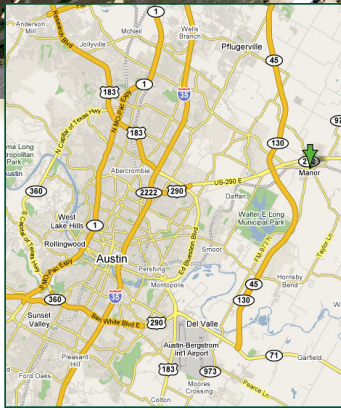


Presidential Meadows Commercial

MANOR, TX



"The 290 frontage on this project, and its proximity to Manor's rooftops and commuters says it all."

DESCRIPTION: Presidential Meadows Commercial consists of approximately 45 acres subdivided into 10 commercial lots ranging from 1.6 to 9.2 acres out of the Master Land Plan. The lots are located within the Cottonwood Creek Municipal Utility District #1. The commercial development is adjacent to the Presidential Meadows residential subdivision consisting of more than 3,000 residents.

PROPERTY TYPE: Commercial frontage

TOTAL AVAILABLE AREA: up to 280,000 s.f.

LOCATION: Located just east of FM 973 on Hwy 290 East. The commercial properties have approximately ¾ of a mile frontage on Hwy 290 East.

ZONING: The property is located in Manor's ETJ, therefore, it is not zoned.

PRICING: \$2.75-12.00/s.f.

TERRAIN: Clear with minimal topography.

UTILITIES: Water and Sewer: Cottonwood Creek MUD #1
Electric: Bluebonnet Electric
Cable: Time Warner
Telephone: SBC

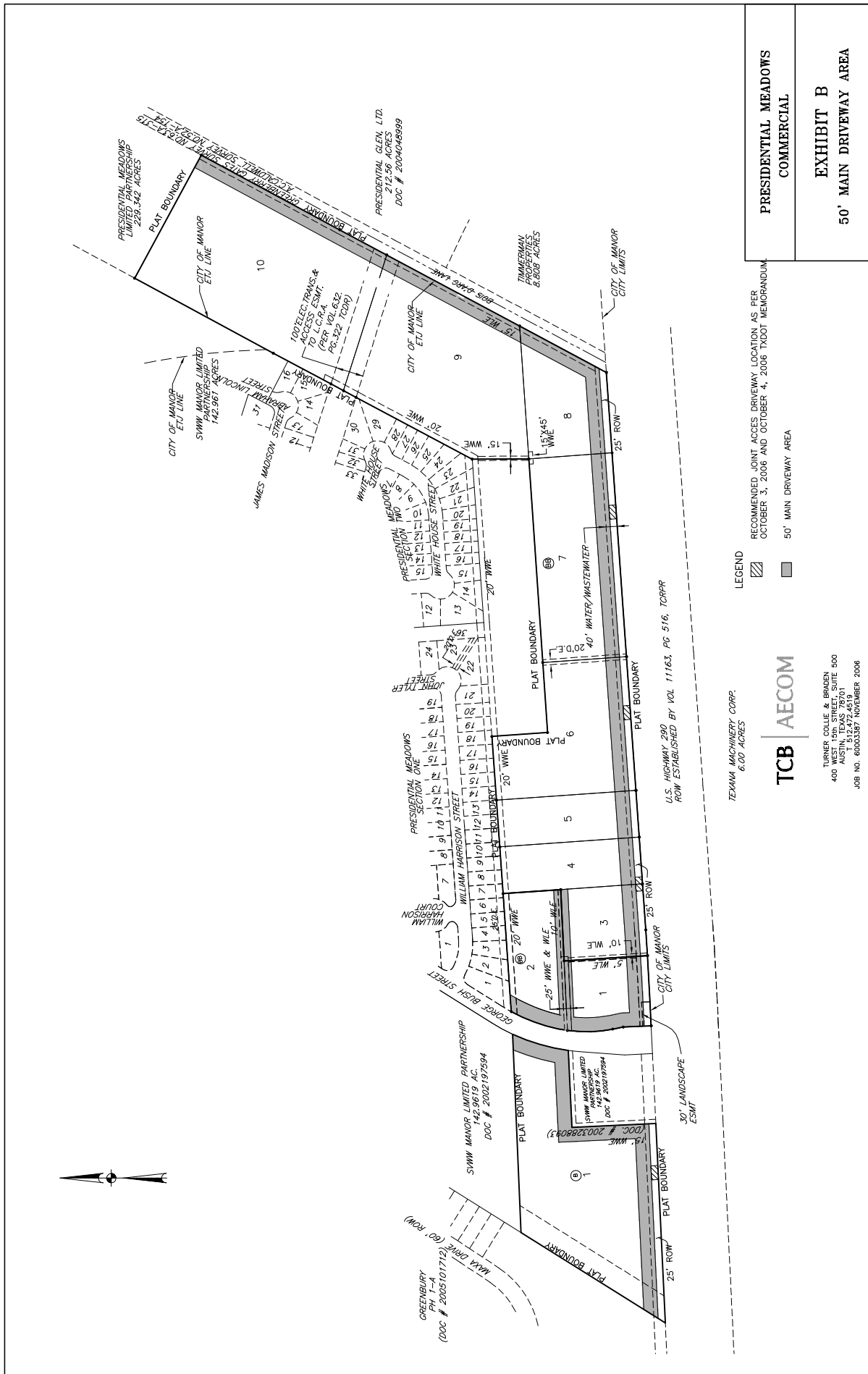
TAXES:

Cottonwood Creek MUD #1	.917000
Travis County	.383800
Travis County Healthcare District	.110541
Manor ISD	1.51500
Austin Comm. College District	.10200
Travis County ESD No. 12	.10000

DESC.	PARCEL	ACRES	\$/SQFT	PRICE
Commercial 1	B	7.16	\$5.00	\$1,871,337
Commercial 1	BB	1.60	\$12.00	\$836,352
Commercial 2	BB	2.17	\$7.00	\$661,676
Commercial 3	BB	1.59	SOLD	SOLD
Commercial 4	BB	1.82	\$6.00	\$479,675
Commercial 5	BB	1.82	\$5.00	\$475,675
Commercial 6	BB	4.07	\$5.00	SOLD
Commercial 7	BB	4.59	\$8.00	\$1,599,523
Commercial 8	BB	2.44	\$7.00	SOLD
Commercial 9	BB	7.18	\$3.50	\$1,094,663
Commercial 10	BB	9.19	\$2.75	\$1,100,870



All information regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price, terms, prior sale or other disposition or withdrawal without notice.



