1st Floor	C	1951	10,028
157082	181506	2ND	2nd Floor	C	1951	10,028
157082	181507	UBSMT	Unfinished Basement	C	1951	10,028
157082	740509	093	HVAC COMM/RCL SF	A	1951	3,312
157082	740510	276	ELEVATOR COMPAS	2A	1951	1
157082	740511	407	LOADING DOCK	A	1951	1,287
157082	740512	482	LIGHT POLES	*	1951	1
157082	740513	541	FENCE COMM/ILF	C6	1951	160
157082	740514	551	PAVED AREA	AA	1951	8,859
157082	740515	881	COMMCL FINISHOUT	A	1951	3,862
157082	308138/1	SO	Sketch Only	SO	0	10,028

Total Living Area 20,056

**Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
190892	LAND	F1	F	0.270	0	0	11,778

**Certified Value History**

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008	0A	TRAVIS CENTRAL APP DIST	981,464.00	981,464.00

2008	01	AUSTIN ISD	981,464.00	981,464.00
2008	02	CITY OF AUSTIN	981,464.00	981,464.00
2008	03	TRAVIS COUNTY	981,464.00	981,464.00
2008	2C	DOWNTOWN PUB IMP DIST	981,464.00	981,464.00
2008	2J	TRAVIS CO HEALTHCARE DIST	981,464.00	981,464.00
2008	68	AUSTIN COMM COLL DIST	981,464.00	981,464.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	988,193.00	988,193.00
2007	01	AUSTIN ISD	988,193.00	988,193.00
2007	02	CITY OF AUSTIN	988,193.00	988,193.00
2007	03	TRAVIS COUNTY	988,193.00	988,193.00
2007	2C	DOWNTOWN PUB IMP DIST	988,193.00	988,193.00
2007	2J	TRAVIS CO HEALTHCARE DIST	988,193.00	988,193.00
2007	68	AUSTIN COMM COLL DIST	988,193.00	988,193.00
2006				
2006	0A	TRAVIS CENTRAL APP DIST	916,846.00	916,846.00
2006	01	AUSTIN ISD	916,846.00	916,846.00
2006	02	CITY OF AUSTIN	916,846.00	916,846.00
2006	03	TRAVIS COUNTY	916,846.00	916,846.00
2006	2C	DOWNTOWN PUB IMP DIST	916,846.00	916,846.00
2006	2J	TRAVIS CO HEALTHCARE DIST	916,846.00	916,846.00
2006	68	AUSTIN COMM COLL DIST	916,846.00	916,846.00
2005				
2005	0A	TRAVIS CENTRAL APP DIST	807,659.00	807,659.00
2005	01	AUSTIN ISD	807,659.00	807,659.00
2005	02	CITY OF AUSTIN	807,659.00	807,659.00
2005	03	TRAVIS COUNTY	807,659.00	807,659.00
2005	2C	DOWNTOWN PUB IMP DIST	807,659.00	807,659.00
2005	2J	TRAVIS CO HEALTHCARE DIST	807,659.00	807,659.00
2005	68	AUSTIN COMM COLL DIST	807,659.00	807,659.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	836,180.00	836,180.00
2004	01	AUSTIN ISD	836,180.00	836,180.00
2004	02	CITY OF AUSTIN	836,180.00	836,180.00
2004	03	TRAVIS COUNTY	836,180.00	836,180.00
2004	2C	DOWNTOWN PUB IMP DIST	836,180.00	836,180.00
2004	2J	TRAVIS CO HOSPITAL DIST	836,180.00	836,180.00
2004	68	AUSTIN COMM COLL DIST	836,180.00	836,180.00
2003				
2003	0A		885,150.00	885,150.00
2003	01		885,150.00	885,150.00
2003	02		885,150.00	885,150.00
2003	03		885,150.00	885,150.00
2003	2C		885,150.00	885,150.00
2003	68		885,150.00	885,150.00
2002				
2002	0A		1,012,840.00	1,012,840.00
2002	01		1,012,840.00	1,012,840.00
2002	02		1,012,840.00	1,012,840.00
2002	03		1,012,840.00	1,012,840.00
2002	2C		1,012,840.00	512,840.00
2002	68		1,012,840.00	1,012,840.00
2001				
2001	0A		1,012,840.00	1,012,840.00
2001	01		1,012,840.00	1,012,840.00
2001	02		1,012,840.00	1,012,840.00
2001	03		1,012,840.00	1,012,840.00
2001	2C		1,012,840.00	512,840.00
2001	68		1,012,840.00	1,012,840.00
2000				
2000	01		800,000.00	800,000.00
2000	02		800,000.00	800,000.00
2000	03		800,000.00	800,000.00
2000	2C		800,000.00	300,000.00
2000	68		800,000.00	800,000.00

**TaxNetUSA: Travis County Property Information**

Property ID Number: 192864 Ref ID2 Number: 02050215020000

Owner's Name **BIG BLOCK LP**  
 Mailing Address 207 SAN JACINTO BLVD STE 300  
 AUSTIN, TX 78701-  
 Location 309 E 3 ST 78701  
 Legal LOT 10 BLOCK 016 ORIGINAL CITY

**Property Details**

Deed Date 03082007  
 Deed Volume  
 Deed Page  
 Exemptions  
 Freeze Exempt F  
 ARB Protest F  
 Agent Code 9  
 Land Acres 0.1352  
 Block  
 Tract or Lot 10  
 Docket No  
 Abstract Code 801330  
 Neighborhood Code 4CB04

