**PURCHASE ORDER**

**THE TEXAS A&M UNIVERSITY SYSTEM**

**HEALTH SCIENCE CENTER**

200 Technology Way, Suite 2079, College Station, Texas 77845-3424; Phone 979-436-9219, FAX 979-436-0074

**FILE**

**Order Date**

11/28/2016

**Page**

01

**VENDOR GUARANTORS:**

MERCHANDISE DELIVERED ON THIS ORDER WILL MEET OR EXCEED SPECIFICATIONS IN THE BID INVITATION.

**ALL TERMS AND CONDITIONS SET FORTH IN THE BID INVITATION BECOME A PART OF THIS ORDER.**

**INVOICE (IN DUPLICATE) TO AGENCY BELOW**

TEXAS A&M HEALTH SCIENCE CTR

FACILITIES, UTILITIES, SAFETY, AND SECURITY ADMINISTRATION

CLINICAL BUILDING 1 (CB1)

8441 STATE HIGHWAY 47 STE 4400

BRYAN TX 77807

**SHIP TO:**

TEXAS A&M HEALTH SCIENCE CTR

BAYLOR COLLEGE OF DENTISTRY

FACILITIES SERVICES & PLANNING

3302 GASTON AVE RM 22

DALLAS TX 75246

**P700025**

ANY EXCEPTION TO PRICING OR DESCRIPTION CONTAINED HEREIN MUST BE APPROVED BY HUB & PROCUREMENT SERVICES PRIOR TO SHIPPING.

PLEASE NOTE: IF YOUR INVOICE IS NOT ADDRESSED AS INSTRUCTED PAYMENT WILL BE DELAYED.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Quantity</th>
<th>UOM</th>
<th>Unit Price</th>
<th>Ext Price</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Parking Lease for 3434 Swiss Ave., Dallas, TX Lease began on 5/1/13 &amp; ends on 4/30/18. This PO will cover 12/1/16 - 8/31/17. Sept-Nov 2016 we're paid thru BAM</td>
<td>9</td>
<td>MO</td>
<td>2,000,000</td>
<td>18,000.00</td>
</tr>
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**PHONE:** 214-820-3278

Purchase made by an Institution of Higher Education, Section 51.9335 Education Code.

**CC:** FY 2017 ACCOUNT NO. 301090-30000-5870 DEPT. 4130

**DOCUMENT DATE:** 11/28/2016

**DEPT. CONTACT:** LAURA TEMPLETON

**PHONE NO.:**

**Sole Source Reason:** ONLY THIS VENDOR

**PCC CD:** 9

**TYPE FUND:** S TYPE ORDER: HIED

**SAW**

**FOB:** NOT SPECIFIED

The Texas A&M University System Health Science Center cannot accept collect freight shipments.

**Terms:**

IN ACCORDANCE WITH YOUR BID, SUPPLIES/EQUIPMENT MUST BE PLACED IN THE DEPARTMENT RECEIVING ROOM BY

**The State of Texas is exempt from all Federal Excise Taxes**

**STATE AND CITY SALES TAX EXEMPTIONS CERTIFICATE:** The undersigned claims an exemption from taxes under Texas Tax Code, Section 151.309(f), for purchase of tangible personal property described in this numbered order, purchased from contractor and/or shipper listed above, as this property is being secured for the exclusive use of the State of Texas. The Terms and Conditions of the State of Texas shall prevail.

**Purchasing Agent for**

THE TEXAS A&M UNIVERSITY SYSTEM HEALTH SCIENCE CENTER
The Texas A&M University System Health Science Center

Sole Source and/or Proprietary Justification

Requisition No. \( \text{R700026} \)  Date: \( \text{12/31/16} \)

This form is to be used to aid departmental staff in relating information necessary in the process of requisitions on a sole source and/or proprietary basis. Your cooperation in answering the questions listed below will assist the purchaser in handling your order expeditiously. Please complete the form and forward to HUB and Procurement Services. If more space is required, feel free to attach additional pages. **NOTE: For your convenience, this is a fill-in form. Adobe Reader required.**

1. Description of item (if commodity: make, model no., etc.; if service: detail of type of service):
   Parking Lease per contract dated April 9, 2013.

