

QUANTICO BUILDING D, LLC

Document Tracker

January 30, 2013

NAME OF PROPERTY: <u>Quantico Building D</u>	Notes
A. Detailed description of the Property - 7/12/11	posted as of 10/4/12
B. The most recent survey of the Property	
a. ALTA Survey, dated 4/3/12	posted as of 10/4/12
C. Site Plan	
a. QCC D Site - Approved by Stafford 3/25/11	posted as of 10/4/12
D. Leases and contracts concerning the Property	
I. QinetiQ - 70,252 sf	
a. Lease - signed 2/16/11	posted as of 10/31/12
b. Lease Abstract	posted as of 10/31/12
c. COI exp. 4/1/13	posted as of 10/31/12
d. Rent Commencement, 6/2/12	posted as of 10/31/12
e. Final Occupancy Permit 7/12/12	posted as of 10/4/12
II. TrustComm - 8,397 sf	
a. Lease - signed 6/12/12	posted as of 10/4/12
b. Lease Abstract	posted as of 10/31/12
c. COI exp. 12/15/13	posted as of 1/30/13
d. Rent Commencement, 9/1/12	posted as of 1/30/13
e. Final Occupancy Permit, 1/18/13	posted as of 1/30/13
III. SAIC - 26,175 sf	
a. Lease - signed 3/22/12	posted as of 10/4/12
b. Lease Abstract	posted as of 10/31/12
c. COI exp. 4/1/13	posted as of 10/31/12
d. Rent Commencement, 6/22/12	posted as of 10/31/12
e. Final Occupancy Permit 7/24/12	posted as of 10/31/12
IV. Regus - 13,432 sf	
a. Lease - signed 5/2/12	posted as of 10/4/12
b. Lease Abstract	posted as of 10/31/12
c. COI exp. 10/1/13	posted as of 10/31/12
d. Rent Commencement, 10/16/12	posted as of 1/30/13
e. Final Occupancy Permit, 10/11/12	posted as of 1/30/13
V. SRTP - 1,104 sf	
a. Lease - signed 5/15/12	posted as of 10/4/12
b. Lease Abstract	posted as of 10/31/12
c. COI exp. 7/1/13	posted as of 10/31/12
d. Rent Commencement, 9/6/12	posted as of 1/30/13
e. Final Occupancy Permit, 9/5/12	posted as of 1/30/13
VI. CSC - 9,957 sf	
a. Lease - signed 2/23/12	posted as of 10/4/12
b. Lease Abstract	posted as of 10/31/12

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c. COI exp. 9/1/13	posted as of 10/31/12
d. Rent Commencement, 6/15/12	posted as of 10/31/12
e. Final Occupancy Permit, 6/13/12	posted as of 1/30/13
VII. The Columbia Group - 6,415 sf	
a. Lease - signed 11/29/11	posted as of 10/4/12
b. Lease Abstract	posted as of 10/31/12
c. COI exp. 1/1/14	posted as of 1/30/13
d. Rent Commencement, 6/11/12	posted as of 10/31/12
e. Final Occupancy Permit, 5/17/12	posted as of 1/30/13
VIII. QCC D - Stacking Plan	posted as of 10/17/12
E. Monthly itemized operating statements for the Property for the past 3 years	
a. Cushman & Wafefield Management Report - January 2012 thru December 2012	posted as of 1/30/13
F. The as-built plans and specifications for the Property and all site engineering plans, including an architect's certification as to the exact area of the building, designating gross area, usable area and rentable area using the BOMA method of calculation;	
a. Construction Plan Sheet Index	posted as of 10/4/12
b. Construction Plans as of 6-17-11	posted as of 10/4/12
c. As Built Site 1-4-12	posted as of 10/17/12
d. Quantico Building D - BOMA, 7/17/12	posted as of 10/17/12
e. Quantico Building D - BOMA Tenant Breakdown	posted as of 10/4/12
f. Building Spec List	posted as of 10/4/12
g. MEP Basis of Design	posted as of 10/4/12
h. LEED Items Incorporated in Building D Design	posted as of 10/24/12
i. Tenant Layout Plans	posted as of 10/24/12
G. All marketing and leasing materials (including any building and aerial photos);	
a. QCC D - Marketing Flyer	posted as of 10/4/12
b. Aerial Rendering	posted as of 10/4/12
c. Site Plan	posted as of 10/4/12
d. QCC Articles	posted as of 10/4/12
e. Aerial Impact Map (5 mile radius)	posted as of 10/4/12
f. Aerial Photo of Building with Boundary Line and Tenant Logos	posted as of 10/17/12
g. Stafford Co Annual Report 2012	posted as of 10/4/12
h. SRTP Brouchure	posted as of 10/17/12
H. All government approvals for zoning platting, utility services, etc.;	
a. Stafford County Major Site Plan Approval, 3/25/11	posted as of 10/4/12
b. Stafford County Tax Map 13	posted as of 10/17/12
c. Stafford County Zoning Ordinance - M1	posted as of 10/17/12
d. Tech Zone Ordinance	posted as of 10/17/12
e. Stafford Co. Zoning Verification Letter, 10/11/12	posted as of 10/17/12
f. Stafford BoS FAR Amendment	posted as of 10/17/12

