

**The Pilot at Sedgefield – Property Summary**  
 5300 High Point Rd, Greensboro, NC 27407 (Guilford County)  
 Approximate Gross Square Footage  
 11/13/2017

	<b>BUILDING</b>	<b>MAIN SF</b>	<b>BASEMENT SF</b>	<b>LOFT SF</b>	<b>TOTAL SF</b>
1	Fackler	27,164 (3 Floors)	9,179	5,644	41,987
2	Commons	11,745 (2 floors)	3,949	1,910	17,604
3	Mebane	11,000 (2 floors)	2,772	3,261	17,033
4	Annex	34,799 (5 floors)	0	0	34,799
5	North	61,919 (5 floors)	11,908	0	73,827
	<b>TOTALS: Main Bldgs.</b>	<b>146,627</b>	<b>27,808</b>	<b>10,815</b>	<b>185,250</b>

Lake "A" – South	18,864 (2 floors)	0	5,744	24,608
Lake "B" – North	12,228 (2 floors)	0	0	12,228
<b>Totals: Lake Bldgs.</b>	<b>31,092</b>	<b>0</b>	<b>5,744</b>	<b>36,836</b>

<b>GRAND TOTALS</b>	<b>177,719</b>	<b>27,808</b>	<b>16,559</b>	<b>222,086</b>
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Gross square footages taken from as-built floor plans drawn by J. Hyatt Hammond Associates, Inc. dated April 25, 1997.

#### **BASIC CONSTRUCTION**

1. **Exterior Walls** - Brick veneer over terra cotta block. Limestone trim around windows, doors, at corners and arches.
2. **Frame** - Poured-in-place reinforced concrete.
3. **Roof** - Terra cotta or clay tile on wood/gypsum deck supported by steel beams. Some built-up sections. Undersides insulated.
4. **Windows** - Metal framed, single-pane. Push-out or casement. Floor-to-ceiling in some areas.
5. **HVAC** - Steam heat with radiators, oil/gas-fired. Electric A/C units. Hallways and restrooms not air conditioned.
6. **Floors** - Carpet tiles, vinyl asbestos and carpet over concrete slab on concrete joists or steel beams.
7. **Interior Details** - 10' to 12' ceilings, primarily celotex-type fiber tiles or metal acoustical tiles, some

suspended acoustical tile. Recessed or ceiling-mounted fluorescent lighting. Paint, some paneling and fabric wallcoverings. Some plaster crown moldings, marble steps and baseboards, terrazzo tile stair treads. Interior partitions plaster over terra cotta block (outside walls), studs. Some drywall partitioning in more modern sections. Metal and glass panels with sheetrock coverings in most office areas, except paneling in executive section.

8. **Parking** - 676 paved spaces (Main Buildings). 150 paved spaces (former Club location). Ample land for additional parking.

9. **Miscellaneous**

- a. Former Executive offices on third floor of Fackler Building.
- b. Former Cafeteria on ground floor of North Building.
- c. Former file storage and supplies in Lake Building.
- d. Substantial open areas throughout entire complex allows excellent layout flexibility.

Construction information taken from a report prepared in 1997 by Moser Mayer Phoenix Associates, P.A.