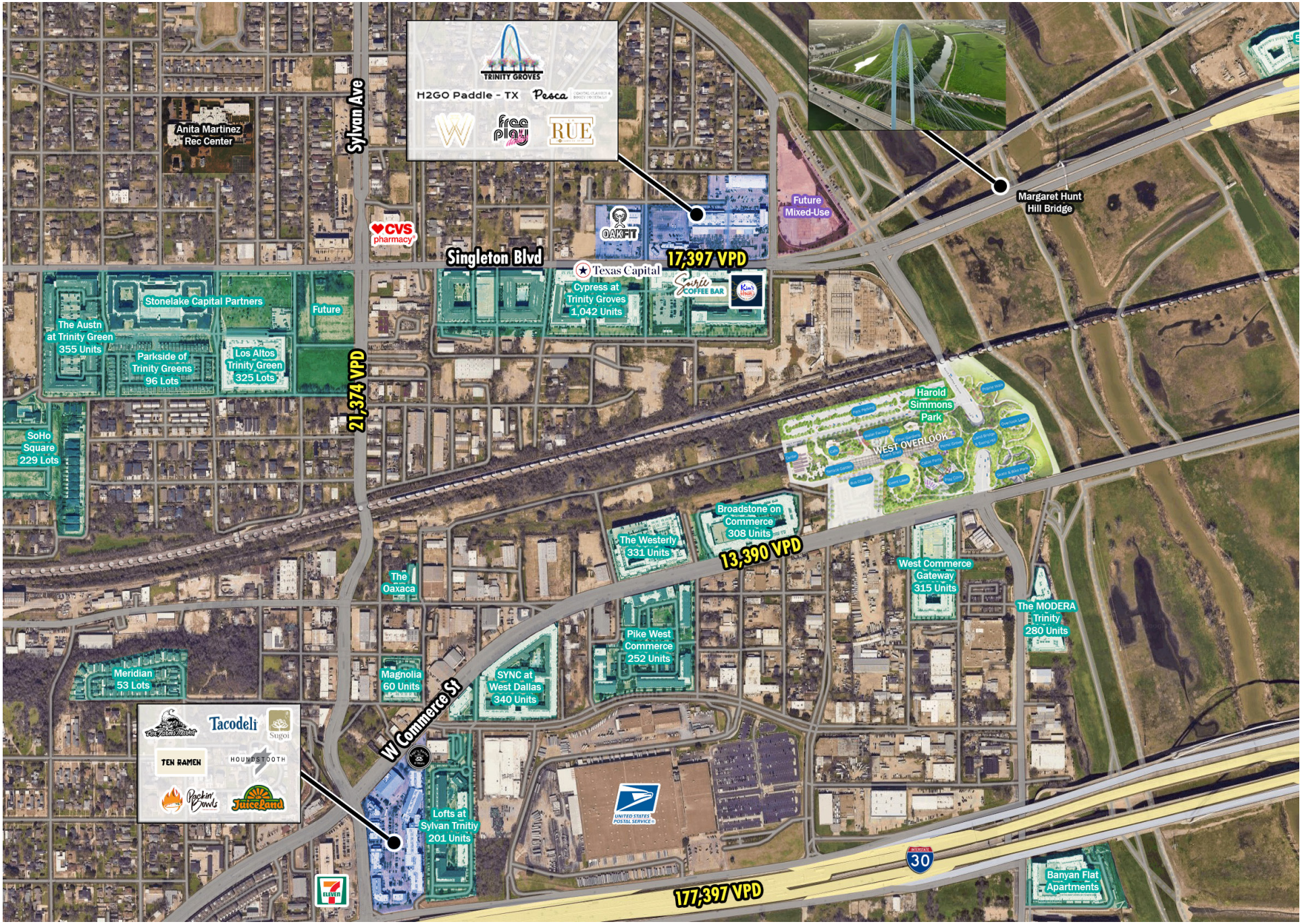
