PROPERTY DESCRIPTIONS:

BEING A TRACT OF LAND SITUATED IN THE WILLIAM LOMAX SURVEY, ABSTRACT NO. 792 AND BEING ALL OF THE AIRPORT PLAZA, AN ADDITION TO THE TOWN OF ADDISON, AS RECORDED IN VOLUME 85070, PAGE 2982, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN A METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD ORANGE CAP "STOVALL" FOUND FOR CORNER IN THE SOUTH LINE OF RATLIFF LANE (50 FOOT RIGHT OF WAY), SAID IRON ROD FOUND BEING SOUTH 89 DEGREES 39 MINUTES 40 SECONDS WEST, A DISTANCE OF 409.75 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF SAID RATLIFF LANE AND THE WEST LINE OF ADDISON ROAD (A 60 FOOT RIGHT OF WAY), SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OWNED BY ADDISON STORAGE AS RECORDED IN INSTRUMENT NUMBER 200900181500, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 20 MINUTES 20 SECONDS EAST DEPARTING THE SOUTH LINE OF SAID RATLIFF LANE AND ALONG THE WEST LINE OF SAID ADDISON STORAGE TRACT, A DISTANCE OF 187.65 FEET TO A 1/2" IRON ROD ORANGE CAP "STOVALL" FOUND FOR CORNER SAID POINT BEING 24.50 FEET NORTH OF THE CENTERLINE OF GLENN CURTISS (A PRIVATE DRIVE), AND ALSO BEING THE SOUTHWEST CORNER OF SAID ADDISON STORAGE TRACT AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 39 MINUTES 40 SECONDS WEST ALONG THE NORTH LINE OF SAID GLENN CURTISS, A DISTANCE OF 409.75 FEET TO A POINT FOR CORNER FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 01 DEGREES 37 MINUTES WEST, A DISTANCE OF 1.50 FEET, AND SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ADDISON LOCKERS AS RECORDED IN VOLUME 93072, PAGE 2435, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 20 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF SAID ADDISON LOCKERS TRACT, A DISTANCE OF 187.65 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF SAID RATLIFF LANE AND SAID POINT BEING THE NORTHEAST CORNER OF SAID ADDISON LOCKER TRACT AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 39 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF SAID RATLIFF LANE, A DISTANCE OF 409.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 76,890 SQUARE FEET OR 1.7651 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION & SURVEYORS CERTIFICATION

THIS IS TO CERTIFY INDUS PARTNERS, LTD., AND G.B.N., INC. AND CAPITAL TITLE THAT ON THIS DATE JULY 31, 2013 A SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION OF THE PROPERTY LOCATED AT 4500 RATLIFF LANE, BEING A TRACT OF LAND SITUATED IN THE WILLIAM LOMAX SURVEY, ABSTRACT NO. 792 AND BEING ALL OF THE AIRPORT PLAZA, AN ADDITION TO THE TOWN OF ADDISON, AS RECORDED IN VOLUME 85070, PAGE 2982, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN A METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF.

