

Site Visit
Hosted by



The Courthouse

JACKSON, MISSISSIPPI



46 Northtown Drive ■ Jackson, Mississippi
Telephone: 248.988.9341 ■ www.provisionsllc.com

CONTENTS

PROPERTY SPECIFICATIONS	3
PROPERTY ATTRIBUTES	4
MAPS	6
PHOTOS	8
SITE PLAN	14
FLOOR PLAN	16
CORPORATE OVERVIEW	30



Property Specifications

TYPE	Retail Fitness and Recreation Center
LOCATION	46 Northtown Drive, Jackson, Mississippi 39211
BUILDING SIZE	57,329 square feet
1ST FLOOR	43,009 square feet
2nd FLOOR	11,312 square feet
MEZZANINE	3,008 square feet
ZONING	C-3: General Commercial District
NUMBER OF BUILDINGS	One (1) primary facility
NUMBER OF STORIES	Two (2) stories
ACRES	6.58 Acres
TYPE OF TERRAIN	Flat
YEAR BUILT	1986
YEAR RENOVATED	1994 and 1996
FOUNDATION	Reinforced concrete slab on grade with concrete piers and footings
FRAME	Rigid steel frame with vertical and horizontal steel I-beams and 6" to 8", 18-gauge, steel studs 24" on center
EXTERIOR WALLS	Primarily EIFS siding with some corrugated metal panels
EAVE HEIGHT	25-foot and 24-foot eaves
ROOF STRUCTURE	Steel joists and trusses with metal decking
ROOF COVER	Metal roof panels and single ply-membrane with gravel cover
WINDOWS	Insulated, tinted, fixed glass panels
FLOORS	Mixture of commercial grade carpet tiles, rubberized sports flooring, vinyl composition tile, ceramic tile and wood flooring
LIGHTING	Recessed florescent fixtures and canned/incandescent lighting in addition to suspended florescent fixtures, and suspended indirect pendant mounted metal halide fixtures
ELECTRICAL	Three-phase electrical system
PLUMBING	Men's Locker Room: (3) sinks, (2) water closets, (2) urinals, (5) showers Women's Locker Room: (3) sinks, (4) water closets, (5) showers Each locker room as a whirlpool and a steam room Laundry Room with washer and dryer Nursery: (1) toilet and (1) sink
FIRE PROTECTION	Fire Extinguishers, Emergency Exit Lighting, and Local Fire Alarm System
HVAC	Comprised of a boiler and chiller with additional individual package units and split systems
ENERGY MANAGEMENT SYSTEM	There is an energy management system (EMS) in place, which helps conserve energy consumption by shutting down the boiler and chiller in the evenings and starting them back up in the mornings
SPECIALITY FEATURES	(1) 4,775 square foot outdoor 8-lane lap pool with depths ranging 3 to 12 feet (1) indoor pool (6) hard-surface (acrylic coated concrete) tennis courts (6) soft-surface (Rubico) tennis courts (1) 576 gazebo with wooden deck
PARKING	154 parking spaces of which 9 are ADA parking spaces
TRANSPORTATION	Jackson-Evers International Airport 13.2 miles / 28 minutes

*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.

