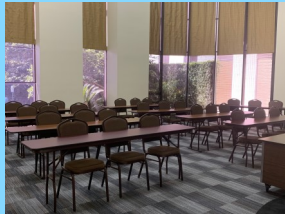




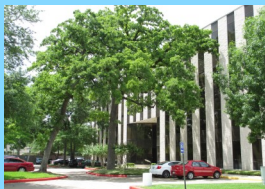
Management: 8554 Suite 301

SPECIAL INTERESTS:

- What's New at West Memorial Office Park
- 2021 Improvements
- Key Phone Numbers
- New to the Neighborhood & Old Friends
- Coming Soon: Speedy Printers
- Spotlight: Federal American Grill
- Summer Festivities



Training Room Available



Office Space Available



Retail Space Available



Flex Space Available

TOWN CENTER NEWS

WEST MEMORIAL PARK & MEMORIAL DESIGN CENTER

VOLUME 1, ISSUE 23

SPRING 2021



WHAT'S NEW AT WEST MEMORIAL OFFICE PARK

Welcome to Spring Valley Town Center, also known as West Memorial Park and Memorial Design Center. The purpose of this Newsletter is to keep our Tenants updated on current events, facility upgrades, tenant services and neighborhood news.

Your suggestions for improvements around the campus have provided us with valuable insight into how we can provide the best quality and most cost efficient improvements to you, our valued Tenants.

2021 has been an interesting and challenging year, with concern over our economic and physical health as a Nation and as a City. Since the arrival and spread of COVID-19, the practice of good hygiene and personal protection measures have taken priority over our daily routines. With the release of a vaccine and Herd Immunity being forecast, we are optimistic that the economy will now recover and are happy to see our tenants return to full time office attendance.

Harris County Appraisal District continues to assign high values to our properties, and we are currently involved in numerous lawsuits with HCAD to achieve lower valuations which will reflect in lower

CAM costs. We will keep you posted on the outcome.

2021 Improvements to Date

The Complex was developed in the early 80's and we are finding several of the sewer lines have required substantial repair or replacement. We have employed a contractor who specializes in approaching these types of repairs with an interior liner in lieu of traditional repairs which require digging through the building foundation. This installation reduces the amount of intrusion into each suite. The contractor has endured many challenges with these repairs due to the condition of the pipes but has been able to successfully install this liner system to the 8572 & 8566 Flex/warehouse buildings as well as the smaller office buildings. We have also had the main sewer line for the 8584/8588 jetted and cleared which has improved function of the system.

In addition, the freezing event on February 17th caused damage to several



building components including the electric panels at 8584/8588, HVAC systems, access card systems, camera system, elevators and stand pipe in the parking garage. We were fortunate that our contractors were able to provide emergency service without delay and appreciate these professional relationships.

Major repairs were performed to the roof at 8572.

We are evaluating HVAC and roof repair items which have been budgeted and will perform these items as required.

Due to the increase in water costs by the City of Spring Valley, Ownership is looking at options to reduce our water consumption. This includes revisions to the landscaping and type of material used to update these areas.

Our objective is to provide successful and efficient service for our valued Tenants. We welcome any comments or feedback.

KEY PHONE NUMBERS

| | |
|-----------------|-----------------------------|
| Management | 281-225-1291 |
| PM Cell | 713-586-9861 |
| Exec. Asst Cell | 281-658-1404 |
| Accounting | 713-975-0292 x 105 & 106 |
| Security | 281-639-4570 |
| SV Police | 713-465-8308 |
| COSV Court | 713-465-8308 |
| VILLAGE FD | 713-468-7841 |
| Post Master | 713-226-3713 |

We are pleased to confirm that despite the current economic concerns, we continue to remain over 90% leased throughout our Campus with several new prospects under negotiation

New to the Neighborhood

Welcome our New Neighbors

- Medscan Laboratories, Inc.
- IC Business Solutions, LLC dba Speedy Printing
- Edward Jones & Co. dba Edward Jones
- First DPC Associates, Inc. dba First Primary Care Expansion
- Fulgent Laboratories Expansion
- Southwest Computers, Inc. Expansion
- Harris County Republican Party

Old Friends & Neighbors

2021 Renewals or Extensions

- Michael J Bancroft, CPA
- Ann Werme Group
- PDS Texas Dental Services, LLC
- Calloway Stinson & Co. PC
- American Pioneer Investments
- Smith Information Systems dba Predictif Solutions, LLC
- Charles A Calderwood
- Knudson, LP

We are currently working with several of our Valued Tenants on renewal



We are pleased to announce that Speedy Printing will be joining our Community this summer!

Speedy Printing will be a great addition to our Community and will be able to provide printing services for all of our Valued Tenants.



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In the Spotlight



Corporate Offices

832.928.0416
8588 Katy Fwy., Suite 105
www.thefederalgrill.com
kristina@thefederalgrill.com



Matt Brice, born and raised in a small town just outside of Boston, broke into the restaurant industry at the early age of 13 after persuading the owners of the local Lucky Strike Diner to give him a shot in the kitchen. He quit his paper route to become the best dishwasher they had ever seen and was quickly promoted to busboy, then line cook. To this day, Matt credits the early days at Lucky Strike Diner for his love of the restaurant industry.

