

General Information

|   |                                  |   |  |
|---|----------------------------------|---|--|
| <b>Owner</b><br>USGBF POTOMAC YARD 1 & 2 LLC<br>%USAA REAL ESTATE CO  |                                  | <b>Legal Description</b><br>LAND UNIT 1 POTOMAC YARD NATIONAL LANDING LAND<br>CONDOMINIUM |  |
| <b>Mailing Address</b><br>9830 COLONNADE BLVD #600<br>SAN ANTONIO TX 78230-2239                                 |                                  | <b>Trade Name</b><br>ONE POTOMAC YARD   |  |
| <b>Year Built</b><br>2006   | <b>Units</b><br>N/A              | <b>EU#</b><br>N/A   |  |
| <b>Property Class Code</b><br>112-Off bldg 7+ stories   | <b>Zoning</b><br>C-O-1.5/C-O-1.5 | <b>Lot Size</b><br>57903  |  |
| <b>Neighborhood#</b><br>960000  | <b>Map Book/Page</b><br>085-12   | <b>Polygon</b><br>34027583  |  |
| <b>Site Plan</b><br>N/A   | <b>Rezoning</b><br>N/A           | <b>Tax Exempt</b><br>No   |  |
| This is the Special District description - National Landing BID Commercial Rate                                 |                                  |   |  |
| National Landing BID Commercial Rate: This property is part of a special tax district and is taxed accordingly. |                                  |   |  |

Assessment History

| Effective Date | Change Reason | Land Value   | Improvement Value | Total Value  |
|----------------|---------------|--------------|-------------------|--------------|
| 1/1/2026       | 01- Annual    | \$16,473,200 | \$59,742,300      | \$76,215,500 |
| 1/1/2025       | 01- Annual    | \$16,473,200 | \$64,562,800      | \$81,036,000 |
| 9/1/2024       | 05- Review    | \$18,122,500 | \$68,880,000      | \$87,002,500 |
| 1/1/2024       | 01- Annual    | \$18,122,500 | \$40,786,100      | \$58,908,600 |

Property Sales History

| Grantee                      | Sales Date | Sales Price | Sales Code          | Deed Book / Page # | Deed Doc ID#   |
|------------------------------|------------|-------------|---------------------|--------------------|----------------|
| USGBF POTOMAC YARD 1 & 2 LLC | 1/24/2024  | \$0         |                     | /                  | 2024010000757  |
| USGBF POTOMAC YARD 1 & 2 LLC | 12/29/2023 | \$0         | D-Resub/Declaration | /                  | 20230100014906 |