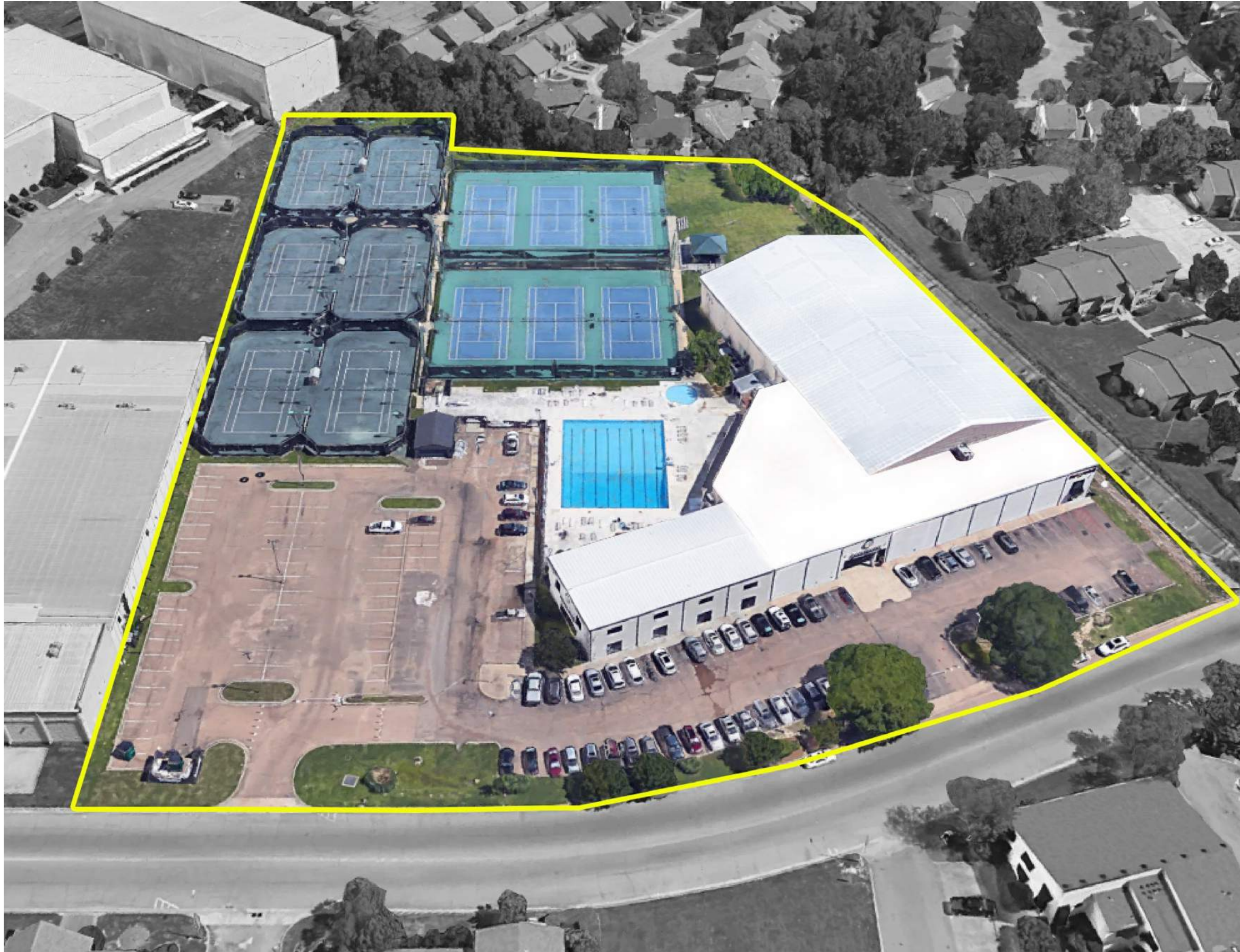


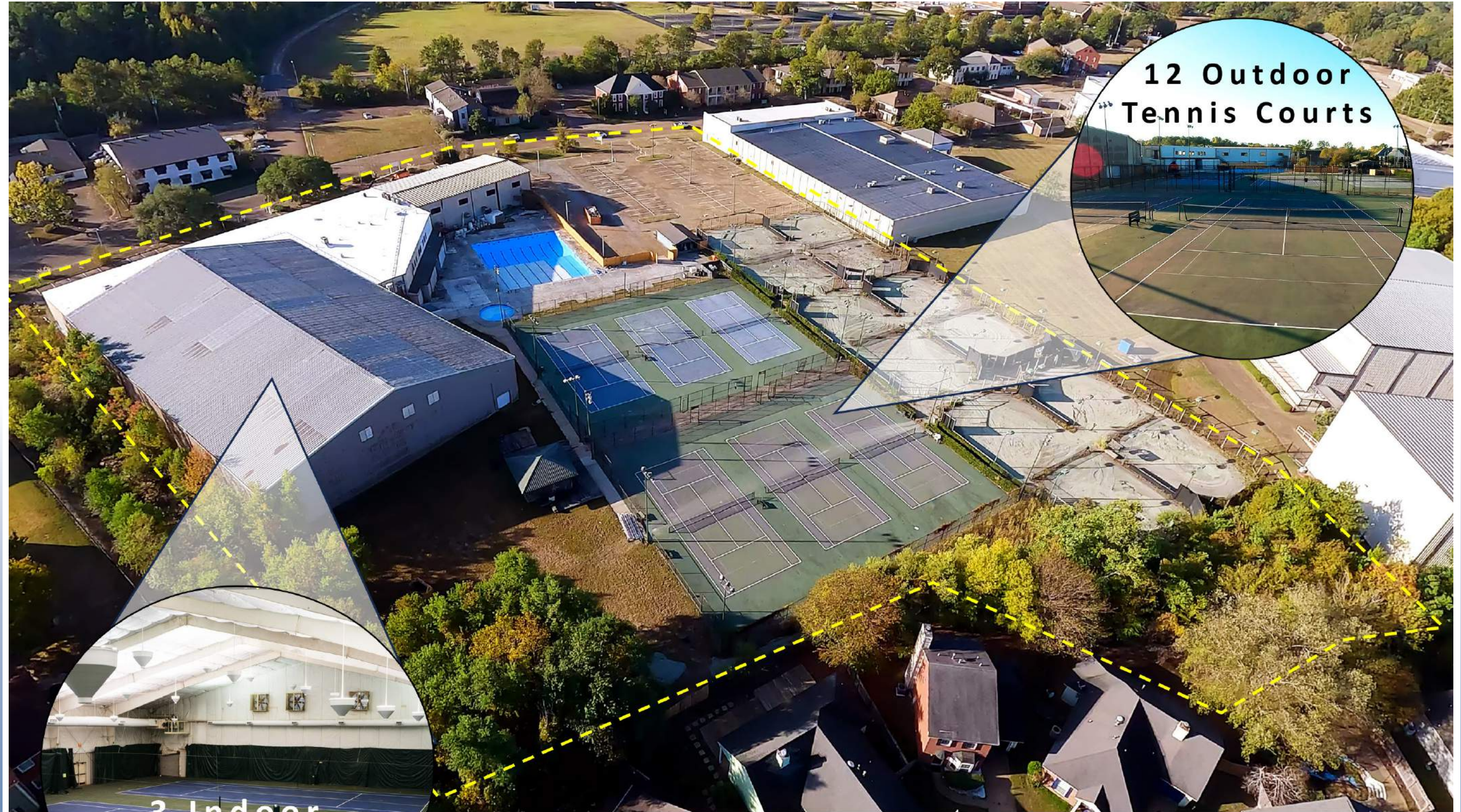
Property Attributes

JACKSON, MISSISSIPPI

- 57,329 SQUARE FEET OF FLEXIBLE SPACE
- ENERGY MANAGEMENT SYSTEM
- INDOOR AND OUTDOOR POOL
- 12 OUTDOOR TENNIS COURTS
- 3 INDOOR TENNIS COURTS
- LARGE OPEN ROOMS
- SUITABLE FOR
 - FITNESS CENTER / RECREATION CENTER
 - FAMILY ENTERTAINMENT / SPORTS CENTER
 - FLEX / TECH
 - EDUCATION / WORSHIP CENTER
 - PUBLIC STORAGE
 - HEALTHCARE

*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.





3 Indoor Tennis Courts

12 Outdoor Tennis Courts

Six (6) Outdoor Hard-Surface (acrylic coated concrete) Tennis Courts
 Six (6) Outdoor Soft-Surface (Rubico) Tennis Courts
 Three (3) Indoor Tennis Courts

* The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.



Six (6) Hard-Surface (acrylic coated concrete) Tennis Courts converted to Twenty (20) Pickleball Courts



Outdoor Hard-Surface Tennis Courts



Outdoor Hard-Surface Tennis Courts



Outdoor Hard-Surface Tennis Courts



Outdoor Hard-Surface Tennis Courts

*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.



8-Lane Lap Outdoor Pool



8-Lane Lap Outdoor Pool



8-Lane Lap Outdoor Pool



Shallow Pool

*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.



North Aerial View



South Aerial View of Building



Aerial Site View



East Aerial View

*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.



