


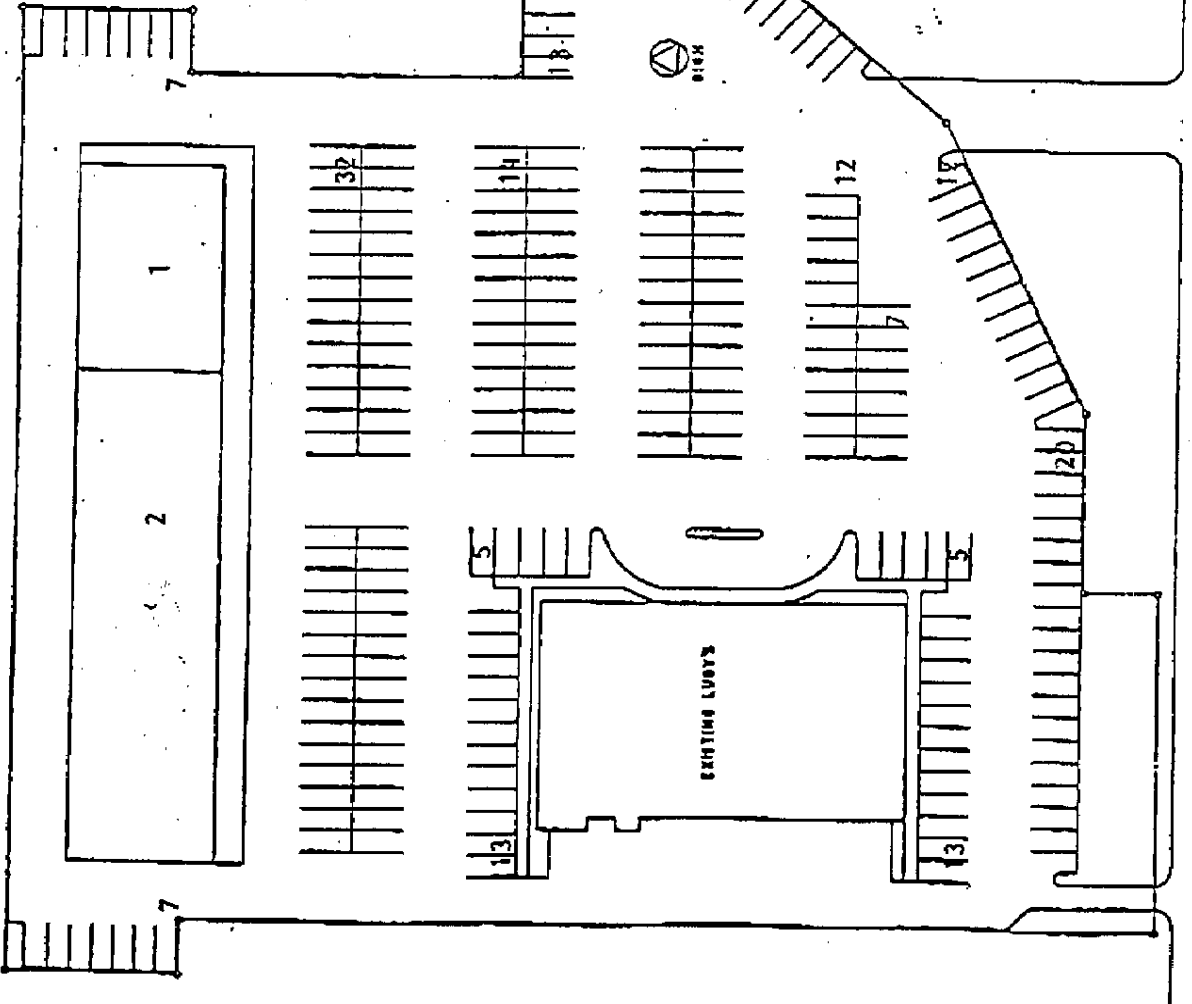
Site Plan - NTS 

**Baker Court**  
Baytown, Texas

Piping Rock Partners, L.P.