2. Name of known source for item:
   Baylor Health Care System

3. What feature or functions are unique (proprietary) to this item?
   N/A

4. Briefly explain how the unique features or functions are essential to the purpose for which the item is needed.
   N/A

5. List any source other than the known source that manufactures or supplies similar items or items with similar functions.
   N/A
6. Why are the other sources not satisfactory?
   N/A

7. Will the item be used with existing equipment?
   If yes, - as a repair/replacement part?
   - as component to be interfaced?
   - as an accessory?
   - to match existing equipment?
   - for reason of interchangeability?

   List make and model of existing equipment.
   N/A

8. Include any additional information that may aid the purchaser in processing this requisition.
   N/A

I certify that, to the best of my knowledge, the above information is true and accurate and that no other material fact or consideration offered or given has influenced this recommendation for a sole source/proprietary purchase.

Submitted by:  Mark Cervinka, HSC Operations
(Printed name, title and department)

Signature: 

Page 2 of 2
Robby and Susan:

Please find attached the lease and sole source for R700026 to Baylor Health Care-CBRE. This is a lease that we’ve had for many years. I just changed the Rdoc number and date on the sole source, however, Mark didn’t resign or initial because he’s out of the office this week. Is it possible to have the Pdoc created this week and I’ll obtain Mark’s signature on Monday? I’m asking because the payment (December) has to be made by the 5th of each month to Baylor – per the lease agreement.

If you have any questions, please let me know. Many thanks for your assistance with this request. Have a great week and Thanksgiving.

Laura

Laura Templeton | Business Administrator II
Campus Operations | Texas A&M Health Science Center

Clinical Building 1, Suite 4400, 8441 State Hwy 47, Bryan, TX 77807
ph: 979.436.0542 | templeton@tamhsc.edu
www.tamhsc.edu/ehs | Transforming Health
PARKING LOT LEASE AGREEMENT

THIS PARKING LOT LEASE AGREEMENT (the “Lease”) is effective the 1st day of May, 2013, by and between MEDBUILDING LTD., a Texas limited partnership c/o WORSHAM REALTY, LLC, its agent, as Lessor (hereafter “MEDBUILDING”), and the BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM, an agency of the State of Texas, as Lessee (hereafter “TAMUS”). MEDBUILDING acknowledges that this Lease is being entered into by TAMUS for the use and benefit of The Texas A&M University System Health Science Center (the “HSC”), a member of The Texas A&M University System.

MEDBUILDING is the owner of certain property in Dallas, (hereafter “Parking Premises”), located at 3434 Swiss Avenue, Dallas, Texas, 75204 and TAMUS has identified the Parking Premises as being capable of use for the activities contemplated by Baylor College of Dentistry, a component of the HSC. Any reference in this Lease to any obligation, act, or requirement of TAMUS, to the extent it is consistent with the described relationship between TAMUS and the HSC, shall be deemed to also refer to the HSC.

MEDBUILDING and TAMUS expressly acknowledge and agree this Lease supersedes and replaces any previous agreements between the parties.

As a result of such understandings and in consideration of the monthly cash rentals and benefits to both parties, it is agreed as follows:

ARTICLE I
PARKING PREMISES LEASED

Section 1.01. MEDBUILDING leases to TAMUS the Parking Premises comprised of forty (40) parking spaces, located at 3434 Swiss Avenue, City of Dallas, Dallas County, Texas (as further depicted in Exhibit “A”). The Parking Premises is further described as being Lot 1, Block A/750, Swiss MedBuilding Addition, an Addition to the City of Dallas, Dallas County, Texas (see the attached Tax Record).

ARTICLE II
TERM

Section 2.01. The term of this Lease is for five (5) years beginning on the 1st day of May, 2013, and ending on the 30th day of April, 2018, unless terminated earlier as provided in this Lease.

Section 2.02. Either party may terminate this Lease by giving the other ninety (90) day written notification. Upon the expiration or termination of this Lease for whatever cause, but subject to the provisions of this Article and Article IX, TAMUS must immediately, surrender the Parking Premises in good order, condition and repair, except for ordinary wear and tear only.
ARTICLE III
RENT

Section 3.01. As consideration for the use of the Parking Premises, TAMUS agrees to pay MEDBUILDING as rent ("Rent") TWO THOUSAND AND NO/100 DOLLARS ($2,000.00) per month.

Section 3.02. Rent is payable, in advance, without demand or deduction, on or before the fifth (5th) day of each calendar month during the Lease term. However, if the term of this Lease commences on a date other than the first (1st) day of a calendar month, the first and last rental payment will be prorated.