Main entrance



Southwest Aerial of Building



South Parking Lot and exterior facade



Front of Building from Northtown Drive

*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.



Indoor Tennis Courts



Indoor Tennis Courts



Mezzanine overlook of Indoor Tennis Courts

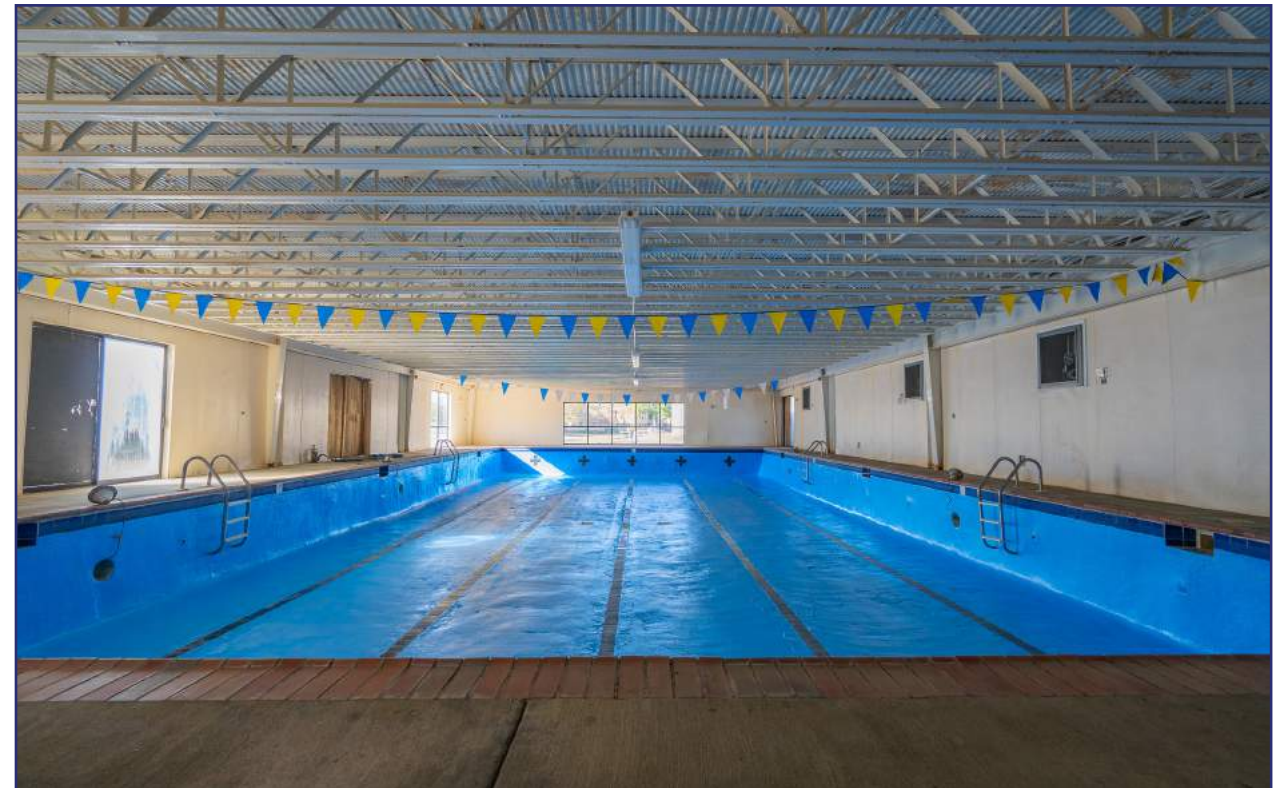


Mezzanine overlook of Indoor Tennis Courts

*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.



Indoor 6-Lane Lap Pool



Indoor 6-Lane Lap Pool



Spa

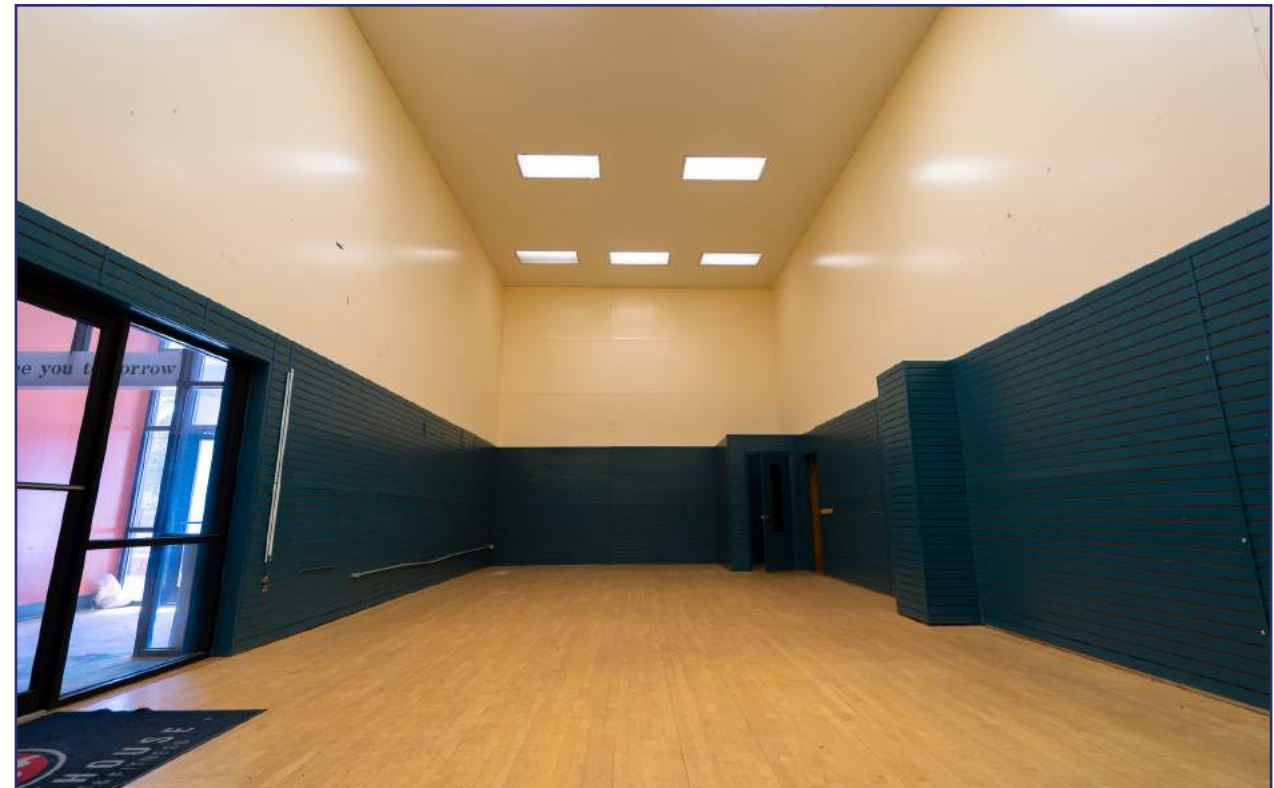


Spa

*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.