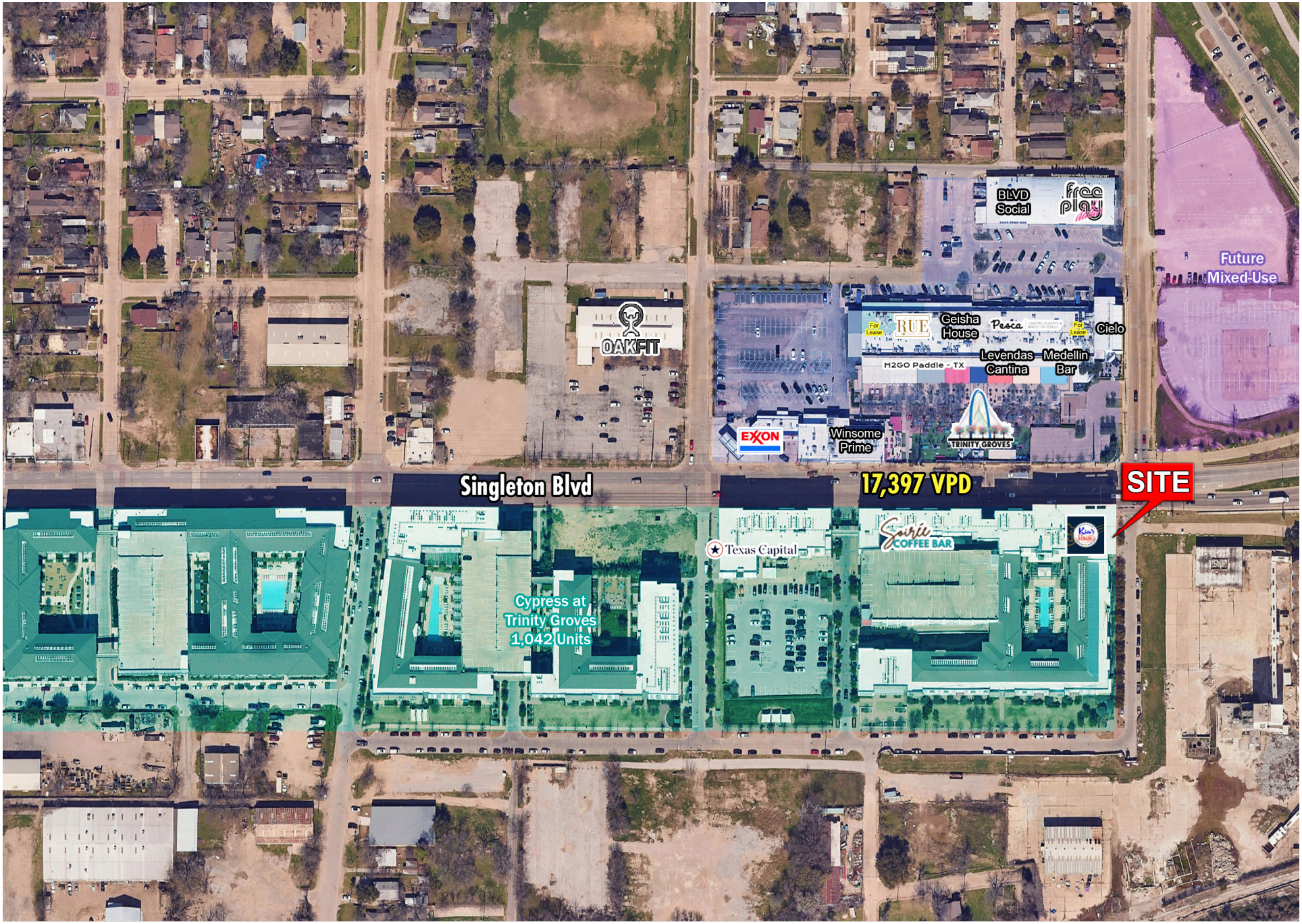