**Value Information**

**2009 Preliminary**

Land Value 353,280.00  
 Improvement Value 19,066.00  
 AG Value 0.00  
 AG Productivity Value 0.00  
 Timber Value 0.00  
 Timber Productivity Value 0.00  
 Assessed Value 372,346.00  
 10% Cap Value 0.00  
 Total Value 372,346.00

Data up to date as of 2009-06-15

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEDOM EXEMPTION
- HOMESTEAD EXEMPTION FORM (TIFF)
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP
- PLAT MAP (PDF)

**Value By Jurisdiction**

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		372,346.00	372,346.00	372,346.00	372,346.00
01	AUSTIN ISD	1.202000	372,346.00	372,346.00	372,346.00	372,346.00
02	CITY OF AUSTIN	0.401200	372,346.00	372,346.00	372,346.00	372,346.00
03	TRAVIS COUNTY	0.412200	372,346.00	372,346.00	372,346.00	372,346.00
2C	DOWNTOWN PUB IMP DIST		372,346.00	372,346.00	372,346.00	372,346.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	372,346.00	372,346.00	372,346.00	372,346.00
68	AUSTIN COMM COLL DIST	0.095400	372,346.00	372,346.00	372,346.00	372,346.00

**Improvement Information**

Improvement ID	State Category	Description	Detail Only
157083	F3		

**Segment Information**

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
157083	740521	541	FENCE COMM/UF	05	1985	112
157083	740522	551	PAVED AREA	AS	1985	5,888
157083	4177960	1ST	1st Floor	D25	0	1
<b>Total Living Area</b>						<b>1</b>

**Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
190893	LAND	F3	F	0.135	0	0	5,888

**Certified Value History**

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008	0A	TRAVIS CENTRAL APP DIST	372,346.00	372,346.00
2008	01	AUSTIN ISD	372,346.00	372,346.00
2008	02	CITY OF AUSTIN	372,346.00	372,346.00
2008	03	TRAVIS COUNTY	372,346.00	372,346.00
2008	2C	DOWNTOWN PUB IMP DIST	372,346.00	372,346.00
2008	2J	TRAVIS CO HEALTHCARE DIST	372,346.00	372,346.00
2008	68	AUSTIN COMM COLL DIST	372,346.00	372,346.00
2007	0A	TRAVIS CENTRAL APP DIST	363,110.00	363,110.00

2007	01	AUSTIN ISD	363,110.00	363,110.00
2007	02	CITY OF AUSTIN	363,110.00	363,110.00
2007	03	TRAVIS COUNTY	363,110.00	363,110.00
2007	2C	DOWNTOWN PUB IMP DIST	363,110.00	363,110.00
2007	2J	TRAVIS CO HEALTHCARE DIST	363,110.00	363,110.00
2007	68	AUSTIN COMM COLL DIST	363,110.00	363,110.00
2006				
2006	0A	TRAVIS CENTRAL APP DIST	363,110.00	363,110.00
2006	01	AUSTIN ISD	363,110.00	363,110.00
2006	02	CITY OF AUSTIN	363,110.00	363,110.00
2006	03	TRAVIS COUNTY	363,110.00	363,110.00
2006	2C	DOWNTOWN PUB IMP DIST	363,110.00	363,110.00
2006	2J	TRAVIS CO HEALTHCARE DIST	363,110.00	363,110.00
2006	68	AUSTIN COMM COLL DIST	363,110.00	363,110.00
2005				
2005	0A	TRAVIS CENTRAL APP DIST	333,670.00	333,670.00
2005	01	AUSTIN ISD	333,670.00	333,670.00
2005	02	CITY OF AUSTIN	333,670.00	333,670.00
2005	03	TRAVIS COUNTY	333,670.00	333,670.00
2005	2C	DOWNTOWN PUB IMP DIST	333,670.00	333,670.00
2005	2J	TRAVIS CO HEALTHCARE DIST	333,670.00	333,670.00
2005	68	AUSTIN COMM COLL DIST	333,670.00	333,670.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	333,670.00	333,670.00
2004	01	AUSTIN ISD	333,670.00	333,670.00
2004	02	CITY OF AUSTIN	333,670.00	333,670.00
2004	03	TRAVIS COUNTY	333,670.00	333,670.00
2004	2C	DOWNTOWN PUB IMP DIST	333,670.00	333,670.00
2004	2J	TRAVIS CO HOSPITAL DIST	333,670.00	333,670.00
2004	68	AUSTIN COMM COLL DIST	333,670.00	333,670.00
2003				
2003	0A		333,670.00	333,670.00
2003	01		333,670.00	333,670.00
2003	02		333,670.00	333,670.00
2003	03		333,670.00	333,670.00
2003	2C		333,670.00	0.00
2003	68		333,670.00	333,670.00
2002				
2002	0A		333,670.00	333,670.00
2002	01		333,670.00	333,670.00
2002	02		333,670.00	333,670.00
2002	03		333,670.00	333,670.00
2002	2C		333,670.00	0.00
2002	68		333,670.00	333,670.00
2001				
2001	0A		333,670.00	333,670.00
2001	01		333,670.00	333,670.00
2001	02		333,670.00	333,670.00
2001	03		333,670.00	333,670.00
2001	2C		333,670.00	0.00
2001	68		333,670.00	333,670.00
2000				
2000	01		215,910.00	215,910.00
2000	02		215,910.00	215,910.00
2000	03		215,910.00	215,910.00
2000	2C		215,910.00	0.00
2000	68		215,910.00	215,910.00