Neighborhood 960000 Sales between 7/1/2022 and 12/31/2026

| RPC        | Address              | Sales Date | Sales Price  | Sales Code                     | Deed Book / Page # | Deed Doc ID#   |
|------------|----------------------|------------|--------------|--------------------------------|--------------------|----------------|
| 34-020-295 | 2450 CRYSTAL DR      | 12/23/2025 | \$0          | D-Resub/Declaration            | /                  | 20250100016703 |
| 34-020-296 | 2461 S CLARK ST      | 12/23/2025 | \$0          | D-Resub/Declaration            | /                  | 20250100016703 |
| 34-020-017 | 223 23rd ST S        | 12/10/2025 | \$0          | D-Resub/Declaration            | /                  | 20250100016077 |
| 34-027-567 | 3550 S CLARK ST      | 9/19/2025  | \$0          | D-Resub/Declaration            | /                  | 20250100014068 |
| 34-027-569 | 3550 S CLARK ST      | 9/19/2025  | \$0          | D-Resub/Declaration            | /                  | 20250100014068 |
| 34-027-568 | 3550 S CLARK ST      | 9/19/2025  | \$0          | D-Resub/Declaration            | /                  | 20250100014068 |
| 34-027-567 | 3550 S CLARK ST      | 9/16/2025  | \$21,625,000 |                                | /                  | 20250100012182 |
| 34-027-568 | 3550 S CLARK ST      | 9/16/2025  | \$21,625,000 | 4-Multiple RPCs, Not A Coded S | /                  | 20250100012182 |
| 34-027-569 | 3550 S CLARK ST      | 9/16/2025  | \$21,625,000 | 4-Multiple RPCs, Not A Coded S | /                  | 20250100012182 |
| 34-026-043 | 1901 S BELL ST       | 12/2/2024  | \$0          | D-Resub/Declaration            | /                  | 20240100013849 |
| 34-026-041 | 1901 S BELL ST       | 12/2/2024  | \$0          | D-Resub/Declaration            | /                  | 20240100013849 |
| 34-026-042 | 1901 S BELL ST       | 12/2/2024  | \$0          | D-Resub/Declaration            | /                  | 20240100013849 |
| 34-026-041 | 1901 S BELL ST       | 11/12/2024 | \$0          | F-Multiple RPCs Not Market Sal | /                  | 20240100013054 |
| 34-026-042 | 1901 S BELL ST       | 11/12/2024 | \$0          | F-Multiple RPCs Not Market Sal | /                  | 20240100013054 |
| 34-027-583 | 2733 CRYSTAL DR      | 1/24/2024  | \$0          |                                | /                  | 2024010000757  |
| 34-027-584 | 2777 CRYSTAL DR      | 1/24/2024  | \$0          |                                | /                  | 2024010000757  |
| 34-027-583 | 2733 CRYSTAL DR      | 12/29/2023 | \$0          | D-Resub/Declaration            | /                  | 20230100014906 |
| 34-027-584 | 2777 CRYSTAL DR      | 12/29/2023 | \$0          | D-Resub/Declaration            | /                  | 20230100014906 |
| 34-020-287 | 2450 CRYSTAL DR      | 2/2/2023   | \$0          | D-Resub/Declaration            | /                  | 20230100001056 |
| 34-020-286 | 2351 RICHMOND HWY    | 2/2/2023   | \$0          | D-Resub/Declaration            | /                  | 20230100001056 |
| 18-054-008 | 2716 WASHINGTON BLVD | 1/27/2023  | \$1,150,000  |                                | /                  | 20230100000892 |

