



AUSTIN STUDIOS CONCEPT DIAGRAM*

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

* 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.