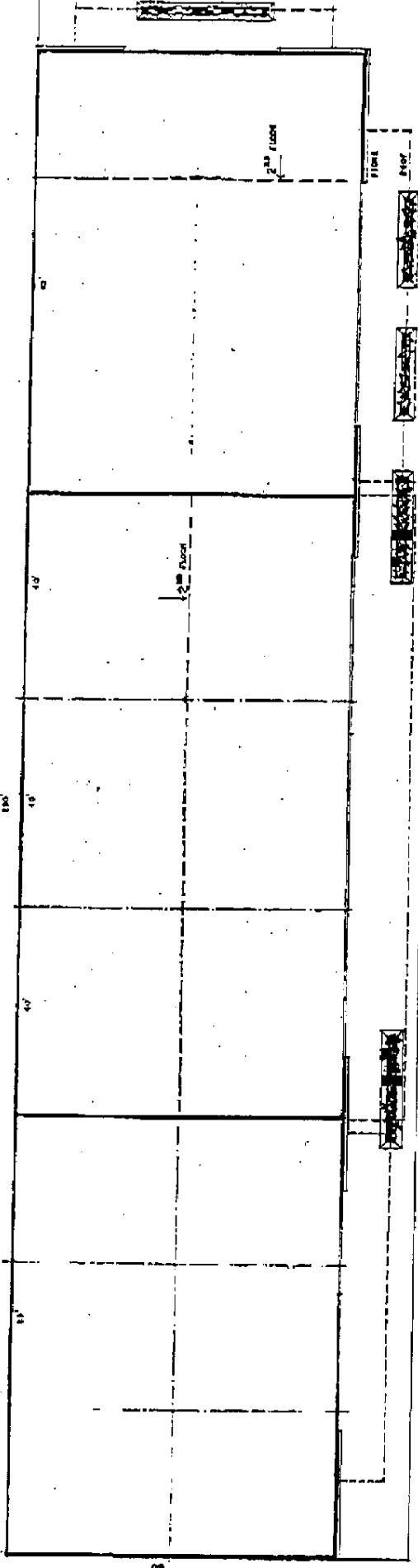
**BAKER COURT - SYNOPSIS**


	<u>RETAIL</u>	<u>LUBY'S</u>	<u>TOTAL</u>
Bldg. Ground Mezz. Total			
Space 1	5,100	3,300	8,400
Space 2	12,300	6,150	18,450
<b>Total</b>	<b>26,850</b>	<b>12,000</b>	<b>38,850</b>
Parking	78	156	234