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I. A legible copy of the occupancy permit and/or conditional use permit under which the Property is operated, as well as copies of all business licenses relating to operation of the Property;	
a. QCC D - Cert of Substantial Completion, 1/18/12	posted as of 10/4/12
b. QinetiQ Cert of Occupancy, 7/12/12	posted as of 10/4/12
c. TCG Cert of Occupancy, 5/17/12	posted as of 10/4/12
d. CSC Cert of Occupancy, 6/13/12	posted as of 10/4/12
e. SAIC Cert of Occupancy, 7/24/12	posted as of 10/4/12
f. TrustComm Cert of Occupancy 1/18/13	posted as of 1/30/13
g. Regus Cert of Occupancy 10/11/12	posted as of 1/30/13
h. STRP Cert of Occupancy 9/5/12	posted as of 1/30/13
J. Copies of all service contracts and list thereof;	
a. Landscaping Contract- ValleyCrest	posted as of 10/4/12
b. Lawn Snow Removal Contract- US Lawns of Fredericksburg	posted as of 10/4/12
c. Janitorial and Porter Contract- Mister Kleen Maintenance Company, Inc	posted as of 10/4/12
d. Access Control System Contract- DataWatch Systems Inc.	posted as of 10/4/12
e. Cushman & Wakefield- Subcontract Management Agreement	posted as of 10/17/12
f. Allied Waste Removal Contract	posted as of 10/17/12
g. Window Washing Contract	posted as of 10/23/12
h. Mini Blinds Installation	posted as of 10/31/12
i. Electrical Service Agreement - Dominion VA Power	posted as of 10/23/12
list of all equipment fixtures, furnishings, machinery, etc.;	
a. Tools and Equipment Inventory, as of 9/30/12	posted as of 10/4/12
L. Copies of real and personal property tax bills for the preceding period and final certification of any proposed re-assessments;	
a. Stafford Co Tax Bill 2nd Half 2011	posted as of 10/4/12
b. Stafford Co Tax Bill 1st Half 2012	posted as of 10/4/12
c. Stafford Co Real Estate Assessment - Oct 2012	posted as of 10/23/12
d. Stafford Co Tax Bill 2nd Half 2012	posted as of 1/30/13
M. Copies of environmental studies;	
a. Phase I Environmental Report	posted as of 10/4/12
b. Geotech Report	posted as of 10/4/12
N. All wetlands permits, easements and development agreements along with the current wetlands delineation.	
a. Dominion Virginia Power, Right of Way 9/13/07	posted as of 10/31/12
b. SWM Maintenance 7/7/06	posted as of 10/31/12
c. SWM Maintenance Agmt 4/10/08	posted as of 10/31/12
d. SWM Maintenance Agmt 3/11/11	posted as of 10/31/12

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O. Any other pertinent information necessary to evaluate, for investment purposes the Property.	
I. Warrenties	
a. Plumbing	posted as of 10/4/12
b. Roof	posted as of 10/4/12
c. Carrier	posted as of 10/4/12
d. Caterpillar Generator	posted as of 10/4/12
e. Electrical	posted as of 10/4/12
f. Elevator	posted as of 10/4/12
g. Sprinkler	posted as of 10/4/12
II. Organizational Documents	
a. Quantico Business Center, LLC - 1st Amendment - Amended & Restated Declaration	posted as of 10/4/12
b. Quantico Business Center, LLC - 2nd Amendment of Declaration	posted as of 10/31/12
c. Development Management Agreement	posted as of 10/31/12
e. Written Consent of BoS	posted as of 10/31/12
f. Operating Agreement	posted as of 10/31/12
III. Title Commitment - last updated 7/12/11	posted as of 10/23/12
IV. Stafford Retail Attraction Report	posted as of 10/31/12