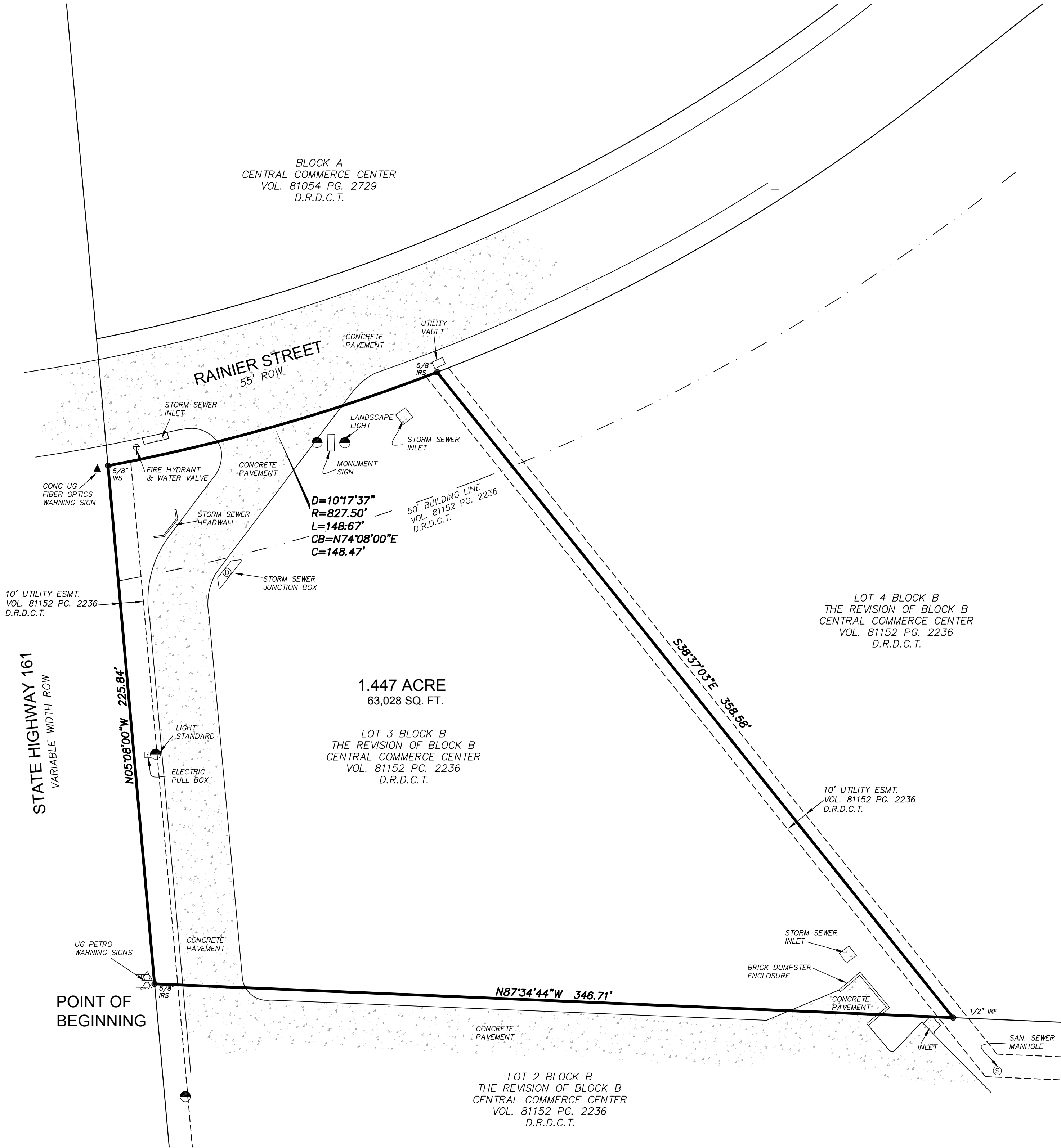




LEGAL DESCRIPTION
1.447 ACRES

BEING a tract of land out of the L.D. Hayes Survey, Abstract No. 662, in the City of Irving, Dallas County, Texas, being all of Lot 3, Block B of The Revision of Block B, Central Commerce Center, an addition to the City of Irving according to the plat thereof recorded in Volume 81152, Page 2236 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8\"/>

