

ITEMS CORRESPONDING TO SCHEDULE B-II

- 1 Restrictive covenants described in instrument filed 12/31/1992, recorded in ccf 92-0092235, Real Property Records, Collin County, Texas. Also recorded in Volume 3931, Page 931; Volume 4405, Page 2154; Volume 4456, Page 672 and Volume 5658, Page 1124, Real Property Records, Collin County, Texas. The items above do apply and affect. Items that can be depicted graphically are shown. See individual items below for location.
- 10d Terms, provisions, and conditions of Declaration of Easements and Restrictions filed 04/29/2004, recorded in Volume 5658, Page 1124, Real Property Records, Collin County, Texas. This item does apply and affect and is shown.
- 10e Easement granted by Allen Central Joint Venture to the City of Allen, dated 05/03/1994, filed 06/30/1994, recorded in ccf 94-0061826, Real Property Records, Collin County, Texas. And as shown on plat recorded in Volume P, Page 606, Map Records, Collin County, Texas. This item does apply and affect and is shown.
- 10f Mineral estate and interest in coal, lignite and other minerals together with all rights, privileges and immunities thereto described in instrument filed 04/12/1982, recorded in Volume 1496, Page 766, Real Property Records, Collin County, Texas. Title to said interest not checked subsequent to the date thereof. This item does apply and affect but there are no plottable items.
- 10g Terms, provisions, and conditions of Landowners Agreement filed 06/06/1980, recorded in Volume 1269, Page 1, Real Property Records, Collin County, Texas. As affected by Release of Lien filed 10/12/1992, ccf 92-0071031, Real Property Records, Collin County, Texas. Not a survey item.
- 10h Terms, provisions, and conditions of Sanitary Sewer Line Construction Contract and Pro Rata Refunding Agreement filed 06/06/1980, recorded in Volume 1269, Page 44, Real Property Records, Collin County, Texas. As affected by reservation in Warranty Deeds recorded in Volume 4302, Page 1282 and Volume 4302, Page 1296, Real Property Records, Collin County, Texas. Not a survey item.
- 10i Terms, provisions, and conditions of Facilities Agreement filed 09/11/1999, recorded in Volume 4477, Page 264, Real Property Records, Collin County, Texas. As affected by Amendment filed 09/29/1999, recorded in Volume 4511, Page 27, Real Property Records, Collin County, Texas. Not a survey item.
- 10j Easement granted by Allen Village, Ltd. to the City of Allen, dated 08/19/1999, filed 09/10/1999, recorded in Volume 4498, Page 1412, Real Property Records, Collin County, Texas. And as shown on plat recorded in Volume P, Page 606, Map Records, Collin County, Texas. This item does apply and affect and is shown.
- 10k The following easements and/or building lines, as shown on plat recorded in Volume P, Page 606, Map Records, Collin County, Texas:
water easements;
sanitary sewer easement;
drainage easement;
24' fire lane;
access and utility easement.
These items do apply and affect and are shown.
- 10l Terms, provisions, and conditions of lease between Kimco Creme Allen, LP, a Delaware limited liability company, (Landlord) and Allen Creme De La Creme, LP, a Texas limited partnership, (Tenant), as evidenced by instrument filed 03/20/2006, recorded in ccf 20060320000360860, Real Property Records, Collin County, Texas. Not a survey item.