Section 3.03. All Rent and other sums owed by TAMUS are due and payable at the following address:

MedBuilding Ltd.
c/o Worsham Realty, LLC
Attn: Gary Worsham
11700 Preston Road
Suite 660, PMB 386
Dallas, Texas 75230

Section 3.04. MEDBUILDING is solely responsible for all ad valorem real property taxes and assessments, or other taxes and assessments levied against the Parking Premises.

ARTICLE IV
RETURN OF PARKING PREMISES AND HOLDOVER

Section 4.01. All improvements attached to the Parking Premises by TAMUS become the property of MEDBUILDING upon the expiration or termination, for any reason, except that repaired or replaced improvements on the Parking Premises prior to the commencement date of this Lease, such as paving, shall be considered to be the property of MEDBUILDING. All personal property or trade fixtures and equipment placed upon the Parking Premises and capable of removal may be removed by TAMUS, provided however, all costs associated with such removal and all repairs necessary to correct any damage caused by such removal must be paid by TAMUS.

ARTICLE V
CONDITION OF PARKING PREMISES

Section 5.01. TAMUS has inspected the Parking Premises, accepts the Parking Premises in an "As-Is" condition and, has made its own determination as to the suitability of the Parking Premises for TAMUS' uses.
ARTICLE VI
USE OF PARKING PREMISES

Section 6.01. MEDBUILDING and TAMUS agree the Parking Premises will be used for parking and other activities associated with operation of the Baylor College of Dentistry.

Section 6.02. TAMUS will promptly and fully comply with all applicable laws, regulations or other requirements, now or hereafter in force, of all federal, state and/or local governmental bodies and agencies which have jurisdiction over the Parking Premises and TAMUS' use of the Parking Premises and any and all conditions of any permit or license issued by any such body or agency in connection with TAMUS' use of the Parking Premises.

Section 6.03. TAMUS expressly agrees that the Parking Premises will not be used for any unlawful purposes nor will TAMUS cause, maintain, or permit any nuisance on or about the Parking Premises, or commit or suffer to be committed any waste of or on the Parking Premises.

Section 6.04. MEDBUILDING agrees TAMUS, by observing and performing all of the covenants of this Lease, may peaceably have, hold, occupy, use, and enjoy the Parking Premises during the term of this Lease, and may exercise all its rights under this Lease.

ARTICLE VII
CONSTRUCTION BY TAMUS

Section 7.01. TAMUS will make no major alterations, additions, or changes to the Parking Premises without prior notice to and prior written consent of MEDBUILDING.

Section 7.02. It is expressly understood MEDBUILDING will not be responsible for any of the expenses or contractual obligations of TAMUS associated with improvements to the Parking Premises.

ARTICLE VIII
MAINTENANCE AND REPAIRS

Section 8.01. TAMUS will promptly give MEDBUILDING written notice of any damage to the Parking Premises. TAMUS shall be responsible for all repairs during the term of the Lease. TAMUS except as provided in the preceding sentence, unless otherwise expressly stipulated in this Lease may, but is not required to, make improvements or repairs to the Parking Premises during the term of this Lease.

Section 8.02. MEDBUILDING, its agents and representatives, may enter upon all parts of the Parking Premises at all reasonable hours for purposes of inspection, cleaning, repairs, or alterations that may be necessary or desirable to maintain the Parking Premises. In the event entry is necessary due to emergency, MEDBUILDING will notify TAMUS as soon as reasonably practical to do so.
ARTICLE IX
DESTRUCTION OF PARKING PREMISES

Section 9.01. If the Parking Premises is totally or partially destroyed or damaged by any risk or casualty, or the right of ingress or egress is impaired to such extent the Parking Premises is rendered unfit for the use permitted, or should any agency, department, official or governmental body with jurisdiction determine the Parking Premises is unsuitable for such use, MEDBUILDING or TAMUS has the right, but not the obligation, to terminate this Lease by giving the other written notice at any time within ninety (90) calendar days after such party has received written notice of such damage, destruction, or notification by a third party except that if MEDBUILDING elects to repair or restore the Parking Premises, this Lease will continue in full force and such repairs and restoration will be made within a reasonable time, subject to shortages of labor or materials, acts of god, and other conditions beyond MEDBUILDING’s reasonable control. Under those circumstances, Rent will abate proportionately to the extent and for the period of time that any portion of the Parking Premises is not suitable for the use permitted. In the event this Lease is so terminated, MEDBUILDING shall refund to TAMUS the prepaid unearned Rent, if any, less any sums then owing to MEDBUILDING by TAMUS or TAMUS shall pay all Rent and other sums owed to MEDBUILDING up to the date of such termination.