THENCE with said east right-of-way line, North 05°08'00\"/>

THENCE northeasterly, with said south right-of-way line, and said curve, an arc distance of 148.67 feet to a 5/8\"/>

THENCE leaving the south right-of-way line of said Rainier Street and with the east line of said Lot 3, South 38°37'03\"/>

THENCE with said north line, North 87°34'44\"/>

Bearing system based on the monuments found in the north line of Lot 2, Block B of The Revision of Block B, Central Commerce Center, an addition to the City of Irving according to the plat thereof recorded in Volume 81152, Page 2236 of the Deed Records of Dallas County, Texas.

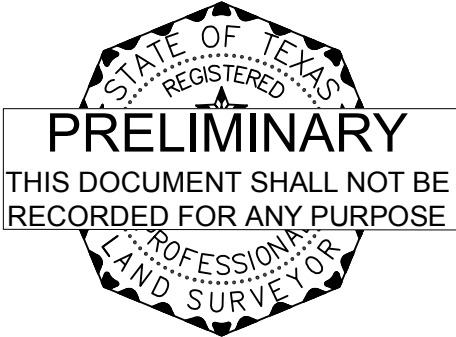
SURVEYORS CERTIFICATION

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 3, 4, 6, 7(a), 8, 9, 10 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Survey Date: February 15, 2010

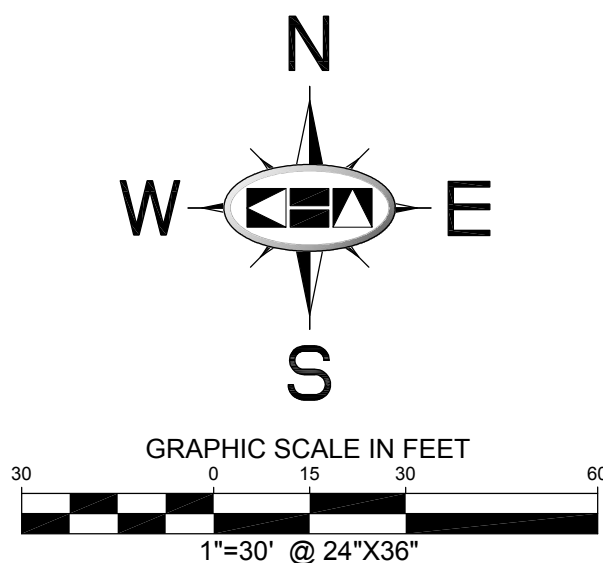
Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
972-770-1300



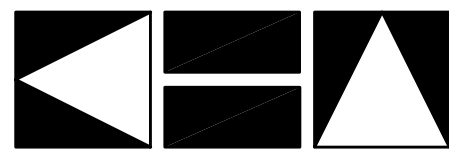
NOTES:

The surveyor did not abstract the subject property. This survey was performed without the benefit of a current title abstract and there maybe more easements that affect this property.

FLOOD STATEMENT: According to Community Panel No. 48113C0285 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property i s not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



ALTA/ACSM LAND TITLE SURVEY
LOT 3 BLOCK B
CENTRAL COMMERCE CENTER
L.D. HAYES SURVEY, ABSTRACT NO. 662
CITY OF IRVING, DALLAS COUNTY, TEXAS



5750 Genesis Court, Suite 200
Frisco, Texas 75034

**Kimley-Horn
and Associates, Inc.**

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	DAB	SRD	02-15-2101	644225600	1 OF 1
No.	DATE	REVISION DESCRIPTION			