Racquet Ball Court



Workout Studio



Large Studio

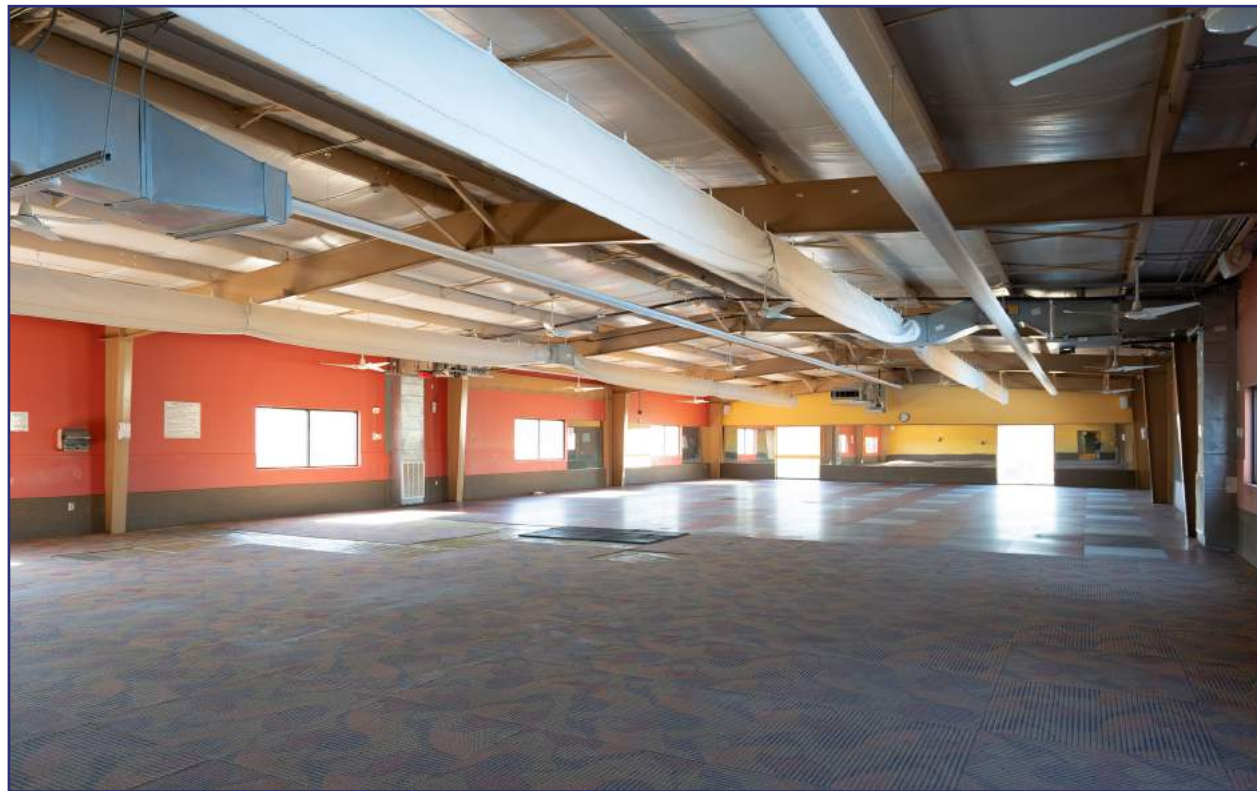


Large Studio

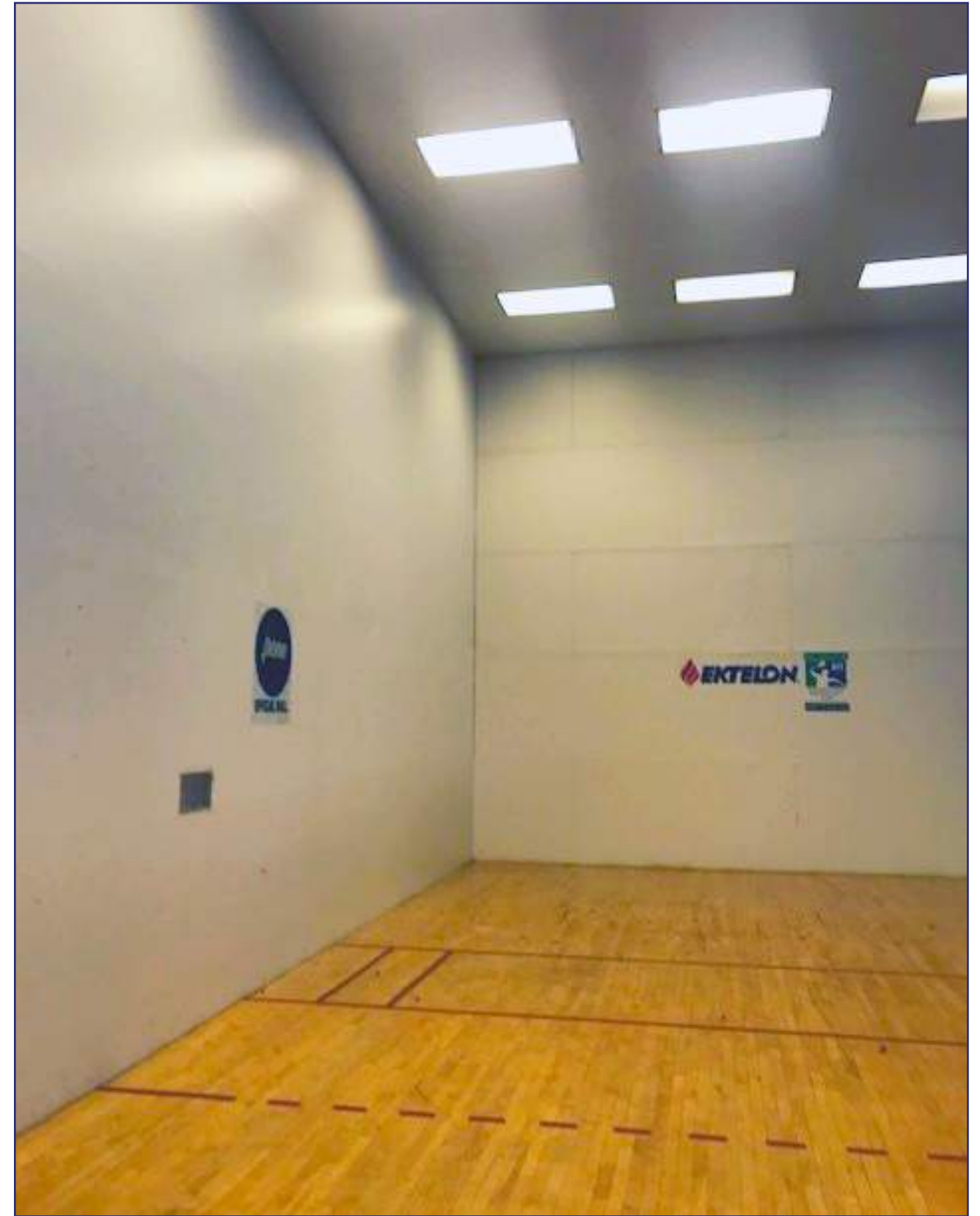
*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.



