

Exhibit B
Class A Office Building Located in
Ballantyne Corporate Park
Charlotte, North Carolina



Contacts

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Charlotte, North Carolina 28277
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Building Manager Northwood Office LLC
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Attention: Tom Pizzo 704/248-2080

Building Information

Address 13146 Ballantyne Corporate Place
Charlotte, North Carolina 28277

Number of floors in building 11 Class A floors
12th floor is a dedicated roof top amenity

Number of floors available in building 11

Square feet

<u>Floor</u>	<u>GSE</u>	<u>RSE</u>
1	24,792	23,656
2	23,988	22,787
3-10	26,005	24,804
11	25,065	23,864
12	8,211	6,678
Total:	290,096	275,417

Free parking accommodations Parking deck connected via on-grade sidewalks
Approximately 1,350 parking spaces in parking deck with
approximately 49 on grade parking spaces on site.

<i>Floor to Floor Heights</i>	1 st to 2nd 2nd to 3 rd 3 rd – 10 th 11 th to 12th 12 th to Roof	16'-0" 14'-6" 13'-6" 14'-0" 16'-0"
<i>Clear space above ceiling</i>	2'-8" plenum space	
<i>Bay depths vary/average is</i>	43'-0" x 25'-0" column free tenant upfit	
<i>Base Building Restrooms</i>	Finished with Class A wood pilasters with granite counters and tiled flooring.	
<i>Lobby</i>	Class-A lobby included that incorporates stone features and glass interior tenant doors.	
<i>Lighting/ ceiling systems</i>	No tenant lighting, ceiling grid or tile provided	
<i>Window treatments</i>	5% Openness fabric shades provided on exterior windows	
<i>Signage</i>	Free-standing precast building signage is available at tenant's cost.	
<i>Card Access/ Security Systems</i>	Card Access provided on exterior doors.	
<i>Exterior of building and common construction materials</i>	<p>Building has been designed to have a significant visual impact along Ballantyne Corporate Place and visibility to Interstate 485 and impeccable views of the golf course and surrounding areas. Architectural precast fenestrated with "punched" high-performance Low-E blue green exterior glazing comprise the exterior envelope.</p> <p>Floor to ceiling vision glazing is 1" thick insulating units comprised of ¼" coated high performance glass with stainless steel coating, ½" insulating air space, and ¼" clear glass on interior side of unit. Design allows for maximum daylight and 90% openness ratio at perimeter curtainwall.</p>	
<i>Life safety features</i>	<ol style="list-style-type: none"> 1. Two fire exit stair towers allowing 240 people to exit per stair tower. 2. Central fire alarm system with pull station, smoke heads and horns on each floor. 3. The building is fully sprinklered NFPA13 for light hazard with U.L. approved automatic operation. 	

Elevators

<i>Total number of cabs</i>	Four (4) in building and one (1) dedicated freight
<i>Building passenger elevator</i>	The elevators are designed and specified to be Schindler with AC drives that return regenerated power to the grid. The elevators have a traditional overhead machine room containing machines, drives & control. The machines are a high efficiency gearless design with Schindler Traction

Media suspension systems, consisting of steel bands encased in rubber belts. The rated design speed of the elevators is 500 FPM. The elevators have a traveling cable that can be interfaced with compatible access control systems. This will allow card access to certain floors and the ability to lock floors based on a time schedule.

Floor Loading Capacities

Floor load: Design loads

Offices – 100 PSF; Roof – 20 PSF/Live Load; Wind 80 MPH; ASCE-7.
2nd – 10th floors- Designated High-Density file area floors (150 psf).

Electrical Specifications

Lighting (277v): 200A breaker panel per floor. 1.0 watts per square foot maximum per the Energy Code.

Incidental (120v): 150 KVA transformers on each floor; 3 section panel with 42 circuits. Up to 6.0 watts per square foot.

Additional electrical service may be added if necessary via transformer(s) and Bus riser(s).

480V, 3 phase, 4 Wire power is available on each floor via Bus Riser(s) and/or 400A panel.

Type of under floor electrical distribution system: Poke-thru on 2nd through 10th levels.

HVAC

Base Building HVAC design consists of self-contained dx cooling units, one per floor. It has a condenser water system with a cooling tower that provides water to the self-contained units and a tenant loop for auxiliary equipment. The Building has variable air volume (VAV) and power induction units (PIU). Heat is provided by electric strip heat via PIU. The building is controlled by an Energy Management System with DDC controls.

Electronic digital controls provide constant control for total energy management system. HVAC system can handle an occupancy load of 1 person/150 SF and meets ASHRAE Standard 62-2009 of outside air.

Separate independent 24-hour HVAC capability can be provided for computer and wiring rooms at tenant's direct cost by attachment to a dedicated closed loop cooling system provided by the building. Capacity is limited to 10 tons per floor.

Zoning 2000 GSF maximum per interior zone.
850 GSF maximum per exterior zone.
250 GSF maximum per corner zone.
Exterior and corner FPU's to have resistance heat for morning warm-up. Approximately 25 zones per floor.

Roof insulation R-25 rigid foam insulation.

Wall insulation R-19 foil backed fiberglass batts.

Hazardous Material

- A. Asbestos will not exist in building.
- B. No electrical equipment contains PCB.
- C. The property was never part of an environmental cleanup effort.
- D. There is not a CFC issue with any of the building's cooling equipment.

Codes/ADA

The building falls under the State of North Carolina's and City of Charlotte's local Building and Zoning Codes. The building is in total compliance with ADA regulations. The building is totally accessible to the handicapped to include facilities for wheelchair, blind, and hearing impaired.

Adjacent Site Infrastructure

Preliminary horizontal infrastructure serving the vacant property adjacent to the parking deck fronting Ballantyne Corporate Place includes the following:

- A. Domestic RPP backflow with 3" meter with a 4" domestic service line available
- B. Sanitary Service line is in place waiting future development.

Amenities

Building is located in Ballantyne Corporate Park East, in the larger mixed-use development Ballantyne.

The visual and pedestrian heart of the buildings will be the public space created by the central park area and building entry plazas.

Building has an on-ground patio and elevated balcony on floor 11 and a 6,678 SF roof top terrace

Building is designed and constructed as a LEED® project with the intention of obtaining "Silver Core & Shell" level certification.

Eating, shopping, and hotel facilities are located within walking distance.

Easy access to I-485 and I-77/ I-85.

Only 20 minutes from airport and 20 minutes from uptown area.

Corporate helipad available.