Property Balances

| Year   | Assessment    | Blended Tax Rate | Tax Levied     | Stormwater ERU | Stormwater Rate | Stormwater Utility Fee | Total Payment Due | 1st Install |        | 2nd Install |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
|--|---------------|------------------|----------------|----------------|-----------------|------------------------|-------------------|-------------|--------|-------------|--------|-------------|-----|----------------|---------|----------|------|-------|----------|------|--------------|--------|--------|--------|--------|--------------|-----------|---------|---------------|-------------|--------|--------|--------|---------------|--------|--------|------------|--------|--------|--------|------------|-----|--------|--------|--------|--------|--------|--------|
|  |               |                  |                |                |                 |                        |                   | Due         | Status | Due         | Status |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| 2025   | \$81,036,000  | 1.201            | \$973,242.36   | 17.00          | 258.00          | \$4,386.00             | \$0.00            | \$0.00      | Paid   | \$0.00      | Paid   |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| <table border="1"> <thead> <tr> <th>1st Install</th> <th>Tax</th> <th>Stormwater Fee</th> <th>Penalty</th> <th>Interest</th> <th>Fees</th> <th>Total</th> <th>Due date</th> </tr> </thead> <tbody> <tr> <td>Levy</td> <td>\$486,621.18</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$486,621.18</td> <td rowspan="4">6/15/2025</td> </tr> <tr> <td>Payment</td> <td>-\$486,621.18</td> <td>-\$2,193.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>-\$488,814.18</td> </tr> <tr> <td>SW Fee</td> <td>\$0.00</td> <td>\$2,193.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$2,193.00</td> </tr> <tr> <td>Due</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> </tr> </tbody> </table> |               |                  |                |                |                 |                        |                   |             |        |             |        | 1st Install | Tax | Stormwater Fee | Penalty | Interest | Fees | Total | Due date | Levy | \$486,621.18 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$486,621.18 | 6/15/2025 | Payment | -\$486,621.18 | -\$2,193.00 | \$0.00 | \$0.00 | \$0.00 | -\$488,814.18 | SW Fee | \$0.00 | \$2,193.00 | \$0.00 | \$0.00 | \$0.00 | \$2,193.00 | Due | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 1st Install  | Tax           | Stormwater Fee   | Penalty        | Interest       | Fees            | Total                  | Due date          |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| Levy   | \$486,621.18  | \$0.00           | \$0.00         | \$0.00         | \$0.00          | \$486,621.18           | 6/15/2025         |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| Payment  | -\$486,621.18 | -\$2,193.00      | \$0.00         | \$0.00         | \$0.00          | -\$488,814.18          |                   |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| SW Fee   | \$0.00        | \$2,193.00       | \$0.00         | \$0.00         | \$0.00          | \$2,193.00             |                   |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| Due  | \$0.00        | \$0.00           | \$0.00         | \$0.00         | \$0.00          | \$0.00                 |                   |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
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| 2nd Install  | Tax           | Stormwater Fee   | Penalty        | Interest       | Fees            | Total                  | Due date          |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| Levy   | \$486,621.18  | \$0.00           | \$0.00         | \$0.00         | \$0.00          | \$486,621.18           | 10/5/2025         |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| Payment  | -\$486,621.18 | -\$2,193.00      | \$0.00         | \$0.00         | \$0.00          | -\$488,814.18          |                   |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| SW Fee   | \$0.00        | \$2,193.00       | \$0.00         | \$0.00         | \$0.00          | \$2,193.00             |                   |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| Due  | \$0.00        | \$0.00           | \$0.00         | \$0.00         | \$0.00          | \$0.00                 |                   |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| 2024   | \$87,002,500  | 1.201            | \$1,044,900.00 | 17.00          | 258.00          | \$4,386.00             | \$0.00            | \$0.00      | Paid   | \$0.00      | Paid   |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
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| 1st Install  | Tax           | Stormwater Fee   | Penalty        | Interest       | Fees            | Total                  | Due date          |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| Levy   | \$353,746.12  | \$0.00           | \$0.00         | \$0.00         | \$0.00          | \$353,746.12           | 6/26/2024         |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| Payment  | -\$353,746.12 | -\$2,193.00      | \$0.00         | \$0.00         | \$0.00          | -\$355,939.12          |                   |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| SW Fee   | \$0.00        | \$2,193.00       | \$0.00         | \$0.00         | \$0.00          | \$2,193.00             |                   |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| Due  | \$0.00        | \$0.00           | \$0.00         | \$0.00         | \$0.00          | \$0.00                 |                   |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
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| 2nd Install  | Tax           | Stormwater Fee   | Penalty        | Interest       | Fees            | Total                  | Due date          |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| Levy   | \$691,153.88  | \$0.00           | \$0.00         | \$0.00         | \$0.00          | \$691,153.88           | 10/5/2024         |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| Payment  | -\$691,153.88 | -\$2,193.00      | \$0.00         | \$0.00         | \$0.00          | -\$693,346.88          |                   |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| SW Fee   | \$0.00        | \$2,193.00       | \$0.00         | \$0.00         | \$0.00          | \$2,193.00             |                   |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |
| Due  | \$0.00        | \$0.00           | \$0.00         | \$0.00         | \$0.00          | \$0.00                 |                   |             |        |             |        |             |     |                |         |          |      |       |          |      |              |        |        |        |        |              |           |         |               |             |        |        |        |               |        |        |            |        |        |        |            |     |        |        |        |        |        |        |