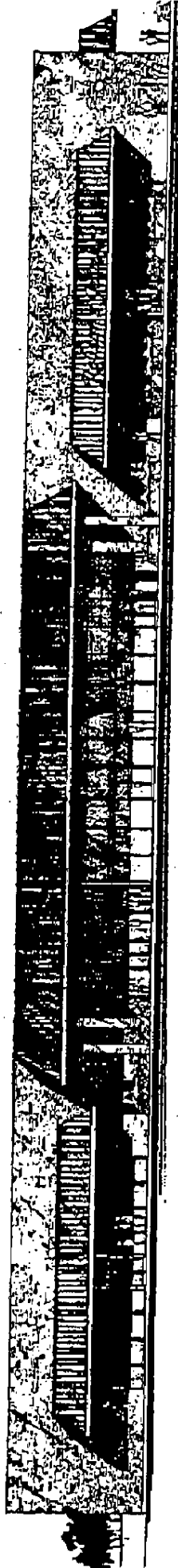


BAKER ROAD

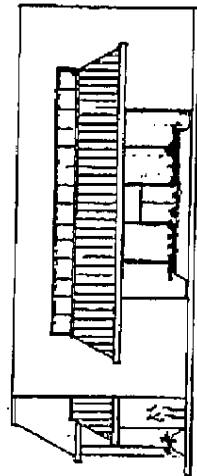
CARTM ROAD




 Floor Plan  
 North

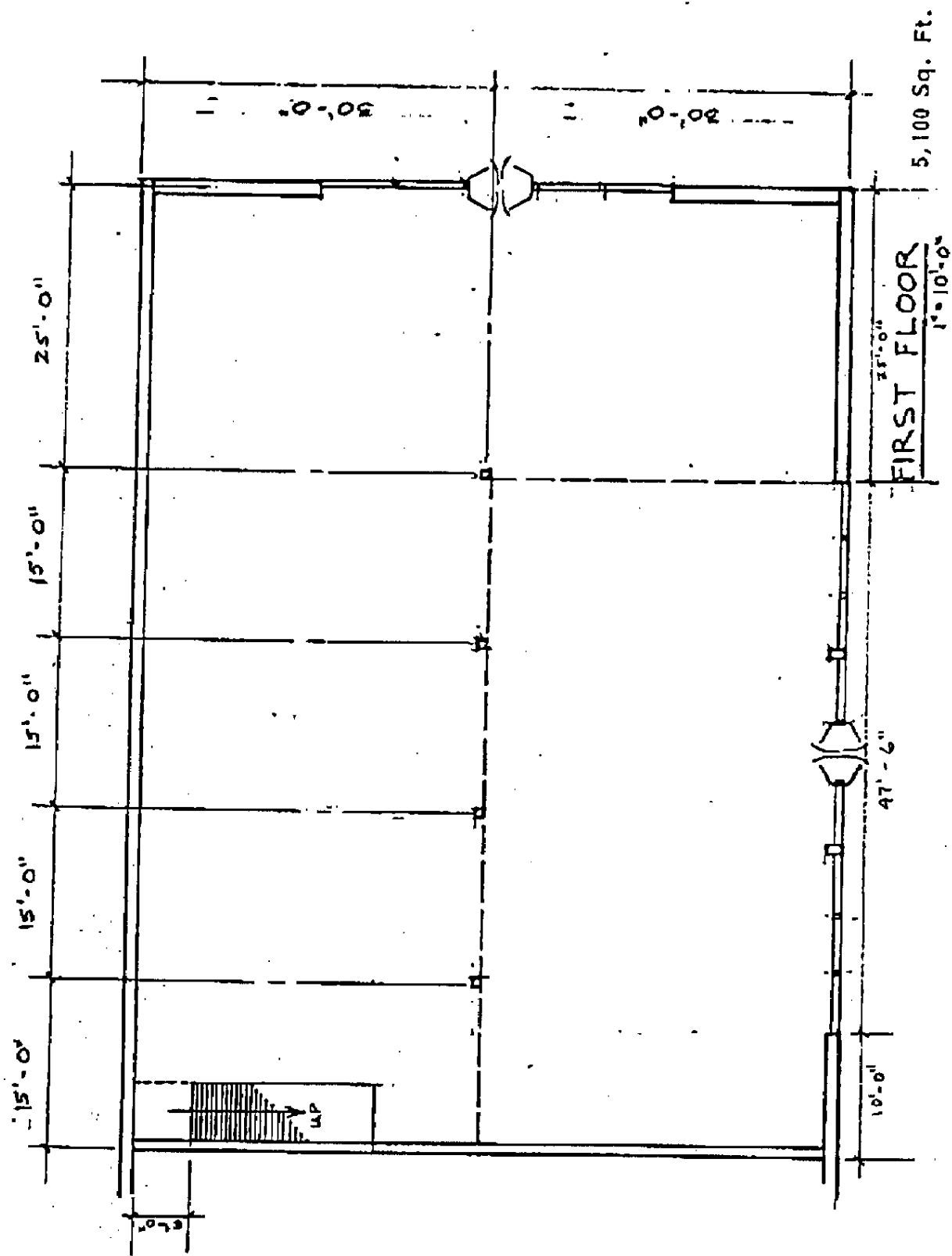


East Street Elevation

