

## DESCRIPTION OF IMPROVEMENTS

The subject property consists of an existing medical office complex. The original building is leased and occupied by Davita Dialysis Clinic and includes 16,120 square feet. The annex and 3-story building includes 56,096 square feet. Total buildings include 72,216 square feet. The total site includes an irregular shaped tract, total land size per Bowie County Tax District records is 7.695 acres. The municipal address is 4800 & 4802 Texas Boulevard, Texarkana, Bowie County, Texas.

The original building is a one-story steel and concrete building. The exterior walls are tilt-up concrete panels, foundation is concrete slab, and roof is flat, built-up composition. The building is circular with diameter of 159.33 feet, and has a center core with a 44 foot diameter, with an open atrium surrounding the core with 84 foot diameter. There are two 5' x 20' glassed-in walkways from the outer core to the center core. Typical interior finish is vinyl and carpet flooring, painted and textured interior walls, suspended acoustical ceilings. Interior doors are solid core wood, and there is extensive built-in cabinetry and shelving for special use applications. Rest rooms include good commercial fixtures, and are adequate for the intended use. The walls facing the atrium are glass. The outer ring has 2 tiers of office and exam rooms with access by interior hallways. There have been reasonable and needed maintenance and refurbishing completed in recent years, and the condition is average overall. The building size is estimated to be 16,120 square feet of finished area. There is a drive-in canopy at the front entry being 33' x 31' or 1,023 square feet.

The annex building is a one-story steel and concrete building reported to have been built in 1972-3. The exterior walls are tilt-up concrete panels, foundation is concrete slab, and roof is flat, built-up composition. The building is semicircular matching the circular pattern of the original building and is connected by screened-in walkway to the original building. The annex building is 48 feet width and has outer dimension of 144 feet, and inner dimension of 102 feet. Typical interior finish is similar to the original with vinyl and carpet flooring, painted and textured interior walls, suspended acoustical ceilings. Interior doors are solid core wood, and there is extensive built-in cabinetry and shelving for special use applications. Rest rooms include good commercial fixtures, and are adequate for the intended use. The annex has 3 tiers of office and exam rooms with access by interior hallways. The building size is estimated to be 6,120 square feet of finished area. There is a drive-in canopy and porch at the east entry being 1,386 square feet.

The 3-story addition building is a steel and concrete building reported to have been built in 1978. The exterior walls are tilt-up concrete panels, foundation is concrete slab, and roof is flat, built-up composition. The building is generally rectangular with a smaller rectangular wing at the west side. The dimensions are summarized below. Typical interior finish is vinyl and carpet flooring, painted and textured interior walls, suspended acoustical ceilings. Interior doors are solid core wood, and there is extensive built-in cabinetry and shelving for special use applications. Rest rooms include good commercial fixtures, and are adequate for the intended use. There are two 4,000# elevators at the east end of the building and stairways at each end. There has been needed refurbishing completed over the years, but not much in recent years. The building size is estimated to be 49,304 square feet of finished area. There is a integral porch at the west entry being 11' x 8' or 88 square feet.

The building is fairly typical for medical clinic use and includes lobby/reception areas, offices, labs, exam rooms, patient rooms, emergency and surgery rooms, X-ray, kitchen, break/lounge rooms, meeting rooms, etc.