

The undersigned, being a registered surveyor of the State of Texas certifies to RESOLUTION TRUST CORPORATION, CATALINA MORTGAGE COMPANY, SAFECO LAND TITLE COMPANY, and CHICAGO TITLE INSURANCE COMPANY, as follows:

BEING all of Lot 1, Block 1, Lot 1, Block 2 and Lot 1, Block 3, of Forest Creek Business Park, an addition in the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 56169, Page 5500 of the Map Records of Dallas County, Texas. Lot 1, Block 1 contains 3.9703 acres of land; Lot 1, Block 2 contains 3.5224 acres of land; and Lot 1, Block 3 contains 21.4788 acres of land.

ZONING
 PD-PLANNED DEVELOPMENT
 BUILDING SETBACK REQUIREMENTS
 BY ORDINANCE
 FRONT 15'
 SIDE 15'
 REAR 0'

1. This map or plat and the survey on which it is based were made in accordance with the 1988 version of the "Manual of Practice for Land Surveying in Texas" published by the Texas Society of Professional Surveyors requirements for a category 1A Land Title Survey.

2. The survey was made on the ground on April 19, 1993 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

3. (Except as shown on the survey,) there are no visible easements or rights-of-way of which the undersigned has been advised.

4. (Except as shown on the survey,) there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

5. The location of each easement, right-of-way, servitude, and other matter affecting the subject property and listed in Title Insurance Commitment No. 107283 CHP Dated November 3, 1993 issued by Safeco Land Title of Dallas with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions.

6. The subject property appears to have direct access to Forest Lane, State Street, Avenue B and Marion Drive, Dedicated and accepted public streets or highways.

7. The record description of the subject property forms a mathematically closed figure.

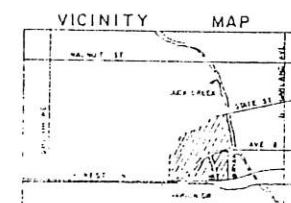
8. Said described property is located within an area having a Zone Designation of "AE" and "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0015D, with a date of identification of August 15, 1990, for Community No. 485471, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate, to the best of my knowledge and belief.

Dated: May 05, 1993



J. L. LANE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2509



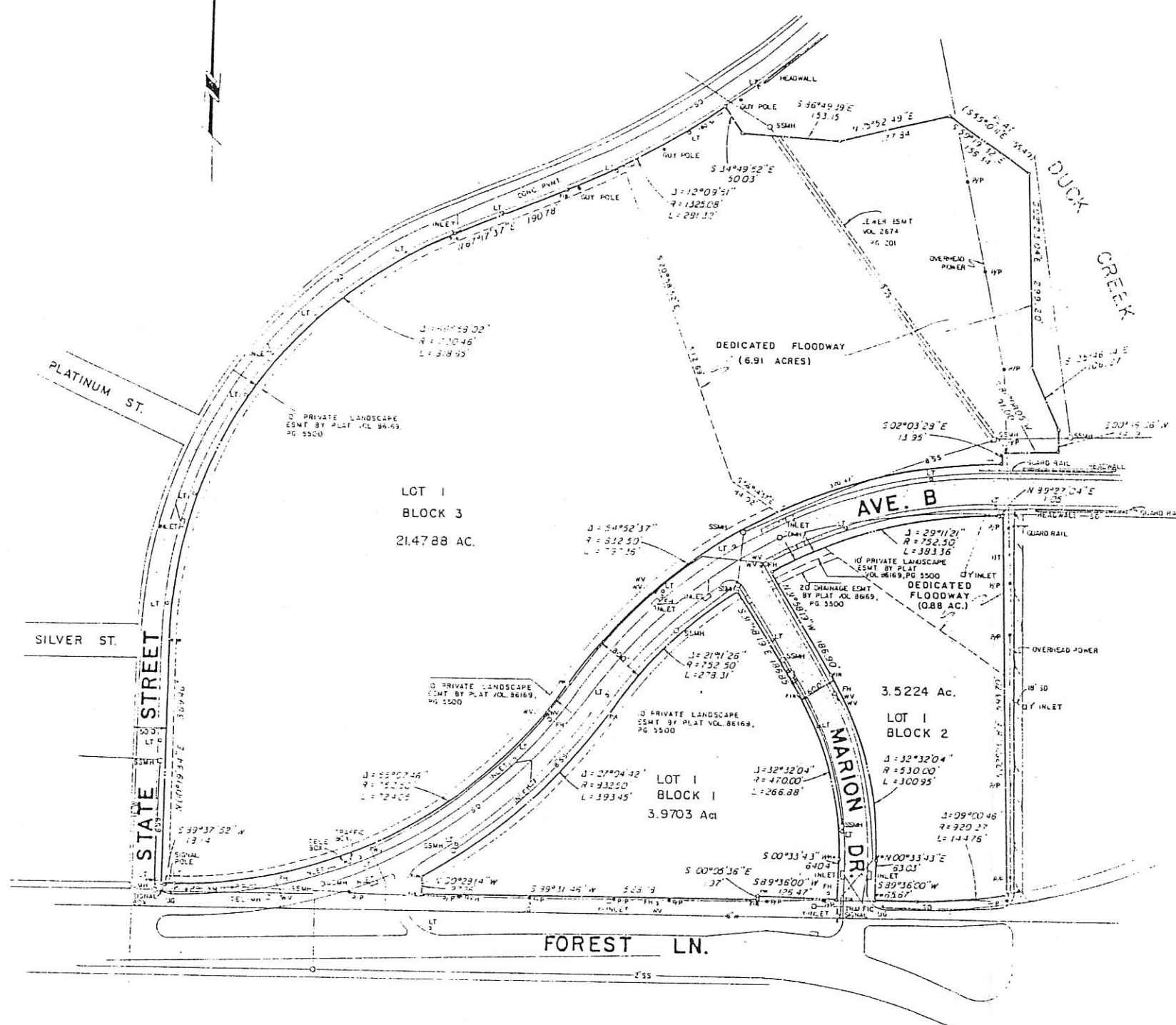
NOTE: THE SUBJECT'S EASEMENT RECORDED IN VOL. 56169 PG. 5500 IS A SUBJECT ESMT AND AFFECTS THESE TRACTS

LEGEND

- LT LIGHT POLE
- SD STORM DRAIN
- FL FIRE LANE
- WM WATER METER
- BL BUILDING LINE
- CO CLEAN OUT
- FH FIRE HYDRANT
- SS SANITARY SEWER
- W WATER
- CLF CHAIN LINK FENCE
- MH MANHOLE
- GTE GENERAL TELEPHONE
- GM GAS METER
- FIR FOUND IRON ROD
- SIR SET IRON ROD
- FC FENCE CORNER
- PT POWER TELEPHONE
- ASP ASPHALT PAVEMENT
- CON CONCRETE PAVEMENT
- P/P POWER POLE
- BUILDING BUILDING
- UT UNDERGROUND TELEPHONE
- P POWER
- T TELEPHONE
- UP UNDERGROUND POWER
- G GAS

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



SURVEY AS BUILT	
ALL OF BLOCKS 1, 2 & 3 FOREST CREEK BUSINESS PARK ADDITION CITY OF GARLAND, DALLAS COUNTY, TEXAS	
LANE'S SOUTHWEST SURVEYING, INC. 3149 Hwy. #67, Suite F Mesquite, Texas 75150-2716 Phone (214) 681-4442 Fax (214) 681-4829	APRIL 1993 SCALE 1" = 100' FILE NO. 03-151