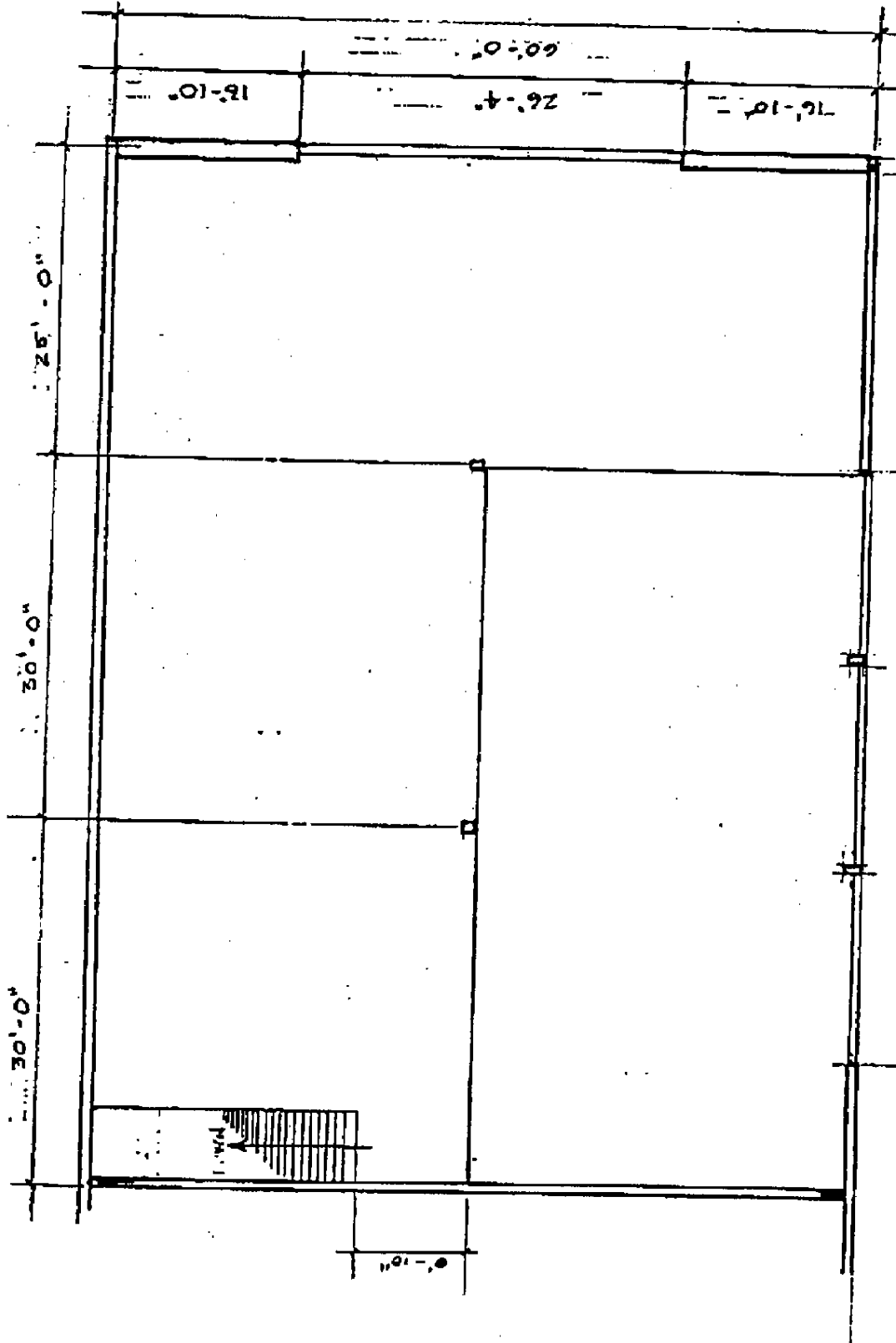


Garth Road Elevation

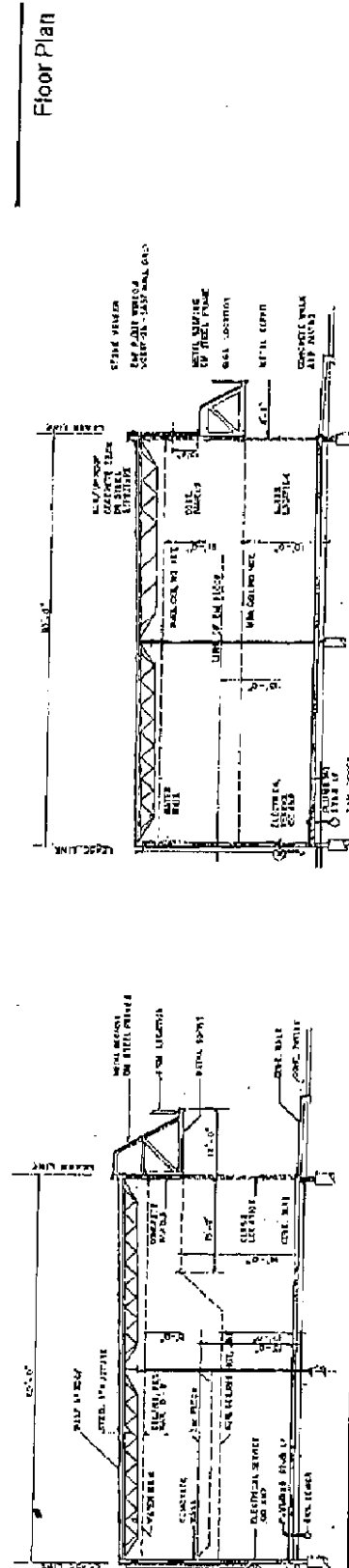
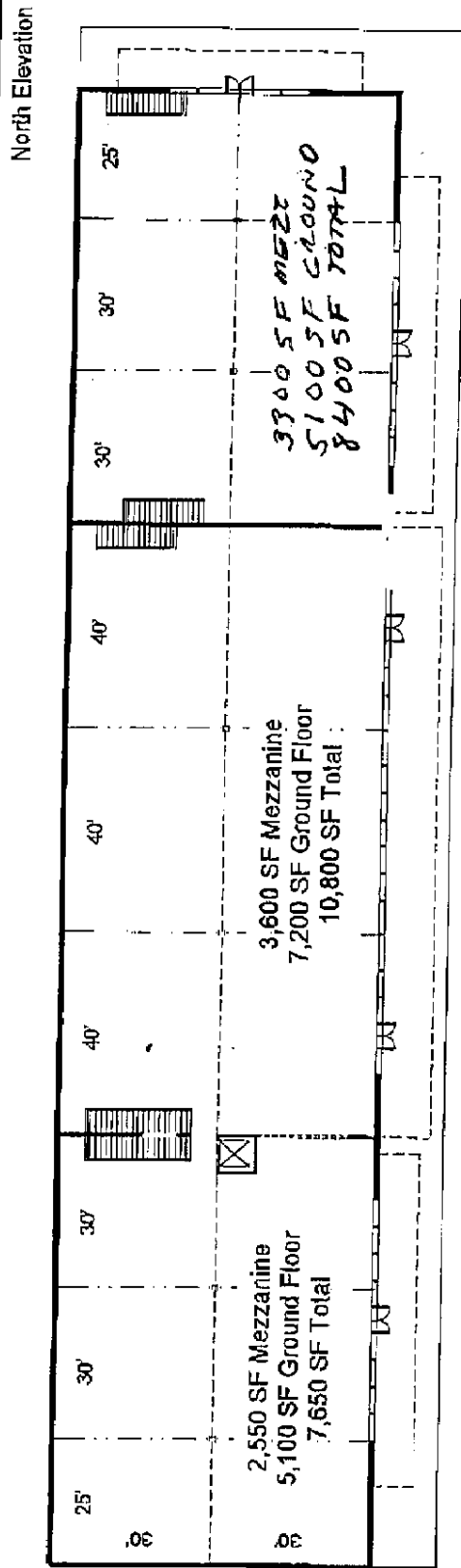
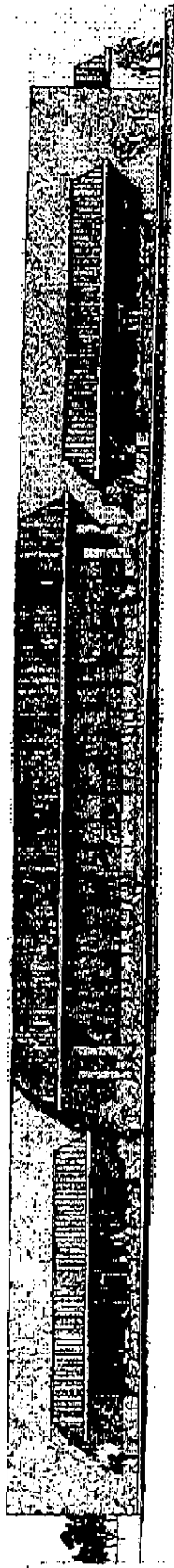
SPACE 1  
(Ground Floor)



SPACE 1  
(Mezzanine)



SECOND FLOOR 3,300 Sq. Ft.  
1'-10'-0"



**Baker Court**  
 Baytown, Texas

Section - High Canopy

Section - Low Canopy

Piping Rock Partners, L.P.