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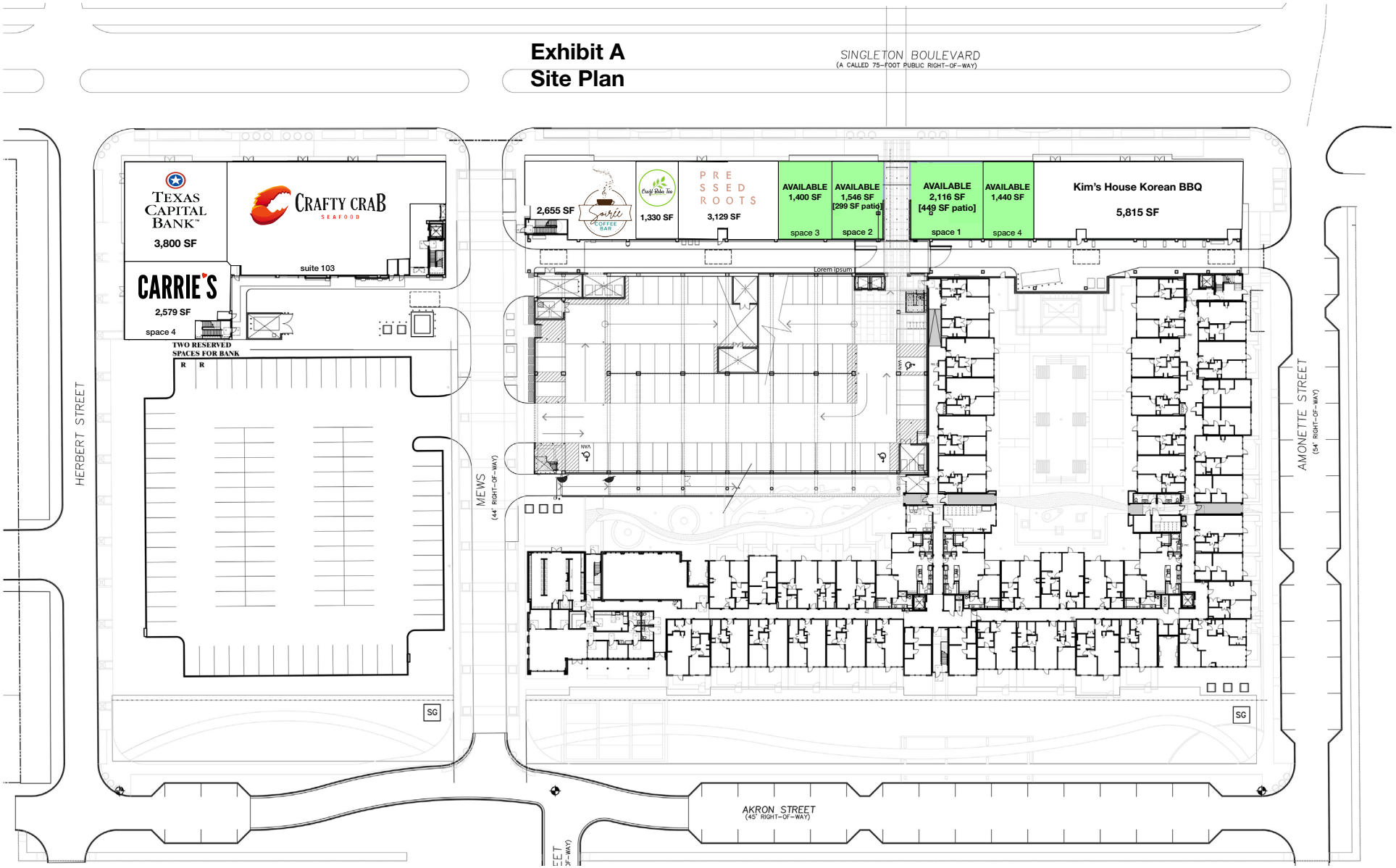