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|----------------------|------------------------|--------------------------|
| N. North | CO-Clean Out | • Bolland |
| S. South | EM-Electric Meter | • Fire Hydrant |
| E. East | GI-Grate Inlet | ⊗ Light Pole |
| W. West | GM-Gas Meter | ⊗ Sign |
| ° Degrees | GT-Grease Trap | ⊗ Sanitary Sewer |
| ' Feet or Minutes | IRF-Iron Rod Found | ⊗ Water Valve |
| '' Inches or Seconds | MB-Mail Box | ⊗ Overhang |
| Sq. Square | MH-Manhole | ⊗ ROW/Adjoining Boundary |
| Ft. Feet | TPD-Telephone Pedestal | --- Boundary |
| Vol Volume | WM-Water Meter | --- Easement |
| Pg Page | | ○ Chainlink Fence |
| | | /// Wooden Fence |

ZONING INFORMATION

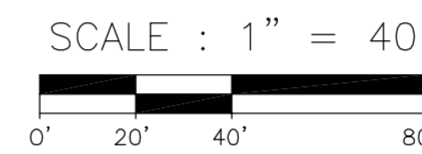
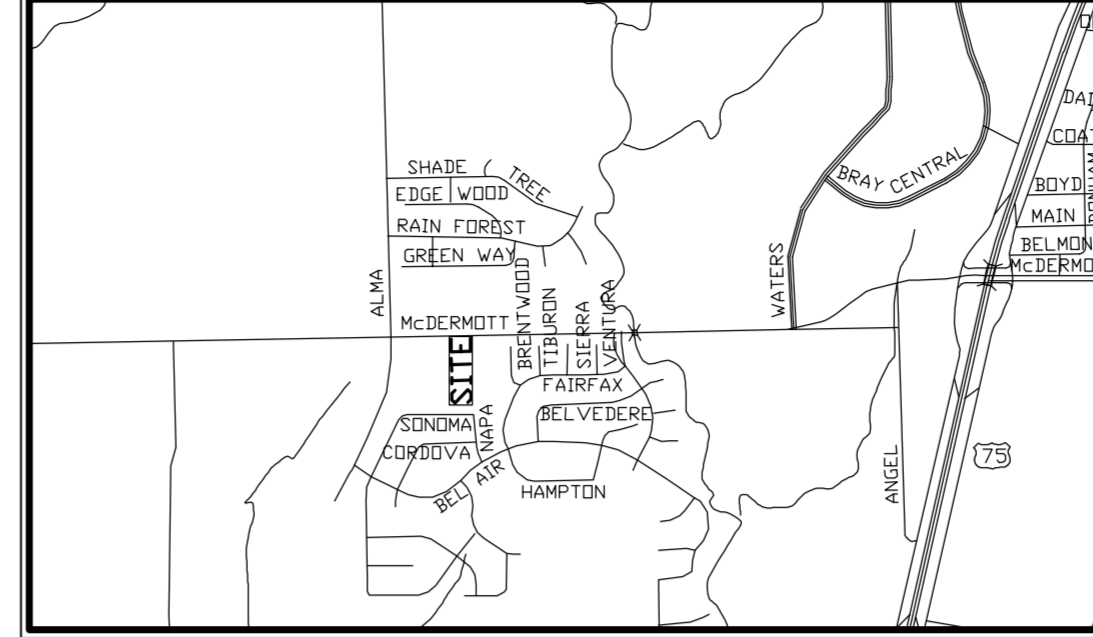
The site is classified 'PD-26(SC)' Planned Development Shopping Center District
Jurisdiction: City of Allen, Texas

Building Set-Back Requirements
Front-NA
Side-15 feet joining a side street or alley
Rear-25 feet

Height and Floor Space Area Restrictions
Maximum Building Height-3 stories or 45 feet
Maximum Lot Coverage (Building)-1.25:1

Zoning information provided by National Planning & Zoning Consulting Service PZR Report Number 72516-1 dated December 27, 2013-Draft.