Open Flex Space



Open Studio



Raquet Ball Court

*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.



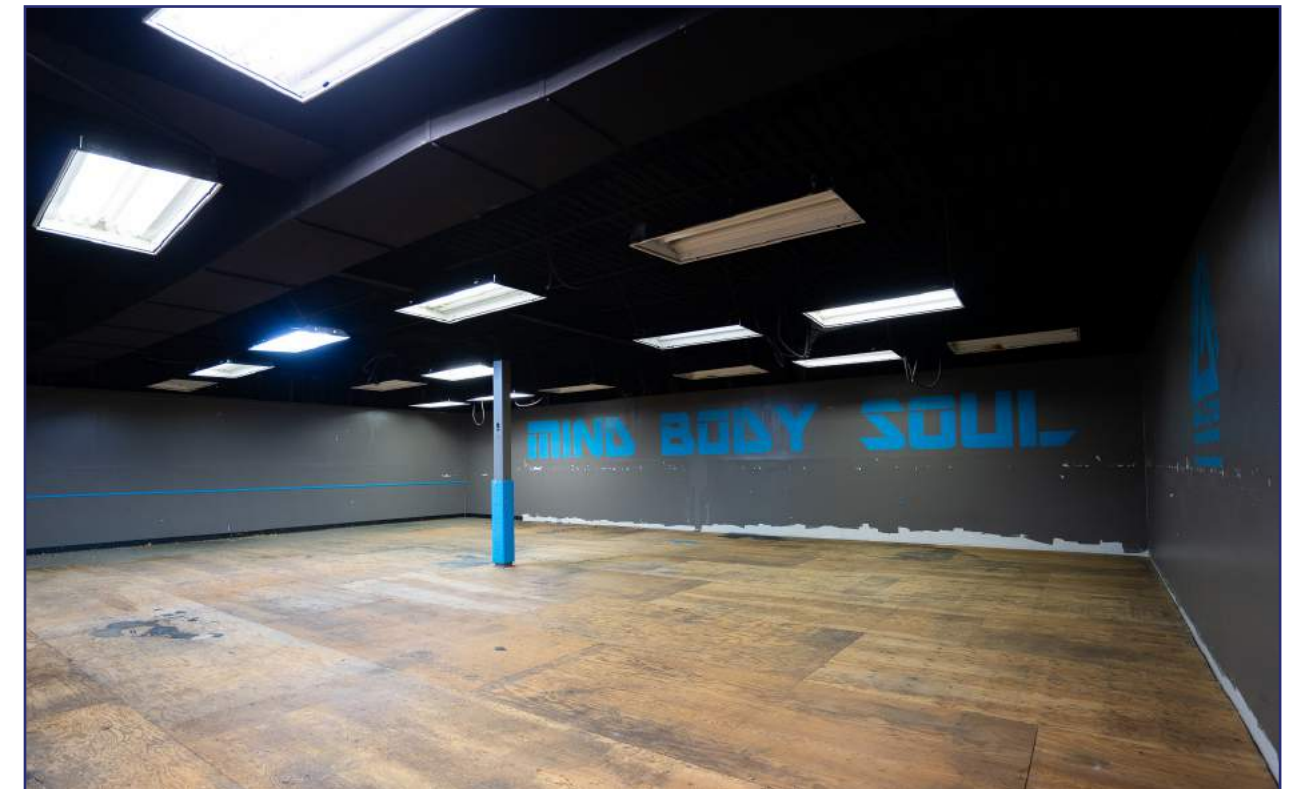
Nursery / Children Playroom



Large Studio



Cycle Studio



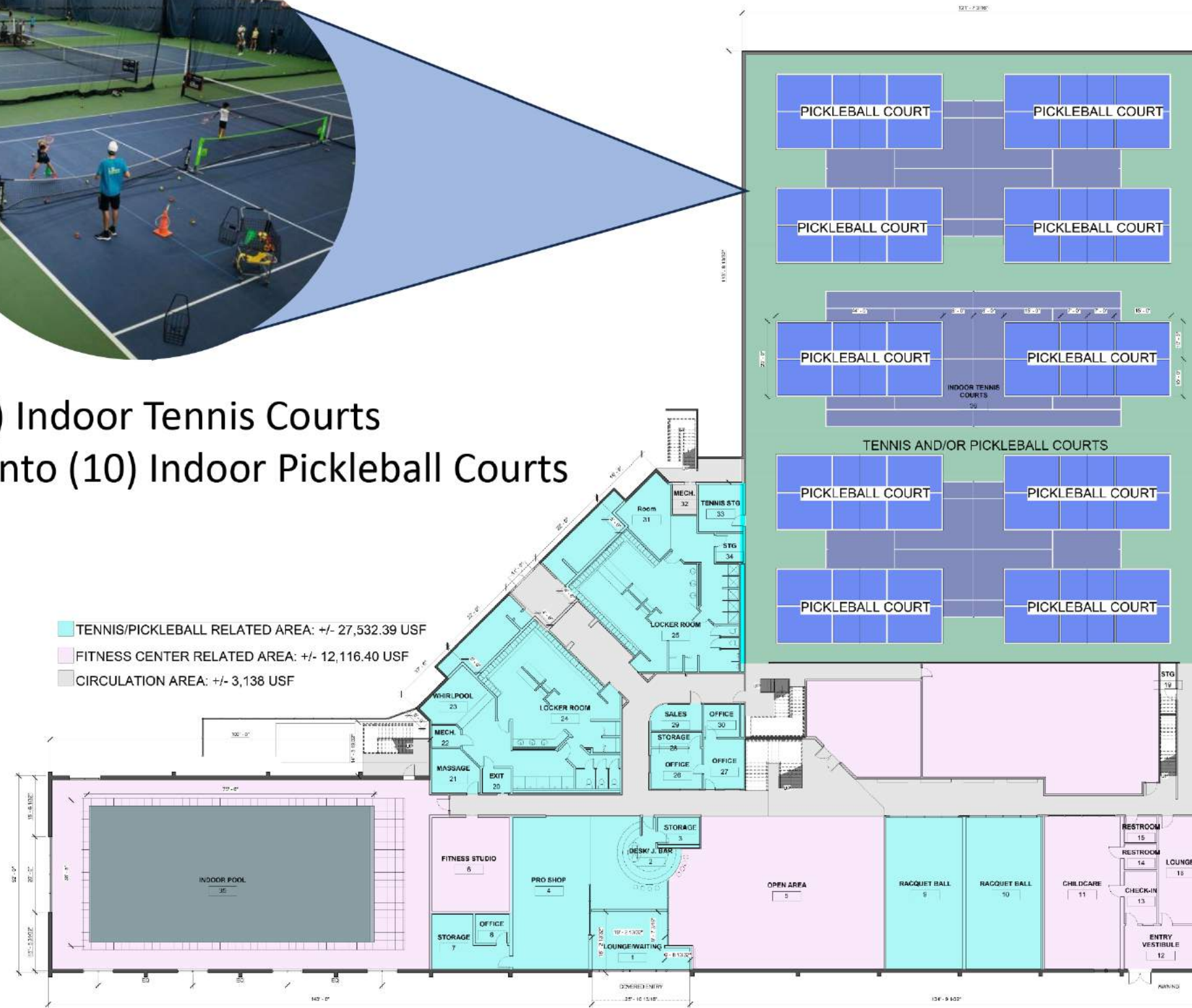