Section 9.02. If the Parking Premises is damaged by casualty resulting from the misconduct or negligence of TAMUS or its respective agents, employees, licensees, or invitees, such damage will be repaired by and at the expense of TAMUS under the direction and supervision of MEDBUILDING, and Rent will continue without abatement. If the Parking Premises is damaged as a result of the misconduct or negligence of MEDBUILDING, its agents, employees, licensees, or invitees, MEDBUILDING shall reimburse TAMUS for that portion of prepaid unearned Rent.

ARTICLE X
INSURANCE

Section 10.01. MEDBUILDING will, at its sole expense, subject to the terms of Section 3.05, maintain insurance for protection of her interest in the Parking Premises, but MEDBUILDING has no obligation to provide property, liability or any other insurance to cover the interests of TAMUS or its respective agents, employees, licensees, invitees, representatives, successors, or assigns. Neither party is entitled to receive any proceeds of any insurance the other party may maintain on the Parking Premises, tenant improvements, nor other property maintained at the Parking Premises. No insurance carrier of either party has a right of subrogation against the other party to this Lease.
ARTICLE XI
ASSIGNMENT

Section 11.01. TAMUS will not transfer, assign, or otherwise dispose of all or any portion of its rights under this Lease, without the prior express written consent of MEDBUILDING, such consent may be granted or withheld at MEDBUILDING’s sole option or discretion.

ARTICLE XII
PARTY NOT LIABLE FOR OTHER’S NEGLIGENCE

Section 12.01. Neither MEDBUILDING nor TAMUS is liable for the negligent acts or omissions of the other party, its officers, employees, licensees, invitees, or agents which cause the death, bodily injury, or illness of any person or damage to or destruction of any property. This Lease does not create a joint venture, partnership, agency, or other legal relationship between MEDBUILDING and TAMUS other than one of lessor and lessee.

ARTICLE XIII
DEFAULT AND REMEDIES

Section 13.01. Each of the following acts, omissions, or occurrences constitutes an “Event of Default.”

(a) Failure or refusal by TAMUS to timely pay Rent or any other sums when due, after written notice and thirty (30) days opportunity to cure;

(b) Failure or refusal by TAMUS to timely and fully perform or observe any covenant, duty, or obligation of this Lease, for a period of thirty (30) days after TAMUS’ receipt of written notice of such failure or refusal;

(c) Abandoning or vacating the Parking Premises or any significant portion of it and failure to fully cure such abandonment or vacating within thirty (30) days after written notice from MEDBUILDING.

Section 13.02. If an Event of Default occurs and remains uncured within the time period provided above, MEDBUILDING may, at her option, in addition to all other rights and remedies provided or in law or equity, cancel this Lease by sending written notice of such termination, in accordance with Section 16.01, to TAMUS. TAMUS will immediately surrender possession of the Parking Premises to MEDBUILDING.

Section 13.03. Failure or refusal by MEDBUILDING to timely and fully perform or observe any covenant, duty or obligation of MEDBUILDING under this Lease for a period of thirty (30) days after MEDBUILDING’s receipt of written notice of such failure or refusal will be an “Event of Default” by MEDBUILDING. If MEDBUILDING fails to cure any default
after notice, or after having commenced fails to exercise reasonable diligence to complete such
cure, TAMUS may, at its option, in addition to all other rights and remedies in this Lease or in
law or equity, terminate this Lease by sending written notice to MEDBUILDING in accordance
with Section 16.01.

Section 13.04. In any circumstance where MEDBUILDING enters upon the Parking
Premises, whether for the purpose of curing any default of TAMUS, repairing damage resulting
from casualty, or as otherwise permitted by this Lease or by law to go upon the Parking
Premises, no such entry will constitute an eviction or disturbance of TAMUS’ use and
possession of the Parking Premises or a breach by MEDBUILDING or render
MEDBUILDING liable for damages or grant TAMUS any right of off-set or recoupment or
other remedy, except to the extent such damages are the result of the willful misconduct or gross
negligence of MEDBUILDING.