VICINITY MAP - NOT TO SCALE



Total Parking
66 Regular Parking Spaces
3 Handicap Spaces
69 Total Spaces

MISCELLANEOUS NOTES

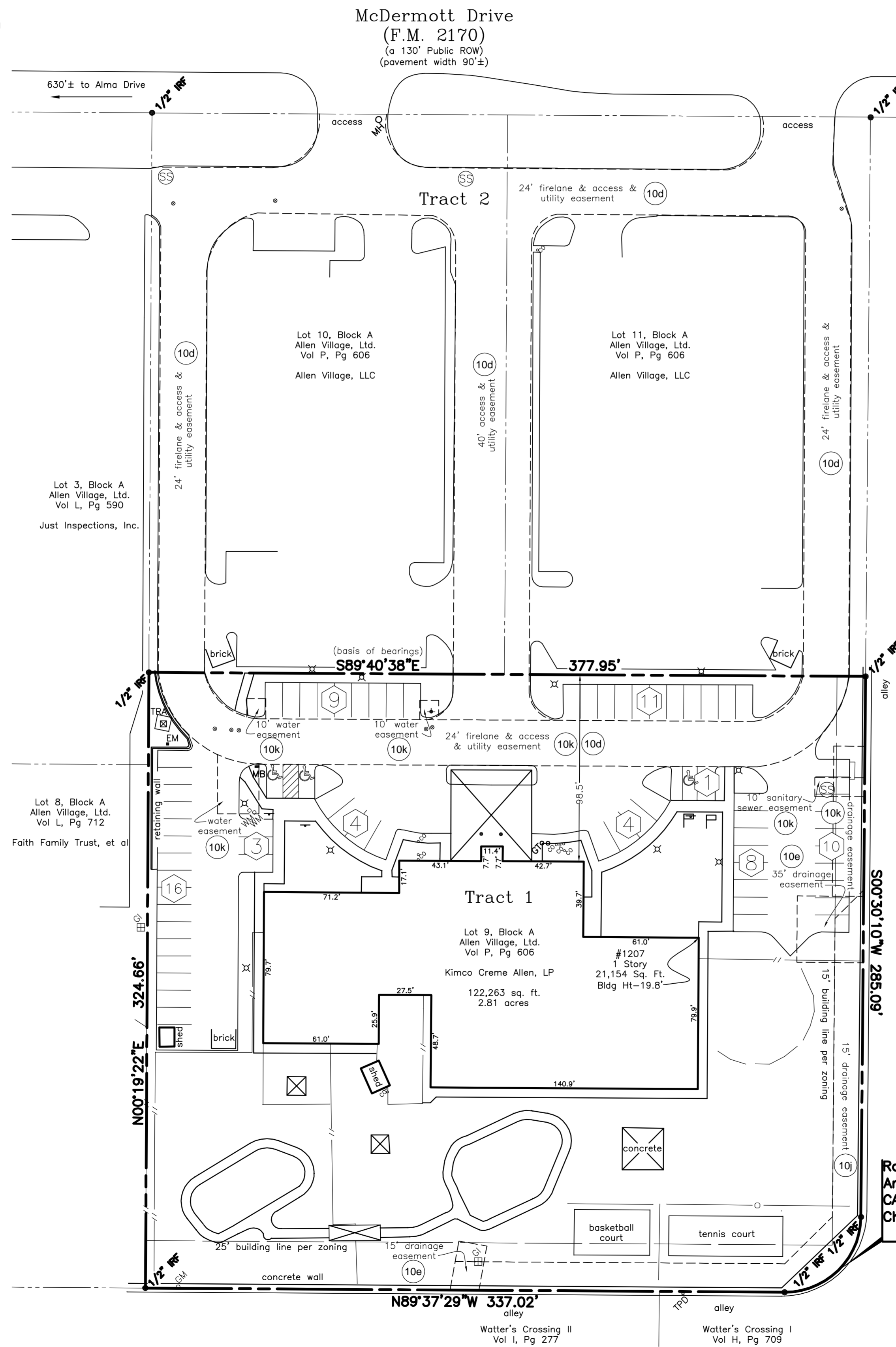
- MN1 Bearings are based on the northerly line of Lot 9, Block A of Allen Village, Ltd. Lots 9, 10 & 11, Block A, an Addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Volume P, Page 606, Map Records of Collin County, Texas.
- MN2 Utilities shown hereon are based on above ground observations only.
- MN3 At the time this survey was performed, no observable evidence of changes in street right-of-way lines, either completed or proposed and available from the controlling jurisdiction; street or sidewalk construction or repairs; location of cemeteries and burial grounds; earth moving, building construction or building additions or the site being used as a solid waste dump, sump or sanitary landfill were found.
- MN4 The property has access to McDermott Road by easement granted by Allen Central Joint Venture to the City of Allen, dated 05/03/1994, filed 06/30/1994, recorded in ccf 94-0061826, Real Property Records, Collin County, Texas. And as shown on plat recorded in Volume P, Page 606, Map Records, Collin County, Texas.
- MN5 The address of "1207" was observed on the building as shown.
- MN6 Surveyor has Professional Liability Insurance in the amount of \$2,000,000 General Liability/\$1,000,000 Professional Liability.