Cycle Studio

*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.



FIRST FLOOR WITH INDOOR COURTS & POOL

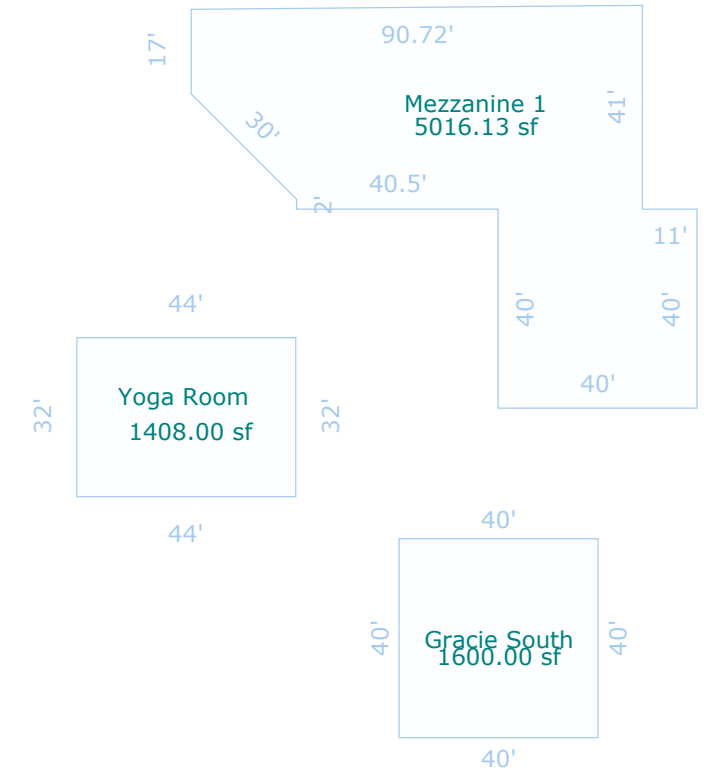
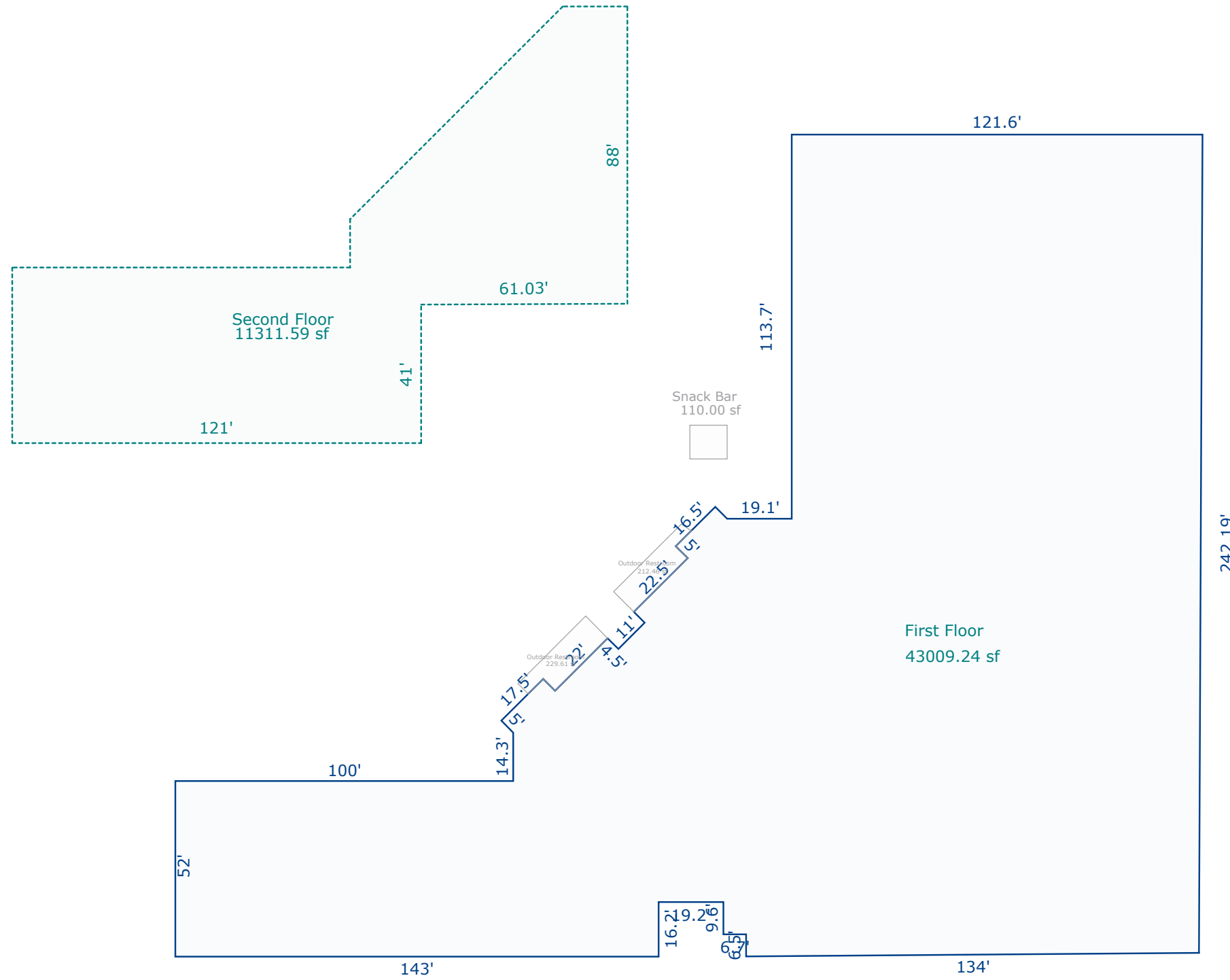
Three (3) Indoor Tennis Courts
Coverts into (10) Indoor Pickleball Courts



