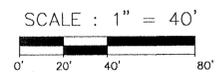


Vicinity Map
(NOT TO SCALE)



Items Corresponding to Schedule B

- 10. (b) The following all according to the plat recorded in Volume 91207, Page 160G of the Map Records of DALLAS County, Texas.
 - a forty (40) foot wide building line along the South and West property lines. (As shown hereon.)
 - Twenty-four (24) foot utility fire line and access easement are the perimeter and across the center of subject property. (As shown hereon.)
 - Ten (10) foot utility easements in the central portion of subject property and in the Easterly portion of subject property. (As shown hereon.)
 - Twenty (20) foot by twenty (20) foot triangular utility easements in the Southwest and Northern portion of subject property. (As shown hereon.)
 - Five (5) foot Texas Power and Light Company easements on the West side of subject property. (As shown hereon.)
 - Ten (10) foot Texas Power and Light Company easements on South side of subject property and in central portion and in Southeast portion of subject property. (As shown hereon.)
 - Seven and one-half (7.5) by seven and one-half (7.5) foot utility easement in Southwest portion of subject property. (As shown hereon.)
 - Seven and one-half (7.5) by sixteen and one-half (16.5) foot utility easement in Southeast portion of subject property. (As shown hereon.)
 - Forty (40) foot pedestrian easement on South and West sides of subject property. (As shown hereon.)
 - Seven and one-half (7.5) by twenty on and one-half (21.5) foot easement North property line for utilities. (As shown hereon.)
 - Twenty (20) foot utility easements on the West line, North line and central portion of subject property. (As shown hereon.)
 - Utility easements on the west line, North line and central portion of subject property. (As shown hereon.)
- 10. (c) Terms, conditions and stipulations contained in Agreement Regarding Installation of Water Line executed by and between Gus Enterprises-XII, a California limited partnership, and Telecom Commerce IV, Ltd., a Texas limited partnership, dated June 07, 2000, filed June 23, 2000, recorded in Volume 2000023, Page 4503 of the Real Property Records of DALLAS County, Texas. (No longer affects subject property.)

Zoning Information

This property is zoned IM (1), INDUSTRIAL DISTRICT, by City of Richardson, Dallas County, Texas as amended in City Ordinance 445-14.

Setbacks - 40' front, 40' side yard along roads, 0 rear.
 Maximum Height - Max = 75' in height, 25' 1st story and 15' per additional story.
 Maximum floor area ratio = 0.75:1 on any lot, tract or parcel of land.
 Parking requirements = None

SOURCE: City of Richardson Planning and Zoning Department (www.cor.net)
 Contact: Cindy (972) 744-4240
 411 W. Arapaho Road
 Richardson, Texas 75080

Miscellaneous Notes

- 1.) Basis of Bearings - Bearings are based on the North right-of-way line of Arapaho Road as shown on Replat of Lot 9, Block 8, Corporate Square, an addition to the City of Richardson, according to the Map or Plat thereof recorded in Volume 91207, Page 160G, Map Records, Dallas County, Texas.
- 2.) Easements shown hereon are based on a Commitment for Title Insurance as provided Commonwealth Land Title issued November 17, 2005, G.F. Number 05-002148. No additional search of easements or restrictions was performed by surveyor.
- 3.) Parking Table
 Regular striped spaces - 445
 Handicapped striped spaces - 4
 Total striped spaces - 449
- 4.) In compliance with Table A, Item No. 14, There is no observable evidence of earth moving work, building construction or building additions in recent months.
- 5.) In compliance with Table A, Item No. 15, Except as shown hereon surveyor is not aware of changes in street right-of-way lines either completed or proposed and available from the controlling jurisdiction.
- 6.) In compliance with Table A, Item No. 16, There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- 7.) UTILITY NOTE: Utilities shown hereon are based on observable above ground evidence at the time of this survey.
- 8.) Total building area = 67,702 square feet.

Legend of Symbols & Abbreviations

- | | | |
|----------------------|-------------------------------|----------------------------|
| Power Pole | Flag Pole | Storm Manhole |
| Power Pole w/Light | Sign (As Noted) | Storm Inlet (Square) |
| Light Pole | Well Head | Storm Inlet (Round) |
| Telephone Pole | Satellite Dish | Curb Storm Inlet |
| Guy Wire | Tower | Storm Pipe |
| Sight Light | Water Valve | Sanitary Sewer |
| Ground Light | Fire Hydrant | Sanitary Clean Out |
| Electric Manhole | Siamese Fire Hydrant | Gas Valve |
| Telephone Manhole | Water Manhole | Gas Manhole |
| Telephone Pedestal | Water Meter Pit | Gas Meter |
| Electric Meter | Water Meter | Gas Marker |
| Cable Box | Irrigation Control Valve | Indicates Mutual Ownership |
| Air Conditioner Unit | Indicates Handicapped Parking | Tree (As Noted) |
| Railroad Signals | | |

Flood Zone Information

By graphically plotting only this property lies within Zones "X" & "A" of the Flood Insurance Rate Map, Community Flood No. 48113C0205-1, which bears an effective date of August 23, 2001. (As shown hereon.)

Statement of Encroachments

(A) Wood post for joggers encroach over the east line of said property 4.5' as shown hereon.

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Property Description

Property Description (per Title Commitment)
 BEING Lot 9, Block 8, Corporate Square, an Addition to the City of Richardson, DALLAS County, Texas, according to the map or plat thereof recorded in Volume 91207, Page 160G, of the Map Records of Dallas County, Texas.

