

KNOTT & COMPANY, INC.

TRI-STAR CORPORATION/COSMETIC ESSENCE ONE EUROSTAR DRIVE PLEASANTON, TEXAS

SIZE: Approx. 185,700 sf as follows:

Total Manufacturing/Warehouse:	178,500 sf
(Original Facility):	120,000 sf
New Addition:	58,500 sf
Two-Story Office:	7,200 sf

(3,600 per floor)

GROUND: Approx. 14.74 acres (an additional 9+ acres available adjacent to the property on the east side).

DATE OF CONSTRUCTION: 1992 and 2001

DIMENSIONS: 300 'X 400' Original Manufacturing
180' X 325' New Addition

NUMBER OF BUILDINGS: Two modern industrial facilities

CONDITION OF PROPERTY: Excellent

CONSTRUCTION:

Floors:	6" reinforced concrete
Walls:	Insulated metal
Columns:	Steel H beam
Roof:	Built-up insulated metal deck

COLUMN SPACING: Varies from 25' X 52', 25' X 56', 25' X 72', 25' X 100'

CEILING HEIGHT: Approx. 26'—30' to the joist.

LIGHTING: Combination metal halide and high-pressure sodium.

WATER:	Supplied by City of Pleasanton
SEWER:	Supplied by City of Pleasanton
GAS:	Supplied by Centerpoint Gas
POWER:	Supplied by AEP Electric; 277/480 volt; 3 phase; 4 wire with 2,000 amp capacity.
COMPRESSED AIR:	Compressors have been removed. However, the compressed air lines are located throughout the facility.
VENTILATION:	Facility is ventilated via wall mounted exhaust fans.
HVAC:	The office is fully air-conditioned and approx. 30% of the manufacturing area is air-conditioned.
HEATING:	Supplied throughout the facility via ceiling suspended gas fired space heaters.
SPRINKLER:	100% of the facility is covered via a wet system.
OFFICE:	Approximately 7,200 sf of modern, two-story, air-conditioned office space featuring private offices, conference room, carpeted and tiled flooring, acoustical tile ceiling, and fluorescent lighting. There is a cafeteria in the front of the office on the first floor.
RESTROOMS:	Men and Women's restrooms are located throughout both the office and warehouse areas.
TRUCK LOADING:	9 dock high loading doors as follows: East Side of New Addition: 5 (8' X 10') dock high doors with dock plates West Side of New Addition: 3 (8'x10') grade level overhead doors

East Side of Original Construction:
 4 (8' x 10') dock high doors equipped with levelers
 1 (8' X 10') ramp level entrance

RAIL: Union Pacific rail is available to the City of Pleasanton approx. 5 miles away.

PARKING: Paved parking available for approx. 150 cars.

FORMER USE: Manufacturing and distribution of perfume and cosmetics.

MISCELLANEOUS:

- ADT security and fire system linked to the fire and police departments
- Butane tank farm (all tanks have been removed)
- Approx. 9,400 sf of mezzanine office space in the manufacturing and warehouse areas (5,000 sf in the original facility and approx. 6,400 sf in the new addition)

LOCATION: Ideally located just off US Highway 281, which is approx. 35 miles south of downtown San Antonio, approx. 45 minute drive to the San Antonio International Airport, minutes from Interstate Highway 37, I-10, I-410, I-35, and Highway 16. Facility is ideally located approx. 20 minutes southeast of the Toyota manufacturing plant and approx. 2 miles south of the Pleasanton Municipal Airport.

REAL ESTATE TAXES:

Pleasanton IDS	\$60,450.62
Atascosa County	\$30,081.94
City of Pleasanton	<u>\$18,222.37</u>
TOTAL	\$108,754.93