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PHASE I

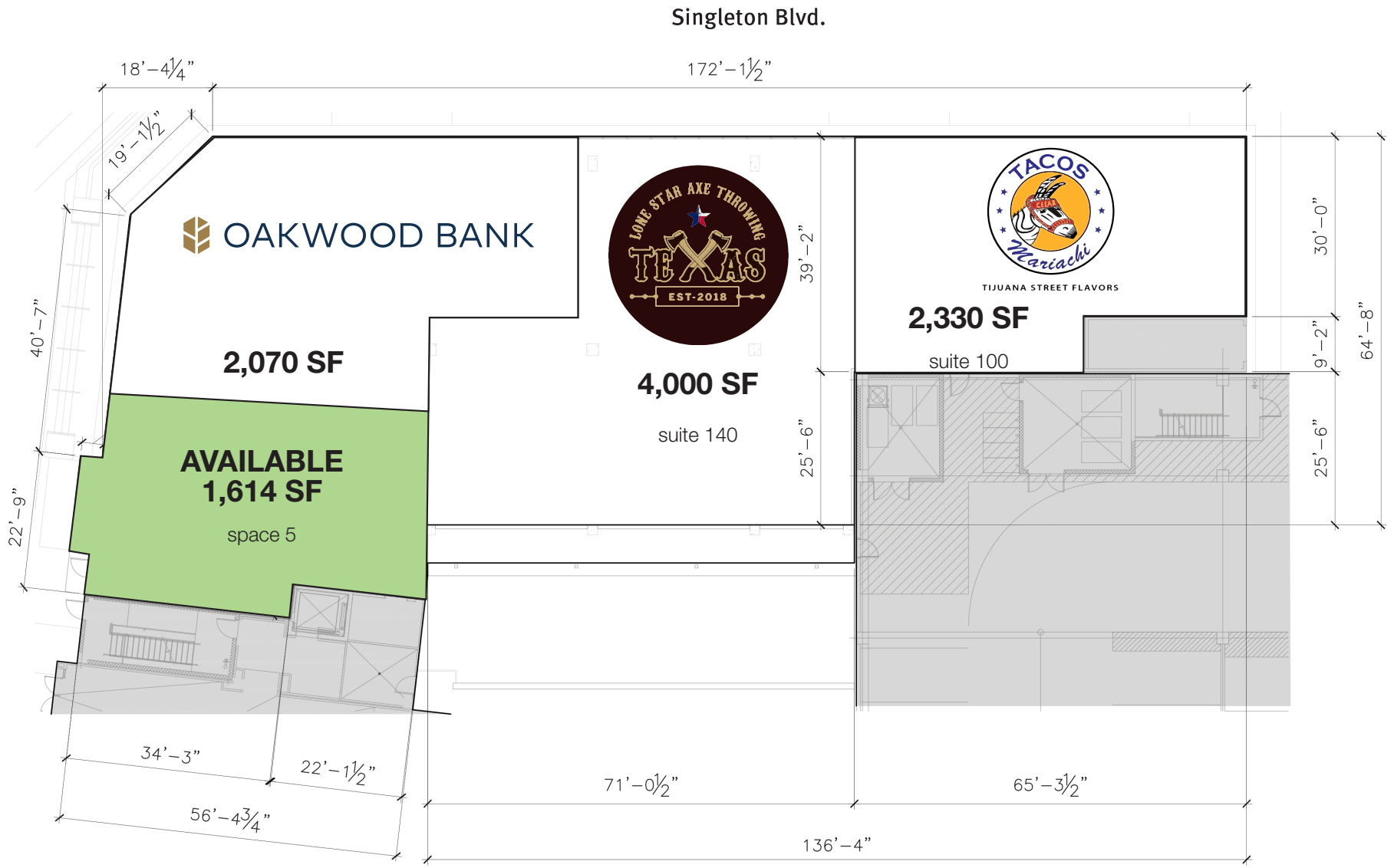
- Phase I: Space 1: 1,546 SF [299 SF shell space]; Space 2: 2,116 SF [449 SF shell space] ; Space 3: 1,400 SF; Space 4: 1,440 SF
- Phase II: 1,614 SF
- Parking | 3.5 levels of on-site garage parking plus 160 street-level spots
- Singleton Blvd. | 17,397 vehicles per day
- High daytime population of 585,336 people within 5 miles of site

