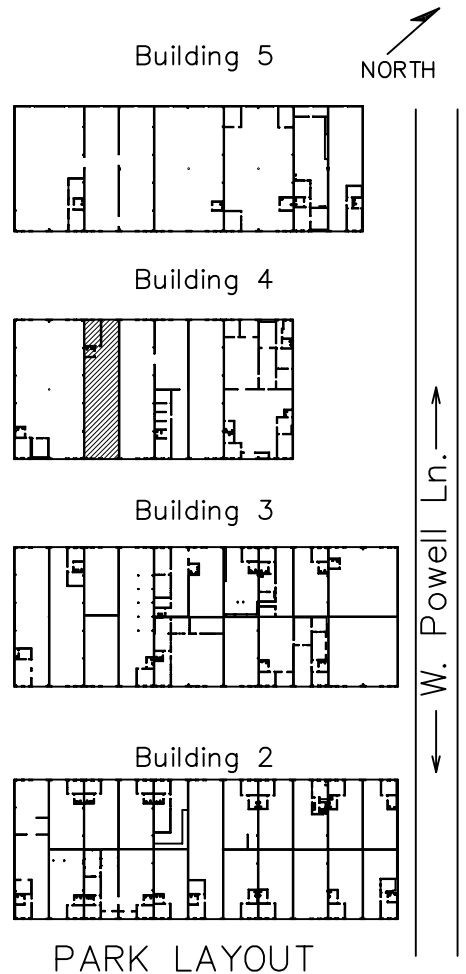


Office SF = 217
 Warehouse SF = 2,291
 Total RSF = 2,508

NOTE:
 Overlying grid is 2' x 2'
 Not to scale.

 Air Conditioned Area



Drawing for:
 L.H. LAYNE COMPANY
 404 W. Powell, Ste. 202
 Austin, Texas 78753
 Ph: 252-9900 Fax: 252-9902

SUITES 406/411
 AUSTECH BUSINESS PARK
 501 W. POWELL LN.
 RENTABLE AREA: 2,508 S.F.

THE MEASUREMENTS AND FLOOR PLANS ARE ACCURATE TO WITHIN 2% INTERIOR WALLS AND DEMISING WALLS ARE ASSUMED TO BE 5" THICK.
 Project No.: 20306.01
 Date: April 15, 2003
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† DIMENSIONS †
 FLOOR PLANS
 4412 Spicewood Spgs. Rd., Ste 803
 Austin, Texas 78759
 Ph: 342-0114 Fax: 342-1965