EXHIBIT
12

8 friends built their own tiny neighborhood. Look inside and you'll want to move

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Photo #8

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Sustainable. Small. Steel. There are no better words to describe the compound near Llano, Texas, and the Llano River that has been dubbed Bestie Row.

Bestie Row was commissioned by Fred and Judi Zipp. The real name of the compound is Llano Exit Strategy. The property was designed by the Zipps' longtime friend, architect Matt Garcia, according to May 2015 People magazine story. People are calling the property Bestie Row because that's where the Zipps and three other couples plan to retire eventually.

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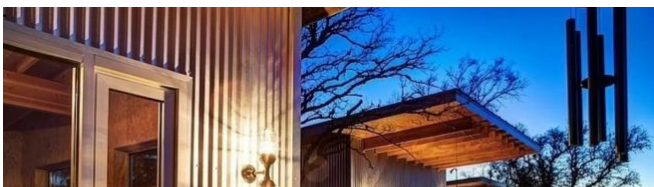**Stay in a bright vineyard cottage and enjoy a glass of wine in its spacious living room**

Photo #8

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Photo #7

The Zipps told Garcia they wanted a new home that was sustainable, energy efficient and took advantage of the natural features that the property offered. Garcia drew on his childhood to come up with the design for the compound.

Photo #10

The compound is comprised of four 350-square-foot cabins and a 1,500-square-foot common area for entertaining. The kitchen in the common area has a large, spacious, chef-quality cooking range. It also has a large, spacious refrigerator.
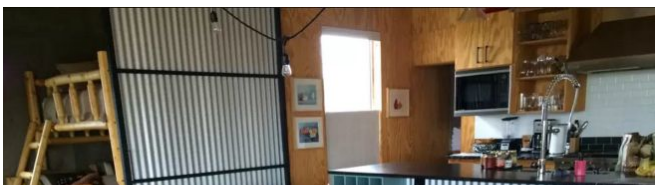
The kitchen is separated from the dining area by a black island. The dining area has enough room for large crowds. The building also has a large, spacious living room.

Off to the side, there is a guest room that has bunk beds made from

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