Matt attended Worcester State University on a basketball scholarship, majoring in business studies. During his time at Worcester State, Matt began working with Brinker International and quickly progressed through the ranks with their Chili's brand. He credits Chili's with his ability to thrive in such a structured corporate environment. In 2002, Ruth's Hospitality Group recruited Matt. He was quickly promoted to the general manager of their Manhattan, New York store, making him the youngest GM in the company. In 2006, success with Ruth's had gotten the interest of the famous restaurateur Johnny Vassallo, and he was soon a partner in developing seven different concepts at eight restaurants, one of them being Mo's a Place for Steaks. Through his experience operating Mo's, Matt fell in love with the city of Houston and its residents. He is thrilled to call Houston home and to be growing his business and raising a family in what is now his favorite city. Matt's first experience as a sole owner came in 2011 when he purchased Bistro des Amis in Rice Village. In 2013, Matt opened his second Houston spot, Federal American Grill on Shepherd. He added on to this brand in 2020 with his second location in Hedwig Village. At Federal American Grill, Matt has built a brand based on excellent food, strong community, and genuine hospitality. The "we've never met a stranger" feel to the front of the house combined with the scratch cooking from the highest quality ingredients in the back of the house takes the dining experience to a whole new level. He has pulled the strength of systems from his corporate days, combined with his warmth and hospitality-driven nature, to create not just a fantastic restaurant but to build a fantastic team. Matt is always interested in the personal growth of his employees, knowing that holding them accountable and preparing them with education and tools not only improves their work while with him but also improves their lives as a whole. He wants everyone to leave better and stronger than when he met them. Matt has built strong relationships with not only guests, vendors, and employees, but also neighboring restaurants and businesses. He exhibits his love for the Houston restaurant community by not only visiting neighboring restaurants himself but also spreading the word with guests. Backed by a strong staff, he is able to show the community that while the food is important, it is the community and hospitality that truly completes someone's dining experience and



keeps them coming back. Matt has been married to his amazing wife, Jen, for nearly 10 years. They have a blended family: Luke (28), Connor (24), Emma (9), and Jack (7). Emma is in the fourth grade at Hunters Creek Elementary, and Jack is in the second grade at Memorial Lutheran. They are grateful to the Hunters Creek community for their support of Federal Grill.





Pick Your Own Farms In Houston: Strawberry & Berry Picking this Summer!



The intoxicating smell of freshly picked berries can only mean one thing: sweet spring and summertime are upon us. What better way to take advantage of the season's bounty than visiting one of our local pick your own farms? Strawberry picking is a fun way to get out of the house, grab some fresh air, and there's no sweeter treat than a fresh-from-the-vine berry. As a bonus, most of these pick your own farms are owned by local families, which means your trip supports a small, family-owned businesses. Many local berry farms sweeten the deal even further.

Blessington Farms – Simonton

510 Chilsom Trail, 77476—832-444-8717

The strawberries at Blessington are ripe for picking December through May, then blackberries and blueberries take over in May and June. Picking begins at 10 a.m. and closes at noon or when the pads are picked over, whichever happens first. There is no admission fee for anyone coming solely for pick your own berries; general admission fees are charged for those wanting to pick berries and play at Farm Funland.

Atkinson Farms – Spring

3217 Spring Cypress Road, 77388—832-381-8202

Atkinson Farms invites families out for strawberry picking during peak strawberry season, promising some of the freshest and best-tasting berries in Houston. Additionally, the farm grows seasonal produce year-round, which can be bought on-site and at local farmers markets. Visit its [Facebook page](#) for up-to-date information on what's available for picking or pickup. The farm season runs from March 1-October 31 annually.

Jollisant Farms – Plantersville

11351 County Road 203, 77363—936-894-2766

Jollisant Farms offers strawberry picking in the spring, blackberry picking in the summer, pumpkin picking in the fall, and seasonal fruit and vegetable picking year-round. The farm also hosts field trips and has fishing opportunities, a small playground, and a picnic area. You can bring your own bucket or borrow one of the farm's picking buckets. We love this place because it does not use pesticides or chemicals on its fruits and veggies!

Blakelock's Berries – Grangerland

15761 FM 3083, 77302—281-685-7225

Blueberries and blackberries abound at Blakelock's Berries. Starting mid- to late-May and continuing through June, they are ripe for pick your own fun! Customers can bring their own buckets or use the ones provided. Blakelock's also provides containers to transport berries home.

Moorhead's Blueberry Farm – Conroe

19531 Moorhead Road, 77302—281-572-1265

With more than 20 acres and 20 different types of blueberries, you can be sure you're going to leave with a good haul when you visit Moorhead's. Water and soft drinks are available for purchase, and containers for picking are provided. There are also picnic tables on the property, so pack a lunch and make a day out of your blueberry picking experience. Hours and days vary by season and availability, so call before heading to the farm. Be advised that Moorhead's only accepts cash or check.

Fruit 'N Such Orchard – Dickinson

6309 Avenue U, 77539—832-443-6733

Starting in late April, Fruit 'N Such Orchard in Dickinson offers blackberry picking. Pricing varies yearly depending on plant growth. This family-owned farm also features pick-your-own citrus fruits, peaches, and assorted vegetables throughout the year.

These are just a few of the many options offered! For more information please check out:

<https://mommypoppins.com/houston-family/farms-u-pick/pick-your-own-farms-guide-for-houston>