As Surveyed Property Description

Property Description
 BEING Lot 9, Block 8, Corporate Square, an Addition to the City of Richardson, DALLAS County, Texas, according to the map or plat thereof recorded in Volume 91207, Page 160G, of the Map Records of Dallas County, Texas, being all that certain tract of land described in a deed to GUS ENTERPRISES-XII, L.L.C., as recorded in Volume 97005, Page 6305, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for corner in the north right-of-way line of Arapaho Road (a variable with R.O.W.) in the west line of Duck Creek Channel Drainage Easement (Track A) as described in detail recorded in Volume 78023, Page 299, Deed Records, Dallas County, Texas, said point also being the Southeast corner of said Lot 9, Block 8 and being South 89° 54' 00" West, a distance of 161.53 feet from the intersection of the north right-of-way line of said Arapaho Road and the West right-of-way line of Plano Road;

THENCE, South 89° 54' 00" West, along the North right-of-way line of said Arapaho Road, a distance of 368.50 feet to a 1/2-inch iron rod set with plastic cap stamped "RPL5 5633" set for corner;

THENCE, South 00° 00' 00" East, continuing along said North right-of-way line of said Arapaho Road, a distance of 10.00 feet to a "X" found for corner;

THENCE, South 89° 54' 00" West, continuing along said North right-of-way line, a distance of 336.36 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right having a radius of 25.00 feet, a central angle of 90° 01' 15" and a chord which bears North 45° 05' 18" West, 35.36 feet;

THENCE, in a Northwestly direction, along said curve to the right, an arc distance of 39.28 feet to a 1/2-inch iron rod found for corner in the East right-of-way line of Presidential Drive (60' R.O.W.);

THENCE, North 00° 04' 45" West, along the East right-of-way line of said Presidential Drive, a distance of 411.09 feet to a 1/2-inch iron rod found for corner at the Northwest corner of said Lot 9, Block 8 and the Southwest corner of Lot 10, Block 8, of Corporate Square, an addition to the City of Richardson, according to the map or plat thereof recorded in Volume 26150, Page 143, Map Records, Dallas County, Texas;

THENCE, North 89° 59' 59" East, along the common line of said Lots 9 and 10, a distance of 605.93 feet to a 1/2-inch iron rod found for corner in the West line of the aforementioned Duck Creek Drainage Easement at the common East corner of said Lots 9 and 10;

THENCE, South 00° 04' 45" East, along the West line of said Duck Creek Drainage Easement, a distance of 176.96 feet to a 1/2-inch iron rod with plastic cap stamped "RPL5 5633" set for corner at the beginning of a curve to the left having a radius of 327.50 feet, a central angle of 22° 01' 15" and a chord that bears South 17° 05' 06" East, 125.09 feet;

THENCE, in a southeasterly direction, along said curve to the left, an arc distance of 125.07 feet to a 1/2-inch iron rod found for corner;

THENCE, South 28° 00' 00" East, continuing along the west line of said Duck Creek Drainage Easement and the East line of said Lot 8, a distance of 146.56 feet to the POINT OF BEGINNING and containing 6.3924 acres of land (276,453 square feet). (This being based on a survey of same property described in a Commitment for Title Insurance, issued November 17, 2005, G.F. No. 05-002148, by Commonwealth Land Title Insurance Company.)

ALTA/ACSM Land Title Survey

ALTA/ACSM LAND TITLE SURVEY
 Cabot Advisors Portfolio Project
 B&C Project No. 20051342, 005
 Corporate Square
 1301 & 1303 Arapaho Road, Richardson, TX

Surveyor's Certification

TO: Gus Enterprises-XII, L.L.C., RREEF AMERICA, L.L.C., and to Commonwealth Land Title Insurance Company;

I, Todd Fincher, hereby certify that this survey, made by me or under my direction, on November 29, 2005, was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundary and areas of the subject property and the size, location, and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the locations of all rights-of-way, easements, and other matters of record affecting or benefiting the subject property; (iii) the locations of the parking areas on the subject property and showing the number of parking spaces provided thereby; (iv) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof; and (v) all other significant items on the subject property, as shown.

I also hereby certify that except as shown hereon, there are no (i) encroachments upon the subject property by improvements on adjacent properties; and (ii) encroachments on adjacent properties, streets or alleys by improvements on the subject property. I also hereby certify that unless shown hereon, all buildings and structures lie wholly within all applicable building setback lines, if any, based upon data obtained from local agency planning department officials and do not violate any height or location restrictions set forth in any preliminary title report and its underlying documents. I also hereby certify that (i) all provided zoning classifications, setbacks, building height and floor space restrictions of record or disclosed by applicable zoning or building codes are shown on the survey; (ii) there are an aggregate of 449 parking spaces on the property, of which 4 constitute handicapped spaces and all of which are shown on the survey; and (iii) this map and survey on which it is based were made in accordance with the "Minimum Standards for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1998, and meets the accuracy requirements for a Land Title Survey.

Todd Fincher
 Registration No. 5833
 In the State of Texas
 Date of Survey: 12/04/05
 Date of Last Revision: 12/13/05
 Network Project No. 20051342-005

Survey Performed By:
 Todd Fincher, P.L.S.
 616 Shady Creek Trail
 Mesquite, TX 75150
 Phone: 972-270-7067
 Fax: 972-279-7727
 Email: toddfincher@netzero.com

Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
 Akron, Ohio 44333
 537 North Cleveland-Massillon Road
 Phone: (800) SURVEYS; Fax: (330) 666-3608 www.1800surveys.com