Section 13.05. If either party is required to cure a default and such party has initiated
efforts to cure within the thirty (30) day period, but such cure cannot be reasonably completed in
thirty (30) days, then such party is entitled to a reasonable amount of time to commence such
cure and diligently pursue such cure to completion.

ARTICLE XIV
WAIVER

Section 14.01. No right, remedy, covenant, duty, or obligation of MEDBUILDING or
TAMUS can be waived unless such waiver is in writing and signed by the party making such
waiver. Failure to complain of any action, inaction, or Event of Default will not constitute a
waiver of any breach or a waiver of any rights. Waiver of any Event of Default will not
constitute a waiver of rights regarding either a prior or subsequent default of the same obligation
or for any prior or subsequent Event of Default of any other obligation.

ARTICLE XV
NOTICES

Section 15.01. Any notice required or permitted under this Lease must be in writing, and
shall be deemed to be delivered upon the first to occur of (a) actual receipt or (b) the 3rd day
after the date of deposit with the United States Postal Service, postage prepaid, certified mail,
return receipt requested, and addressed to the intended recipient at the address set out below.
Notice may also be given by regular mail, personal delivery, courier delivery, overnight
commercial delivery service, facsimile transmission (if the receiving party has designated, or
hereafter designates, a fax number for receipt of notice hereunder), or email (if the receiving
party has designated, or hereafter designates, an email address for receipt of notice hereunder)
and will be effective when actually received. TAMUS and MEDBUILDING can change their
respective notice address by sending to the other party a notice of the new address in accordance
with this Section 16.01. Notices should be addressed as follows:
Section 16.01. The validity of this Lease and all matters pertaining to this Lease, including but not limited to, matters of performance, non-performance, breach, remedies, procedures, rights, duties, and interpretation or construction, shall be governed and determined by the Constitution and the laws of the State of Texas. This Lease is performable in Dallas County, Texas. Pursuant to Section 85.18, Texas Education Code, venue for any suit filed against TAMUS shall be in the county in which the primary office of the chief executive officer of TAMUS is located.
ARTICLE XVII
STATE CONTRACTING REQUIREMENTS

Section 17.01. MEDBUILDING certifies that, upon the effective date of this Lease, either MEDBUILDING (1) is not delinquent in payment of State of Texas corporate franchise taxes, or (2) is not subject to the payment of such taxes. MEDBUILDING agrees that any false statement with respect to franchise tax status shall be a material breach, and TAMUS may terminate this Lease upon written notice to MEDBUILDING.

Section 17.02. MEDBUILDING expressly acknowledges that a child support obligor who is more than 30 days delinquent in paying child support and a business entity in which obligor is a sole proprietor, partner, shareholder, or owner with an ownership interest of at least 25 percent is not eligible to receive payments from state funds under a contract to provide property, materials, or services until all arrearages have been paid or the obligor is in compliance with a written repayment, agreement, or court order as to any existing delinquency. Pursuant to Section 231.006, Texas Family Code, MEDBUILDING certifies that the individual or business entity named in this Lease is not ineligible to receive payment from the state and acknowledges that this Lease may be terminated and payment may be withheld if this certification is inaccurate.

Section 17.03. Official Relationships. MEDBUILDING acknowledges that Texas law prohibits contracts between TAMUS and its officers, and such prohibition extends to contracts with any partnership, corporation or other organization in which any such officer has an interest. MEDBUILDING certifies (and this Lease is made in reliance on such certification) neither MEDBUILDING nor any person having an interest in this Lease by, through or under MEDBUILDING, is an officer of TAMUS.

Section 17.04. Debts or Delinquencies. Pursuant to Section 2252.903, Texas Government Code, MEDBUILDING agrees that any payments owing to MEDBUILDING under this Lease may be applied directly toward certain debts or delinquencies, if any, that MEDBUILDING owes the State of Texas or any agency of the State of Texas regardless of when it arises, until such debt or delinquency is paid in full.

Section 17.05. Franchise Tax Certification. If MEDBUILDING is a taxable entity subject to the Texas Franchise Tax (Chapter 171, Texas Tax Code), then MEDBUILDING certifies that it is not currently delinquent in the payment of any franchise taxes or that MEDBUILDING is exempt from the payment of franchise (margin) taxes. MEDBUILDING is not a taxable entity subject to such tax.

