

FIELD NOTES

BEING a tract of land situated in the John Beeman Survey, Abstract No. 209, Dallas County, Texas and being part of Lot 2, Block A/6828 of the Continental Terrace Addition, an addition to the City of Dallas, as recorded in Volume 77074, Page 1194, Deed Records of Dallas County Texas and being more particularly described as follows:

COMMENCING at the southwesterly corner of Lot 1 of said Continental Terrace Addition, said corner being the southeasterly corner of Lot 2 of said Continental Terrace Addition;

THENCE South 87 degrees 26 minutes 10 seconds West, along the southerly line of said Lot 2, a distance of 120.00 feet to a 3-inch Steel Fence Corner Post found for the POINT OF BEGINNING;

THENCE South 87 degrees 26 minutes 10 seconds West, a distance of 72.49 feet to a 1/2-inch set iron rod with cap stamped "HALFF ASSOC. INC." (hereafter referred to as "with cap") for the point of curvature of a circular curve to the left, having a radius of 444.28 feet and whose center bears South 02 degrees 33 minutes 50 seconds East;

THENCE in a southwesterly direction, along said circular curve to the left, through a central angle of 29 degrees 07 minutes 30 seconds, an arc distance of 225.84 feet to a 1/2-inch set iron rod with cap for the point of tangency;

THENCE South 58 degrees 18 minutes 40 seconds West, a distance of 36.82 feet to a 1/2-inch set iron rod with cap;

THENCE North 31 degrees 41 minutes 20 seconds West, a distance of 230.00 feet to a 1/2-inch set iron rod with cap in the southeasterly right-of-way line of Continental Avenue (130-foot right-of-way);

THENCE North 58 degrees 18 minutes 40 seconds East, along said southeasterly right-of-way line of Continental Avenue, a distance of 175.00 feet to a "Crows Foot" set in concrete for corner;

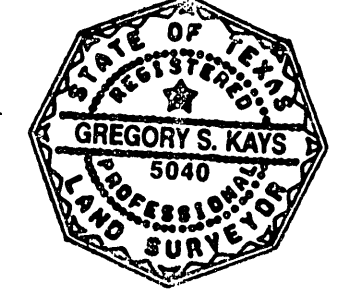
THENCE North 87 degrees 26 minutes 10 seconds East, continuing along said southeasterly right-of-way line of Continental Avenue, a distance of 239.38 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 13 degrees 22 minutes 36 seconds East, departing said southeasterly right-of-way line of Continental Avenue, a distance of 215.83 feet to the POINT OF BEGINNING AND CONTAINING 84,043 square feet or 1.929 acres of land, more or less.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to GE Commercial Finance Real Estate, Mujeres Banderas I, LP, Watch Omega Holdings, LP, Twinrose Industrial Partners Continental, Town North Bank, N.A. and Chicago Title Insurance Company that this map or plat and the survey on which it is based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association, the American Congress on Surveying and Mapping, and The National Society of Professional Surveyors in 1999, and includes items 1-4, 7(a), 8, 9 (no striping), 10, 11(a) and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS, and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance. By graphical plotting, the Property is located in Zone "X," (shaded) as delineated on the Dallas County, Texas and Incorporated Areas Flood Insurance Rate Map, Panel Number 48113C0340 J, dated August 23, 2001, as published by the Federal Emergency Management Agency. Zone "X" (shaded) is defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood". The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

Gregory Scott Kays May 06 2005
GREGORY SCOTT KAYS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5040



NOTES

1. Basis of bearings is South 33 degrees 05 minutes 00 seconds East along the east line of Tract II as described in deed to Realty Holdings of Lewisville, L.L.C. as recorded in Volume 5331, Page 3973, D.R.D.C.T.
2. This survey reflects all documents listed in Schedule B of Chicago Title Insurance Company commitment GF No. 000663876, effective date March 15, 2005.
3. The Indenture of Lease as recorded in Volume 81192, Page 2485, D.R.D.C.T., affects subject property.
4. The Amendment To Lease Agreement as recorded in Volume 84048, Page 4204, D.R.D.C.T., affects subject property.
5. The Assignment and Assumption of Ground Lease as recorded in Volume 97251, Page 06050, D.R.D.C.T., affects subject property.

IMPROVEMENT SURVEY
OF
152 & 160 CONTINENTAL AVENUE
LOT 2, BLOCK A/6828
CONTINENTAL TERRACE ADD.
OUT OF THE
JOHN BEEMAN SURVEY,
ABSTRACT NO. 209
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FOR
GE COMMERCIAL
FINANCE REAL ESTATE
BY
HALFF ASSOCIATES INC., ENGINEERS-SURVEYORS
8816 NORTHWEST PLAZA, DALLAS, TEXAS 75225
SCALE: 1"=20' A.D. 33129 MAY, 2005
Ref. L.O. 7713

Revised Legal, notes, and surveyor's certificate. 5-12-2005