Exhibit A
Site Plan

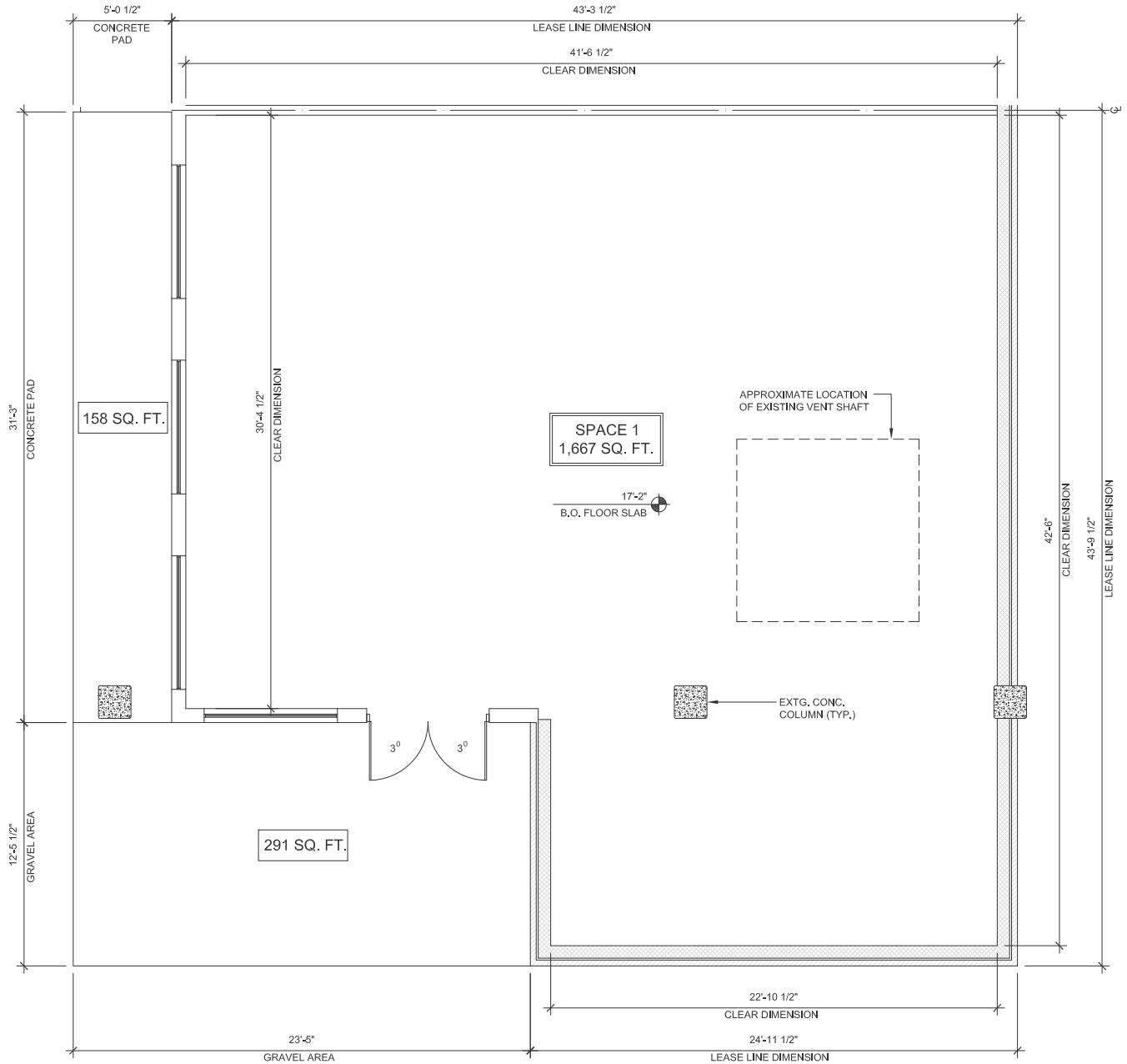


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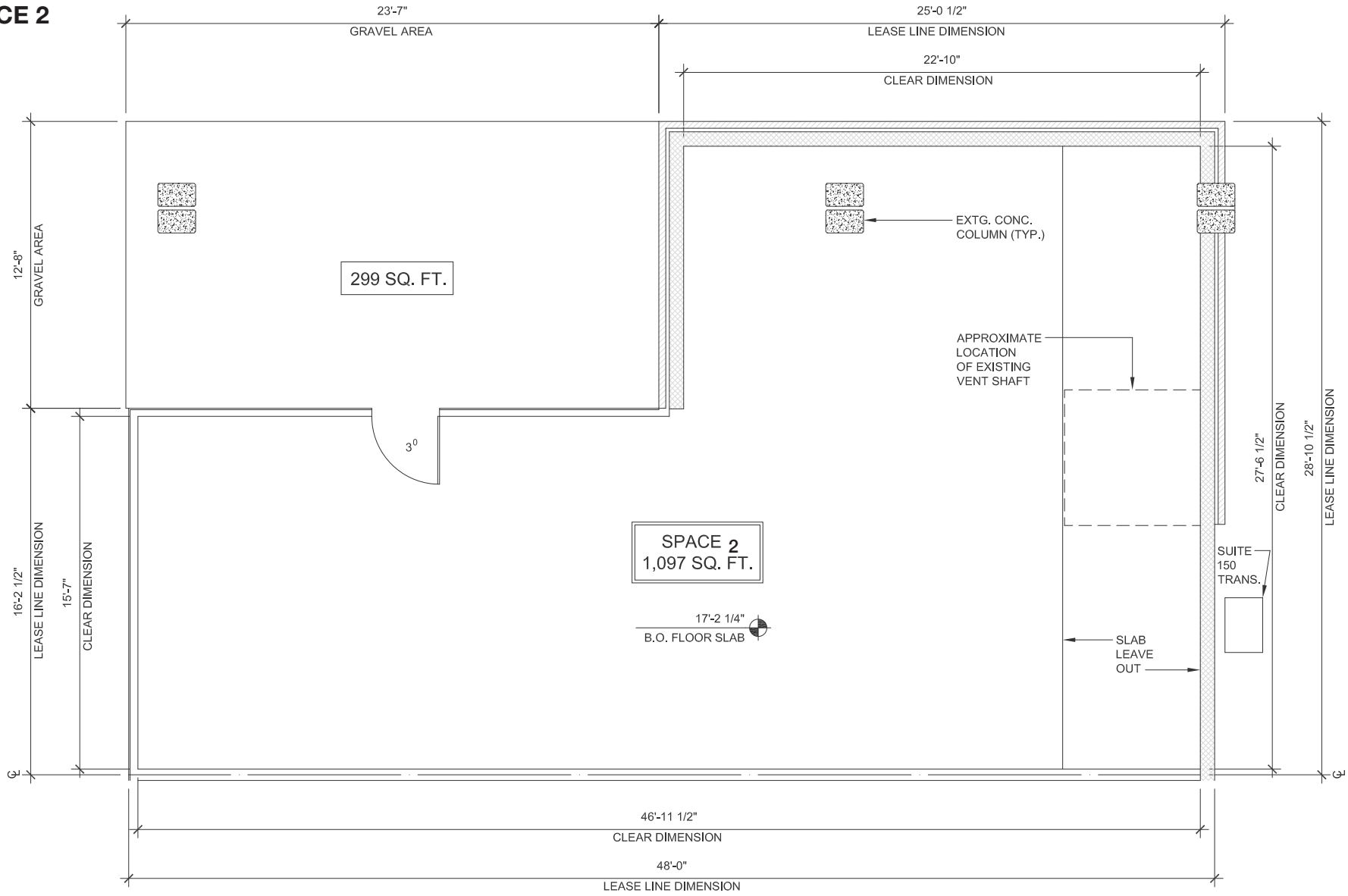
PHASE II


Singleton Blvd.
18'–4¼"
172'–1½"
19'–1½"
OAKWOOD BANK
2,070 SF
AVAILABLE
1,614 SF
space 5
LONE STAR AXE THROWING
TEXAS
EST-2018
4,000 SF
suite 140
TACOS
Mariachi
TIJUANA STREET FLAVORS
2,330 SF
suite 100
39'–2"
25'–6"
30'–0"
9'–2"
25'–6"
64'–8"
40'–7"
22'–9"
34'–3"
22'–1½"
56'–4¾"
71'–0½"
65'–3½"
136'–4"

SPACE 1


5'-0 1/2"
CONCRETE PAD
43'-3 1/2"
LEASE LINE DIMENSION
41'-6 1/2"
CLEAR DIMENSION
31'-3"
CONCRETE PAD
158 SQ. FT.
30'-4 1/2"
CLEAR DIMENSION
SPACE 1
1,667 SQ. FT.
17'-2"
B.O. FLOOR SLAB
APPROXIMATE LOCATION
OF EXISTING VENT SHAFT
42'-6"
CLEAR DIMENSION
43'-9 1/2"
LEASE LINE DIMENSION
EXTG. CONC.
COLUMN (TYP.)
3°
3°
12'-5 1/2"
GRAVEL AREA
291 SQ. FT.
22'-10 1/2"
CLEAR DIMENSION
23'-5"
GRAVEL AREA
24'-11 1/2"
LEASE LINE DIMENSION
0
5'
10'
20'
SPACE 1 LEASING PLAN
110-05-01 Space 1 Leasing Plan 01-01

