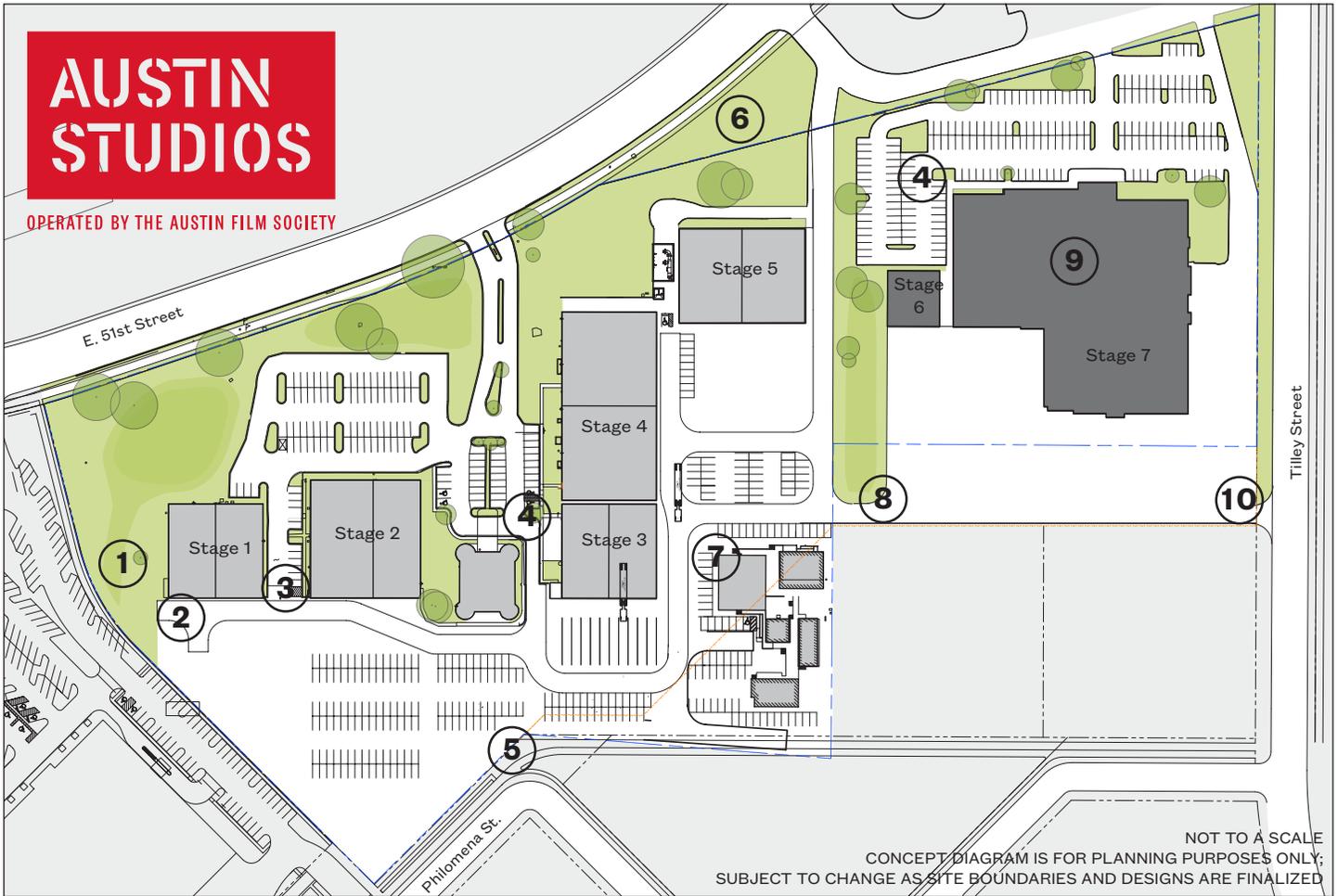


# AUSTIN STUDIOS

OPERATED BY THE AUSTIN FILM SOCIETY



## AUSTIN STUDIOS CONCEPT DIAGRAM\*

<b>1**</b>	<b>Security, Screening &amp; Landscaping Improvements</b> <ul style="list-style-type: none"> <li>Install Fencing, Pedestrian Gate with Key-Card Access, Pedestrian Path and Outdoor Break Area/Garden</li> <li>Upgrade &amp; Install Additional Security Cameras</li> </ul>
<b>2**</b>	<b>Drainage &amp; Foundation Improvements</b> <ul style="list-style-type: none"> <li>Reinforce Stage 1 Foundation, Reconstruct and Enhance Drainage Swale</li> </ul>
<b>3</b>	<b>Security &amp; Vehicular Connectivity Upgrades</b> <ul style="list-style-type: none"> <li>Widen Gate Opening, Install Automatic Gate with Key-Card Access, Upgrade Security Cameras</li> </ul>
<b>4**</b>	<b>Infrastructure Upgrades</b> <ul style="list-style-type: none"> <li>Upgrade Water, Wastewater, Telecommunications, and Electrical Service</li> <li>Retrofit HVAC Systems (Stage 3, Red Building) for Energy Efficiency</li> </ul>
<b>5</b>	<b>Security &amp; Screening Improvements***</b> <ul style="list-style-type: none"> <li>Install Fencing and Pedestrian Gates with Key-Card Access</li> </ul>
<b>6**</b>	<b>Accessibility, Wayfinding, Security &amp; Landscaping Improvements</b> <ul style="list-style-type: none"> <li>Complete ADA-Compliant Access Pathways and Enhance Landscaping Along East 51st Street</li> <li>Install Monumental &amp; Directional Signage, Upgrade &amp; Install New Automatic Gates with Key-Card Access &amp; Security Cameras</li> </ul>
<b>7</b>	<b>Trailers &amp; Trailer Infrastructure Upgrades***</b> <ul style="list-style-type: none"> <li>Upgrade Water, Wastewater, Telecommunications and Electrical Service to Trailers for Additional Capacity</li> <li>Purchase Trailers for Additional Production Office/Creative Media Tenant Space</li> </ul>
<b>8**</b>	<b>Vehicular &amp; Infrastructure Connection, Drainage Improvements***</b> <ul style="list-style-type: none"> <li>Create Vehicular and Infrastructure "Bridge" to former Armory site, Reconstruct &amp; Enhance Drainage Swale</li> </ul>
<b>9**</b>	<b>Renovation of former National Guard Armory including Code Compliance &amp; Infrastructure Upgrades</b> <ul style="list-style-type: none"> <li>Upgrade Building's Core Systems, including utilities service, restrooms, roof replacement, and life safety</li> <li>Create Critical Infrastructure for Creative Media Hub and Production Tenants</li> </ul>
<b>10</b>	<b>Vehicular &amp; Infrastructure Connection, Security &amp; Wayfinding Improvements***</b> <ul style="list-style-type: none"> <li>Create Vehicular Connection to future Tilley Street, Connect Utilities to Tilley Street</li> <li>Install Fencing and Automatic Gates with Key-Card Access, Install Monumental and Directional Signage</li> </ul>

\* Concept Diagram for planning purposes only and is subject to change as site boundaries and designs are finalized.

\*\*Denotes activities that are anticipated to be completed in a first phase.

\*\*\*Implementation of these items is subject to determination of final lease boundaries.