

PROPERTY PROFILE

FIRST CITIZENS BANK PLAZA

Location:	Corner of 4 th and Tryon Streets
Address:	<u>First</u> Citizens Bank Plaza 128 South Tryon Street Charlotte, NC 28202
Owner & Manager	TDC Blackbird FCBP, LLC 128 South Tryon Street Suite 1580 Charlotte, NC 28202 Telephone: (980) 237-8078
Building Height:	23 Floors, 310 Ft.
Year Built:	1986
Building Size:	Gross Area - 514,983 Sq. Ft.
Rentable Space	476,987 Sq. Ft. — Building
Typical Floor Size	19,600 Sq. Ft.
Amenities:	Restaurant (TBD) Coffee Shop (TBD) Tenant HUB Bank and ATM (First Citizens Bank) U.S. Mail, Federal Express and UPS Drop Boxes Access to TV Cable and fiber optic via-telephone closet
Architects:	Henningson Durham & Richardson — San Francisco, CA
Developer:	Centerria & Little
General Contractors:	McDevitt & Street Co. — Charlotte, NC

Leasing**Information:**

JLL, LLC
(704) 943-2300

Electrical Capacity:

277/480 volt three phase four wire.

Main switchboards.

2-4000 amp capacity Westinghouse distribution panel boards

1-2500 AMP Westinghouse buss duct system to high rise floor 13-23.

1- 800 amp Westinghouse duct to penthouse equipment.

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1- 800 amp Westinghouse buss duct for emergency generator use.

Typical base building lighting fixtures. 2' x 4' lay-in, 277 volts with two T-8 lamps each.

Elevators:

Passenger:

Low Rise #1 - #4 serves floors #1 - #9

High Rise #5 - #10 serves floors #10 - 22

Service Contractor — Schindler Elevator: Full services, 24-hour contact.

Freight Elevator:

Capacity: 4500 pounds

Interior Measurements: 106" x 64, Door

Opening: 48" x 83.5"

Emergency Generator:

24-hour continuous run with 1000 gal. Diesel Storage Tank.

Make: Cummins

KW: 600

KVA: 750

AMP: 902

RPM: 1800

Fire Alarm & Management System:

Make: Simplex 4120 Fire System

Monitored: 24 hours

Typical floor fire protection:

8 — Fire evacuation speakers per floor

4 — Security intercoms per floor

7 — Ceiling mount smoke detectors per floor

4 — Pull stations per floor
4 — Direct to security fire phones per floor
4 — Intercoms direct to security
2 — Commons area fire extinguishers

Fire Pump:

Make: Cummins
Diesel Horse
power: 187
Engine: 3300 RPM

HVAC:

Normal Operating Hours: 8:00AM to 6:00 PM, Monday-Friday and
8:00AM to 1:00PM Saturday, excluding holidays
After Hours HVAC charge: \$55.00/hour

Chillers — two 650 ton — Trane Centrifugal
Cooling Towers - two 1100 ton-15 degrees rise — Baltimore
Chill Water Pumps — two 1350 GM 75 horse power
Condenser Water Pumps — two 1350 GM 75 horse power

Air Distribution:

Flakt Fans Air Handling Units
Floors 1-10 A/C #1
Floors 11-23 A/C #2

Loading Dock:

Accessible Times: 24 hours
Entrance 4th Street
Clearance: 12'5"

Management Team:

Property Manager
Property Administrator
Two Building Engineers
Service: 24 hours — 7 days

Management Office:

Location: 18th Floor, Suite 1800
Open to receive calls: 8:00am to 5:00 p.m.
Phone rolls over to voice mail after hours
Phone number (980) 237-8078

Parking Deck:

Manager: Lanier Parking
Tele # 704-376-3389
Number of Spaces: 701

Number of Levels: 7
Elevators: 3
Stair Towers: 2
Parking deck connection to main lobby by enclosed pedestrian bridge.

Plumbing System:

Three stage booster pump package model Syncroflo #350D136P. The system is capable of automatically providing a constant system of 186 psig while supplying a flow rate from 0 to 350 gpm with suction pressure of 55 psig minimum.

Security:

Building and Parking Deck monitored by Digital Cameras
On Premise security, 24 hours — 7 days

Sprinkler System:

Areas: Entire Building
Monitored: 24 hours
Stand Pipe: One per floor

Telephone & Electrical Service Closets:

One on each floor with additional access to Main Telephone & Electrical Distribution Room through floor by floor Chase.