SPACE 2

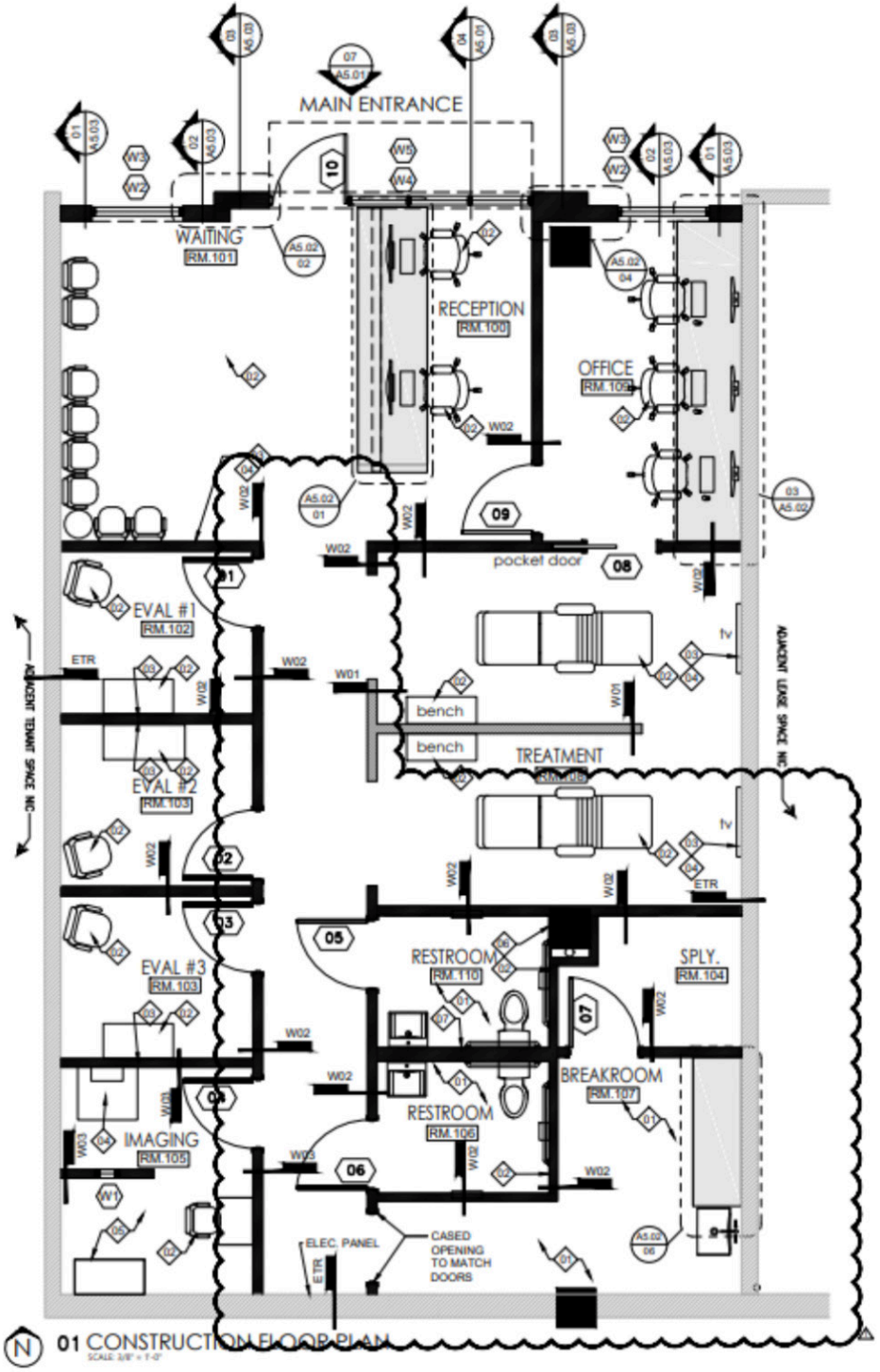


0 5' 10' 20'