PRESIDENTIAL MEADOWS COMMERCIAL

EXHIBIT B

50' MAIN DRIVEWAY AREA

LEGEND

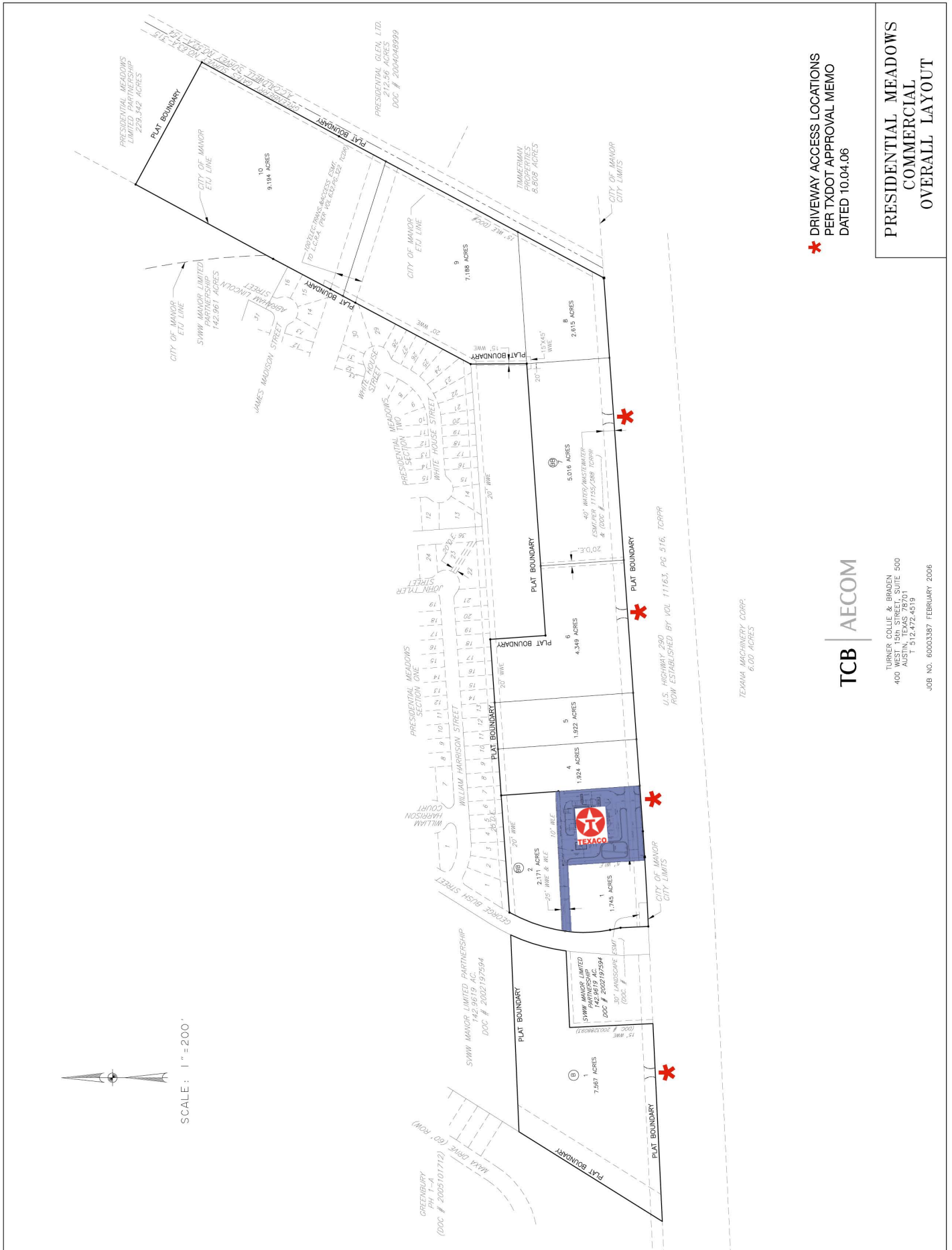
RECOMMENDED JOINT ACCESS DRIVEWAY LOCATION AS PER OCTOBER 3, 2006 AND OCTOBER 4, 2006 TADOT MEMORANDUM

50' MAIN DRIVEWAY AREA

TEZAMA MACHINERY CORP.
6.00 ACRES

TCB AECOM

TURNER COLLIE & BRADEN
500 ACRES SUITE 500
AUSTIN, TEXAS 78701
512.472.4519
JOB NO. 60003387 NOVEMBER 2006



* DRIVEWAY ACCESS LOCATIONS
PER TXDOT APPROVAL MEMO
DATED 10.04.06

**PRESIDENTIAL MEADOWS
COMMERCIAL
OVERALL LAYOUT**

TCB AECOM

TURNER COLLIE & BRADEN
400 WEST 15th STREET, SUITE 500
AUSTIN, TX 78701
TEL: 512.472.4519
JOB NO. 60003387 FEBRUARY 2006