ARTICLE XVIII
CAPTIONS

Section 18.01. The captions in this Lease are included for reference only and are not considered a part of, and will not be used to modify, restrict, or enlarge any of the provisions of this Lease.
ARTICLE XIX
SEVERABILITY

Section 19.01. In the event any provision of this Lease is unenforceable for any reason, the unenforceability of such provision will not affect the remainder of this Lease, which remains in full force and effect in accordance with its terms.

ARTICLE XX
ENTIRE AGREEMENT

Section 20.01. This Lease constitutes the entire agreement between the parties. No oral or written representations or promises made by any person prior to or contemporaneous with the execution of this instrument are binding on either party. This Lease will not be amended, changed or extended except by written instrument signed by both parties.

ARTICLE XXI
LOSS OF FUNDING

Section 21.01. Performance by TAMUS under this Lease may be dependent upon the appropriation and allotment of funds by the Texas State Legislature (the "Legislature"). If the Legislature fails to appropriate or allot the necessary funds then TAMUS will issue written notice to MEDBUILDING and either MEDBUILDING or TAMUS may terminate this Lease by giving written notice of termination to the other party and thereafter, neither party will have further duty or obligation hereunder except as to any then existing unfulfilled obligations hereunder. MEDBUILDING acknowledges that appropriation of funds is beyond the control of TAMUS.

ARTICLE XXII
NON-WAIVER PROVISIONS

Section 22.01. MEDBUILDING expressly acknowledges TAMUS is an agency of the State of Texas and nothing in this Lease will be construed as a waiver or relinquishment by TAMUS of its right to claim such exemptions, privileges, and immunities as may be provided by law.

[SIGNATURES FOLLOW ON NEXT PAGE]
EXECUTED in duplicate originals this 9th day of March, 2013 by MEDBUILDING.

MEDBUILDING LTD., a Texas limited partnership c/o WORSHAM REALTY, LLC, a Texas limited liability company

By: MEDBUILDING MANAGEMENT COMPANY, LLC, a Texas limited liability company, as its general partner

By: ________________________________
   RAYMON AGGARWAL
   President

EXECUTED in duplicate originals this ______ day of _________________, 2013 by TAMUS.

BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM, an agency of the State of Texas, for the use and benefit of The Texas A&M University System Health Science Center

By: ________________________________
   BARRY C. NELSON
   Vice President for Finance and Administration
   The Texas A&M University System Health Science Center

RECOMMEND APPROVAL:

______________________________
LAWRENCE E. WOLINSKY, DMD, PH.D.
Dean
The Texas A&M University System Health Science Center
Baylor College of Dentistry
EXECUTED in duplicate originals this 5th day of April, 2013 by
MEDBUILDING.

MEDBUILDING LTD., a Texas limited partnership c/o
WORSHAM REALTY, LLC, a Texas limited liability
company

By: MEDBUILDING MANAGEMENT COMPANY,
LLC, a Texas limited liability company, as its
general partner

By: [Signature]
RAYMON AGGARWAL
President

EXECUTED in duplicate originals this 19th day of April, 2013 by
TAMUS.

BOARD OF REGENTS OF THE TEXAS A&M
UNIVERSITY SYSTEM, an agency of the State of Texas,
for the use and benefit of The Texas A&M University
System Health Science Center

By: [Signature]
BARRY C. NELSON
Vice President for Finance and Administration
The Texas A&M University System Health Science
Center

RECOMMEND APPROVAL:

[Signature]
LAWRENCE E. WOLINSKY, DMD, PH.D.
Dean
The Texas A&M University System Health Science Center
Baylor College of Dentistry
APPROVED AS TO FORM:

EDDIE D. GOSE, J.D.
Assistant General Counsel
Office of General Counsel
The Texas A&M University System
Commercial Account Details

Commercial Account #000750000A0010000

Location (Current 2013)
Address: 3434 SWISS AVE
Market Area: 0
Mapco: 45-H (DALLAS)

Customer Service Survey
Enter PIN: Submit

DCAD Property Map
View Photo
2012 Appraisal Notice
Electronic Documents (ENS)
Print Homestead Exemption Form

Yahoo! Maps

Owner (Current 2013)
SWISS AVE MEDICAL BLDG
3434 SWISS AVE
DALLAS, TEXAS 752046251

Multi-Owner (Current 2013)
Owner Name | Ownership %
--- | ---
SWISS AVE MEDICAL BLDG | 100%