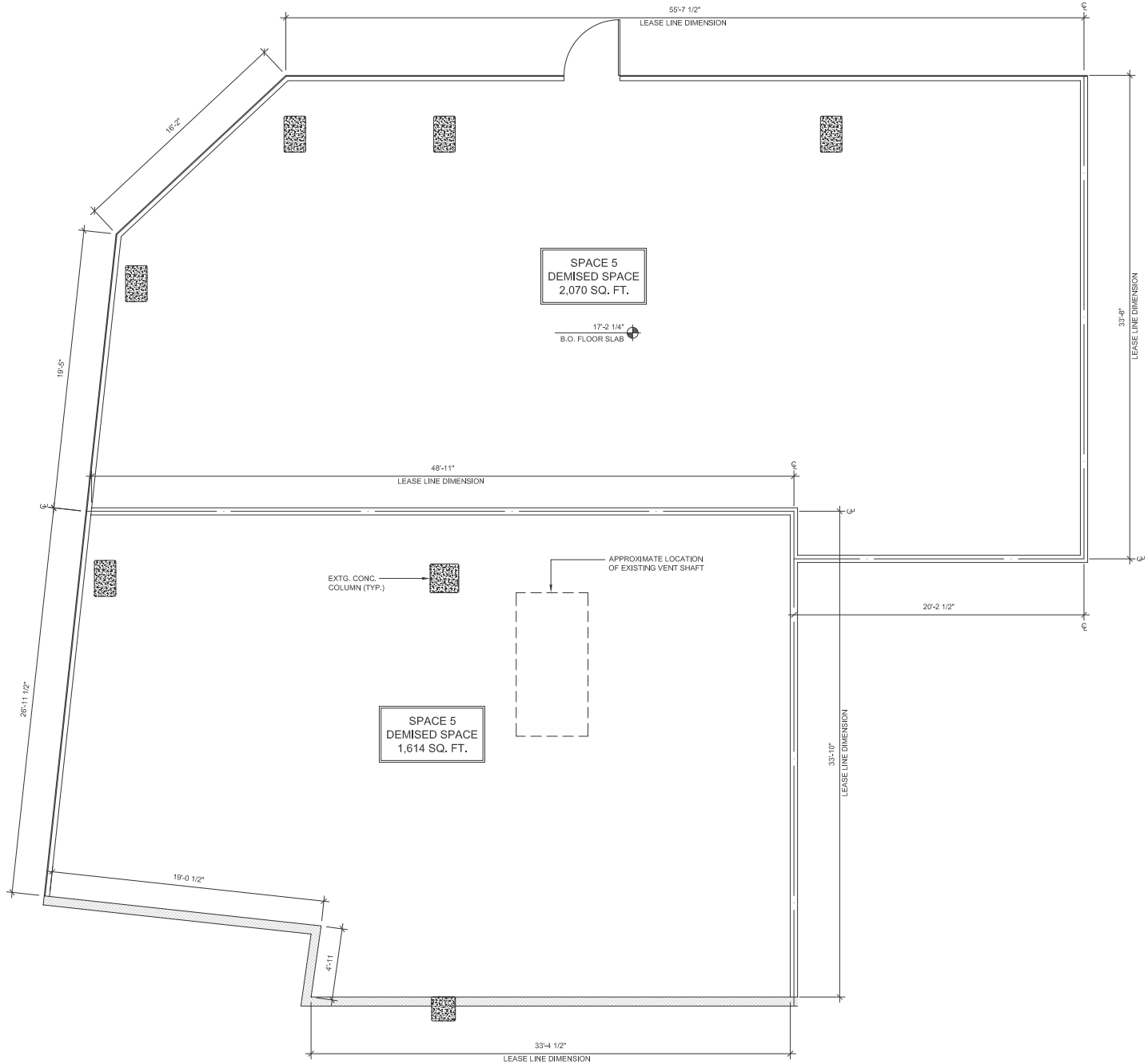
SPACE 2 LEASING PLAN

110-05-01 Space 2 Leasing Plan 01-01

SPACE 3


MAIN ENTRANCE
WAITING
RM.101
RECEPTION
RM.100
OFFICE
RM.109
pocket door
EVAL #1
RM.102
EVAL #2
RM.103
EVAL #3
RM.103
IMAGING
RM.105
bench
bench
TREATMENT
RM.108
RESTROOM
RM.110
RESTROOM
RM.106
SPLY.
RM.104
BREAKROOM
RM.107
ELEC. PANEL
CASED OPENING TO MATCH DOORS
ADJACENT TENANT SPACE N/C
ADJACENT LEASE SPACE N/C
01 CONSTRUCTION FLOOR PLAN

SPACE 5



0 5' 10' 20'

SPACE 5 LEASING PLAN

110-05-01 Space 5 Leasing Plan 01-01

THE retail CONNECTION

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____