*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.



*The following site plans, renderings, and/or floor plans are merely conceptual in nature. These are solely for illustrative purposes and may or may not change.



The Courthouse

Class "B" Survey
 Control Station on Survey
 of Section 5, Township 2 N,
 Range 2 E, Meridian R-1, LLC
 Taken November 27, 2013
 (Geodetic North)
 POC - Point of Commencement
 PFB - Point of Beginning
 CP - Corner of Parcel
 CIP - Corner of Parcel

North Arrow
 Scale in Feet
 15 0 30 45

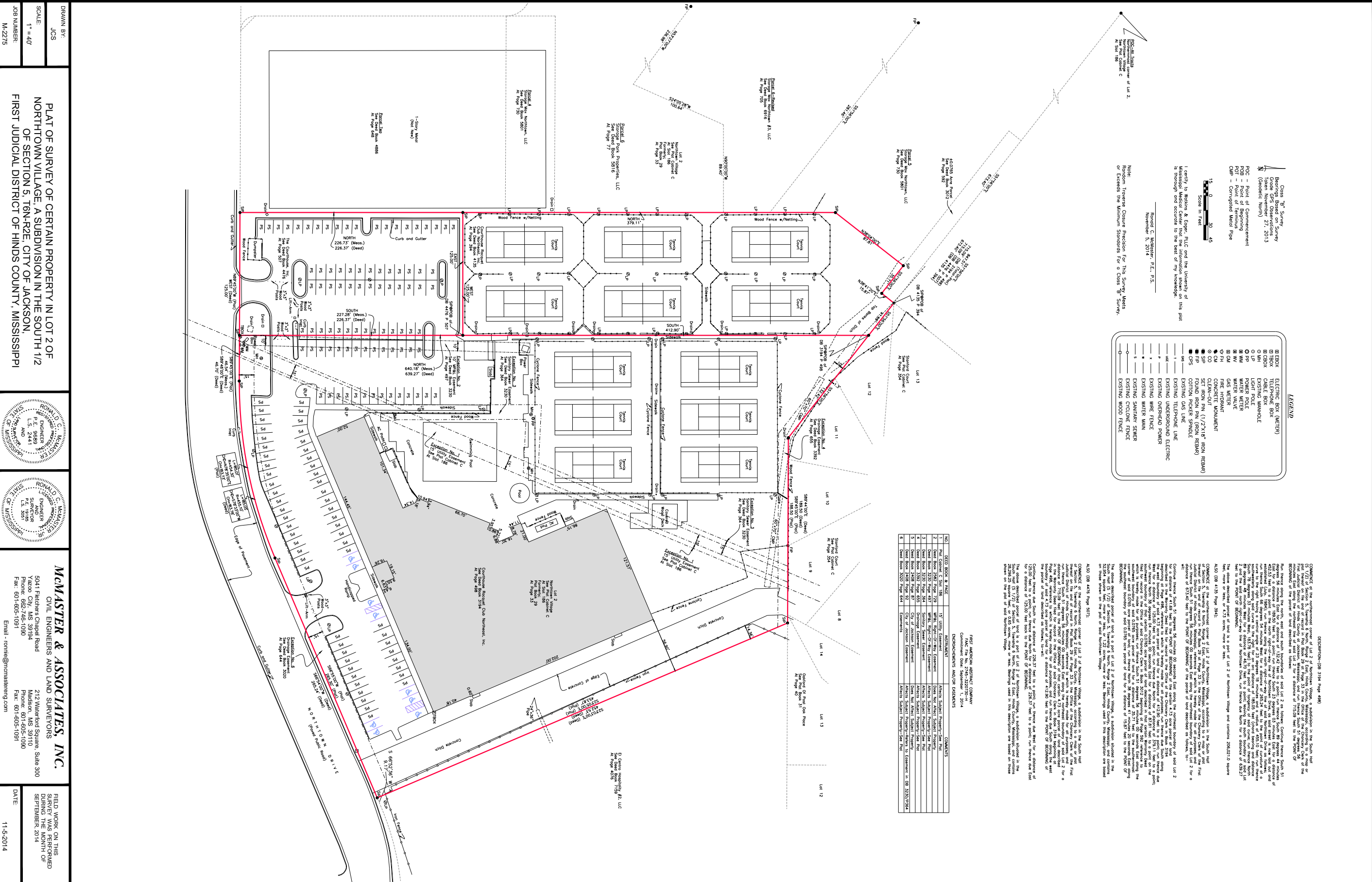
I certify to Watkins & Egger, PLLC and the University of
 Northern Iowa that this survey is true and correct to the
 best of my knowledge.
 November 5, 2014
 Ronald C. McMaster, P.E., P.S.