Value
2012 Certified Values
Improvement: $1,576,590
Land: + $703,450
Market Value: + $2,280,080

Tax Agent: KURZ GROUP

Deed Transfer Dates: 4/20/1998

Revaluation Year: 2012

Previous Revaluation Year: 2011

Improvements (Current 2013)

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<td>Appraisal Method</td>
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<td></td>
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<td>Condition: GOOD</td>
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<td>Appraisal Method</td>
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<td>Physical: 80%</td>
<td>INCOME</td>
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<td>Foundation (Area): PIERS (37,000 sqf)</td>
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http://www.dallascd.org/AcctDetailCom.aspx?ID=000750000A0010000

2050012
## Commercial Account Details

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<td>Quality: AVERAGE</td>
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<tr>
<td># Units: 0</td>
<td>Condition: GOOD</td>
</tr>
<tr>
<td>Basement (Area): UNASSIGNED</td>
<td></td>
</tr>
<tr>
<td>Heat: UNASSIGNED</td>
<td></td>
</tr>
<tr>
<td>A/C: UNASSIGNED</td>
<td></td>
</tr>
</tbody>
</table>
Land (2012 Certified Values)

<table>
<thead>
<tr>
<th>#</th>
<th>State Code</th>
<th>Zoning</th>
<th>Frontage (ft)</th>
<th>Depth (ft)</th>
<th>Area</th>
<th>Pricing Method</th>
<th>Unit Price</th>
<th>Market Adjustment</th>
<th>Adjusted Price</th>
<th>Ag Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>COMMERICAL IMPROVEMENTS</td>
<td>PLANNED DEVELOPMENT DISTRICT</td>
<td>0</td>
<td>0</td>
<td>70,349.000 SQUARE FEET</td>
<td>STANDARD</td>
<td>$10.00</td>
<td>0%</td>
<td>$703,490</td>
<td>N</td>
</tr>
</tbody>
</table>

* All Exemption Information reflects 2012 Certified Values. *

Exemptions (2012 Certified Values)
No Exemptions

Estimated Taxes (2012 Certified Values)

<table>
<thead>
<tr>
<th>Taxing Jurisdiction</th>
<th>City</th>
<th>School</th>
<th>County and School Equalization</th>
<th>College</th>
<th>Hospital</th>
<th>Special District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DALLAS</td>
<td>DALLAS ISD</td>
<td>DALLAS COUNTY</td>
<td>DALLAS COMMUNITY COLLEGE</td>
<td>PARKLAND HOSPITAL</td>
<td>UNASSIGNED</td>
</tr>
<tr>
<td>Tax Rate per $100</td>
<td>$0.797</td>
<td>$1.290347</td>
<td>$0.253037</td>
<td>$0.119375</td>
<td>$0.271</td>
<td>N/A</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$2,280,080</td>
<td>$2,280,080</td>
<td>$2,280,080</td>
<td>$2,280,080</td>
<td>$2,280,080</td>
<td>N/A</td>
</tr>
<tr>
<td>Estimated Taxes</td>
<td>$18,172.24</td>
<td>$29,420.94</td>
<td>$5,769.45</td>
<td>$2,721.85</td>
<td>$6,179.02</td>
<td>N/A</td>
</tr>
<tr>
<td>Tax Ceiling</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Total Estimated Taxes: $62,263.49

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an official tax bill from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the official tax bill. To see a listing of agencies that collect taxes for your property, Click Here.

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios. If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

Building Footprint (Current 2013)

Map

History

History
DEBARRED VENDOR LIST

The following vendors shown below are debarred from doing business with the State of Texas, effective from the date of debarment for the length of time indicated. Whether they are listed below or not, the debarred vendors include the vendors' successors in interest as defined in Rule §20.102(b)(4).
<table>
<thead>
<tr>
<th>Vendor ID Number</th>
<th>Vendor Name/Address</th>
<th>Date of Debarment</th>
<th>Length of Debarment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1562456928900</td>
<td>Smith Housewares and Restaurant Supplies 500 Erie Blvd. Syracuse, NY 13202</td>
<td>November 12, 2014</td>
<td>5 Years</td>
</tr>
<tr>
<td>1743261315000</td>
<td>Walker's Electric Company 1520 Park St Beaumont TX 77701 Also: Walkers Electric Company Calvin G. Walker Stacy Walker</td>
<td>August 28, 2012</td>
<td>5 Years</td>
</tr>
<tr>
<td>1760677671800</td>
<td>Texas Code Blue 5550 Eastex Fwy, Suite # L Beaumont, TX 77708-5300</td>
<td>October 24, 2016</td>
<td>5 Years</td>
</tr>
</tbody>
</table>

Download Debarred Vendor List [comptroller.texas.gov/purchasing/docs/debarred-vendor-list.pdf].