SIGNIFICANT OBSERVATIONS

None.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 480131, MAP NUMBER 48085C0380J WHICH BEARS AN EFFECTIVE DATE OF JUNE 2, 2008 AND DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



Rad: 40.00'
Arc: 62.75'
CA 89°52'53"
Chd: S45°26'20"W
56.51'

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RECORD DESCRIPTION

TRACT 1: (Fee Simple)
BEING Lot 9, Block A of Allen Village, Ltd. Lots 9, 10 & 11, Block A, an Addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Volume P, Page 606, Map Records of Collin County, Texas.

TRACT 2: (Non-Exclusive Easement Estate)
Non-Exclusive Easement Estate as created in Declaration of Easements and Restrictions by and between Allen Creme De La Creme, L.P., a Texas limited partnership and Allen Village, Ltd., a Texas limited partnership, dated 04/19/2004, filed 04/29/2004, recorded in Volume 5658, Page 1124, Real Property Records, Collin County, Texas.

Description as shown on Title Commitment by First American Title Insurance Company, Commitment No. NCS-643200-1-DC72, effective November 24, 2013.

ALTA/ACSM LAND TITLE SURVEY

Creme de la Creme Project
B&C Project No. 201303039, 001
1207 W. McDermott Drive, Allen, TX

Based upon Title Commitment GF No. NCS-643200-1-DC72
of First American Title Insurance Company
bearing an effective date of November 24, 2013

Surveyor's Certification

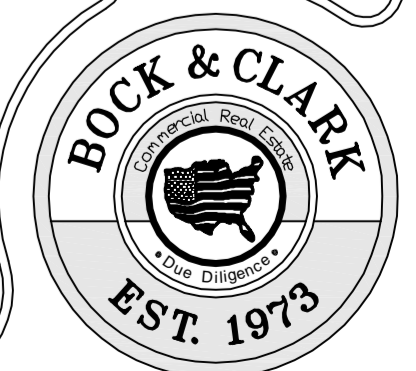
To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a Delaware corporation, as Nominee for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, IN ITS CAPACITY AS TRUSTEE, FOR THE REGISTERED HOLDERS OF BEAR STEARNS COMMERCIAL MORTGAGE SECURITIES, INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-PWR12, its successors and/or assigns; TX14 Allen II LLC, a Delaware limited liability company; First American Title Insurance Company and Bock & Clark corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, 20a and 21 (in the amount of \$2,000,000 General Liability/\$1,000,000 Professional Liability) of Table A thereof. The field work was completed on December 30, 2013.

Larry G. Ferguson
Registration No. 5632
In the State of Texas
Date of Survey: 12-30-2013
Date of Last Revision: 02-12-2014
Bock & Clark NSN Project No. 201303039-1



Survey Performed By:
LGF LAND SURVEYING, LLC
Accurate Reliable Responsive
Firm 10148100
3044 Old Denton Road #111-230
Carrollton, TX 75007
Phone: 214-289-6804
Fax: 972-212-7294
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