FEMA NOTE

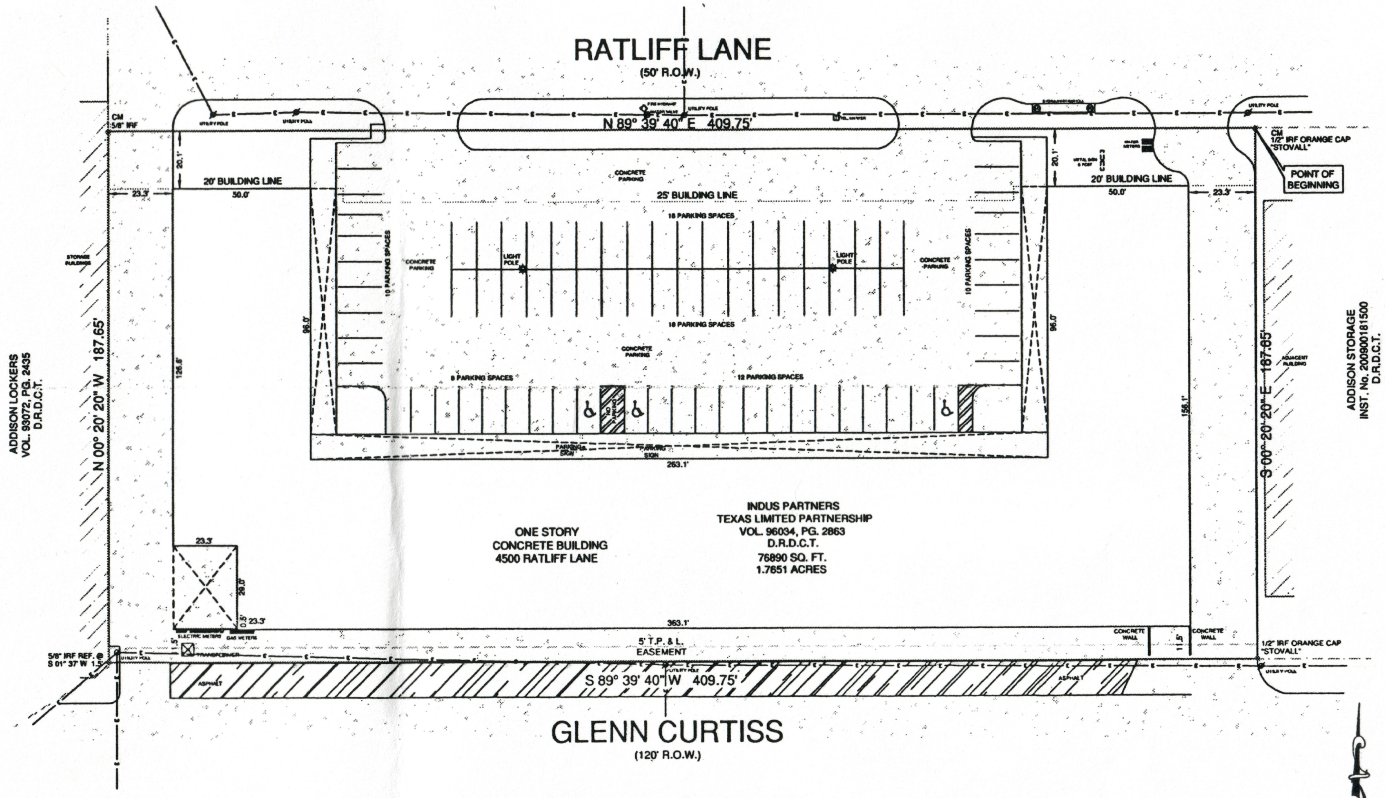
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 48113C0180 J, EFFECTIVE DATE AUGUST 23, 2001, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN:

ZONE "X" (NOT SHADED ON PANEL) - DEFINED THEREIN AS "OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN"

(THE FLOOD INSURANCE RATE MAP REFERENCED ABOVE WAS THE CURRENT MAP AVAILABLE ON FEMA'S WEB SITE DURING THE RESEARCH PHASE OF THIS SURVEY. PREMIER SURVEYING AND MAPPING MAKES NO REPRESENTATION AS TO THE ACCURACY OR CURRENT STATUS OF SAID MAPS.)

GENERAL NOTES

1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED DEED.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

0' 15' 30' 60'
SCALE: 1"= 30'

NOTES:
10a) THE FOLLOWING EASEMENTS AND BUILDING LINES ARE SUBJECT TO THIS PROPERTY PER VOL. 85070, PG. 2982, M.R.D.C.T.
BEARINGS ARE BASED ON THE RECORDED DEED.

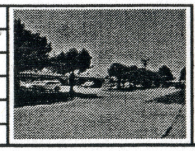
CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WIRE FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
IRF = IRON ROD FOUND
IRS = IRON ROD SET
MFCP = METAL FENCE COR POST
WFCP = WOOD FENCE COR POST

TITLE SURVEY

4500 RATLIFF LANE
CITY OF ADDISON
DALLAS COUNTY, TEXAS

GF#: 13-164250-PD	
BORROWER: G.B.N., INC.	
PREMIER JOB #: 13-1716C	
TECH: RAH	FIELD: KC
DATE: 08/06/13	
REVISION DATE:	



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STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
RAUL DOMINGUEZ REYES
5380
FIELD SURVEY DATE: 07/31/13
THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SEALED HARD COPIES.