**Federal Exclusion**

Agencies and co-op members may wish to check the list of vendors excluded from doing business on the federal level. The System for Award Management, or SAM®, can be used as a resource for purchasing entities.

According to Statewide Procurement Division rules, other debarment activities from other entities may be considered as possible indicators of vendor responsibility.

**Vendor Information on Payments**

The Search State Payments Issued application provides vendors with payment details.
They can also sign up in the application for Advance Payment Notification.

Texas Government Code §2155.077

VISUAL COMPLIANCE RESTRICTED PARTY SCREENING

Search criteria: Baylor Health Care Systems  (Exact match)  
[Export, Sanctions, GSA, Police, PEP and International data groups]

Date of search: Monday, November 28, 2016  
Time of search: 02:48 PM EDT  
Report created by: SUSAN WARREN, TEXAS A&M - HEALTH SCIENCE CENTER

NO MATCHING RECORDS FOUND

AUTHORITIES:

- Department of Commerce Denied Persons [BIS]  
- Department of Commerce Entity List [BIS]  
- Department of Commerce "Unverified" List [BIS]  
- Department of State Arms Export Control Act Debarred Parties [DDTC]  
- Department of State Munitions Export Control Orders [DDTC]  
- Department of State Nonproliferation Orders  
- Department of State Iran Sanctions (ISA and TRA)  
- WMD Trade Control Designations [OFAC]  
- Department of State Designated Terrorist Organizations  
- Department of State Terrorist Exclusion List  
- Palestinian Legislative Council List [OFAC]  
- Federal Register General Orders  
- Specially Designated Nationals and Blocked Persons [OFAC]  
- Foreign Sanctions Evaders List (FSE-IR) [OFAC]  
- Sectoral Sanctions Identifications List (UKRAINE-EO13662) [OFAC]  
- Persons Identified as Blocked Solely Pursuant to Executive Order 13599 [OFAC]  
- United Nations Consolidated List  
- GSA Parties Excluded from Federal Procurement Programs [SAM/EPLS]  
- GSA Parties Excluded from Federal Nonprocurement Programs [SAM/EPLS]  
- Air Force Special Investigations – Top Ten Fugitives  
- Alcohol, Tobacco, Firearms and Explosives Most Wanted  
- FBI Ten Most Wanted Fugitives  
- FBI Most Wanted Terrorists  
- FBI Kidnappings and Missing Persons  
- FBI Seeking Information  
- FBI Wanted Fugitives  
- Food and Drug Administration – Clinical Investigators  
- Food and Drug Administration – Debarment List  
- Food and Drug Administration – Disqualified and Restricted  
- Homeland Security Investigations Most Wanted  
- Naval Criminal Investigative Service – Wanted Fugitives  
- U.S. Immigration and Customs Enforcement Most Wanted  
- U.S. Drug Enforcement – Major International Fugitives  
- U.S. Marshals Service – Major Fugitive Cases  
- U.S. Marshals Service – Top 15 Most Wanted  
- Office of Research Integrity PHS Administrative Actions  
- U.S. Postal Inspection Service – Most Wanted  
- U.S. Service Most Wanted  
- GIC Entities Excluded from Federal Health and Medicare Programs  
- CIA Chiefs of State and Cabinet Members of Foreign Governments [Politically Exposed Persons]  
- Japan Foreign End-Users of Concern  
- Kingdom of Saudi Arabia Wanted Militants  
- CPSEP Listed Entities  
- Australia Foreign Affairs Consolidated List  
- European Union Consolidated List  
- Interpol Recently Wanted  
- HM Treasury Consolidated List [England]  
- Canadian Economic Sanctions  
- Canadian Border Services Agency Wanted List  
- RCMP Wanted Fugitives  
- FinCEN (USA PATRIOT Act) Section 311 – Special Measures  
- World Bank Listing of Ineligible Firms  
- OFSI Consolidated List – Entities  
- OFSI Consolidated List – Individuals  
- OFSI Warning List