- LEGEND**
- EB BOX ELECTRICAL BOX (WATER)
 - EB BOX ELECTRICAL BOX
 - CABLE BOX CABLE BOX
 - OH MH EXISTING MANHOLE
 - LIGHT POLE LIGHT POLE
 - OP EXISTING OPEN
 - BM WATER METER
 - BM W WATER VALVE
 - BM W WATER METER
 - BM W WATER METER
 - CONCRETE MONUMENT
 - SET IRON PIN (1/2" X 18" IRON REBAR)
 - UNDERGROUND POWER
 - COTTON PICKET SIGNAL
 - EXISTING TELEPHONE LINE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING WIRE FENCE
 - EXISTING SANITARY MAIN
 - EXISTING WOOD FENCE

COMMENCEMENT OF THE AFORESAID SURVEY AT THE POINT OF COMMENCEMENT (POC) AT THE INTERSECTION OF THE EAST LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 2 EAST, MERIDIAN R-1, LLC AND THE WEST LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 2 EAST, MERIDIAN R-1, LLC. THE POINT OF COMMENCEMENT IS LOCATED AT THE INTERSECTION OF THE EAST LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 2 EAST, MERIDIAN R-1, LLC AND THE WEST LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 2 EAST, MERIDIAN R-1, LLC. THE POINT OF COMMENCEMENT IS LOCATED AT THE INTERSECTION OF THE EAST LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 2 EAST, MERIDIAN R-1, LLC AND THE WEST LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 2 EAST, MERIDIAN R-1, LLC. THE POINT OF COMMENCEMENT IS LOCATED AT THE INTERSECTION OF THE EAST LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 2 EAST, MERIDIAN R-1, LLC AND THE WEST LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 2 EAST, MERIDIAN R-1, LLC.

FIRST AMERICAN AGENCIES COMPANY
 CIVIL ENGINEERS AND LAND SURVEYORS
 212 WATERFORD SQUARE, SUITE 300
 MADISON, MISSISSIPPI 39110
 PHONE: 601-605-1090
 FAX: 601-605-1091
 EMAIL: RCM@FIRSTAMERICANAGENCIES.COM

NO.	DEED BOOK & PAGE	INSTRUMENT NO./OR EXEMPTION	COMMENTS
1	Deed Book 3201 Page 188	15 Utility Easement Easement	ATLANTA SOUTHERN PROPERTY-SEA FUEL
2	Deed Book 3201 Page 427	WATER RIGHT-OF-WAY Easement	ATLANTA SOUTHERN PROPERTY-SEA FUEL
3	Deed Book 3200 Page 544	Sanitary Sewer Easement	ATLANTA SOUTHERN PROPERTY-SEA FUEL
4	Deed Book 2408 Page 87	Sanitary Sewer Easement	DENVER AND CHESTNUT ST-SEA FUEL
5	Deed Book 2408 Page 87	City of Jackson Easement	DENVER AND CHESTNUT ST-SEA FUEL
6	Deed Book 3200 Page 644	Easement	ATLANTA SOUTHERN PROPERTY-SEA FUEL



Site Plan

DRAWN BY: JCS	<p>PLAT OF SURVEY OF CERTAIN PROPERTY IN LOT 2 OF NORTH TOWN VILLAGE A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 5, T8N-R2E, CITY OF JACKSON, FIRST JUDICIAL DISTRICT OF HINDS COUNTY, MISSISSIPPI</p>
SCALE: 1" = 40'	
JOB NUMBER: M-2275	

RONALD C. MCMASTER
 ENGINEER
 No. 2444
 STATE OF MISSISSIPPI

RONALD C. MCMASTER
 SURVEYOR
 No. 3209
 STATE OF MISSISSIPPI

McMASTER & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS

5041 Fielders Chapel Road
 Yazoo City, MS 39194
 Phone: 602-746-1090
 Fax: 601-605-1091

212 Waterford Square, Suite 300
 Madison, MS 39110
 Phone: 601-605-1090
 Fax: 601-605-1091

Email: rcm@mcmastereng.com

DATE: 11-5-2014	FIELD WORK ON THIS SURVEY WAS PERFORMED BETWEEN THE MONTHS OF SEPTEMBER, 2014
--------------------	---

Corporate Overview

ProVisions, LLC is a full-service developer, financier, and owner of public sector, commercial, and health care real estate. Its President, Murray D. Wikol, is a recognized leader in the real estate industry, as he has been responsible for the development, ownership, and management of real estate valued in excess of \$3.2 Billion.

In addition to being President of ProVisions, LLC an accomplished real estate developer and financier, Mr. Wikol is recognized throughout Michigan as a business leader, philanthropist, and dignitary. Mr. Wikol's family has been State of Michigan residents since 1788 and his namesake (Murray D. VanWagoner), was Highway Commissioner and Governor of the State of Michigan. Mr. Wikol is presently a Member of several distinguished Private and Public Boards of Directors throughout the State of Michigan and the United States of America.