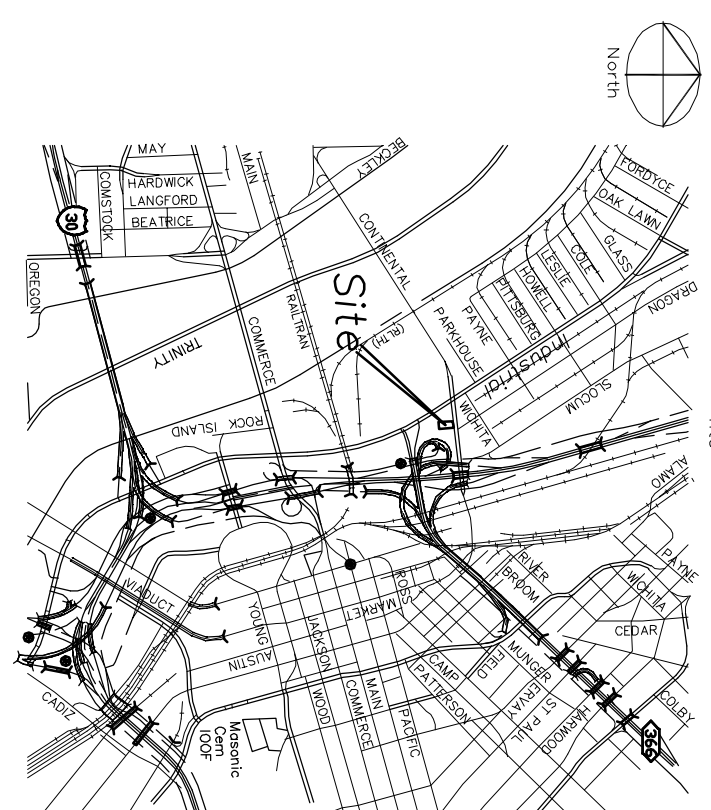


VICINITY MAP

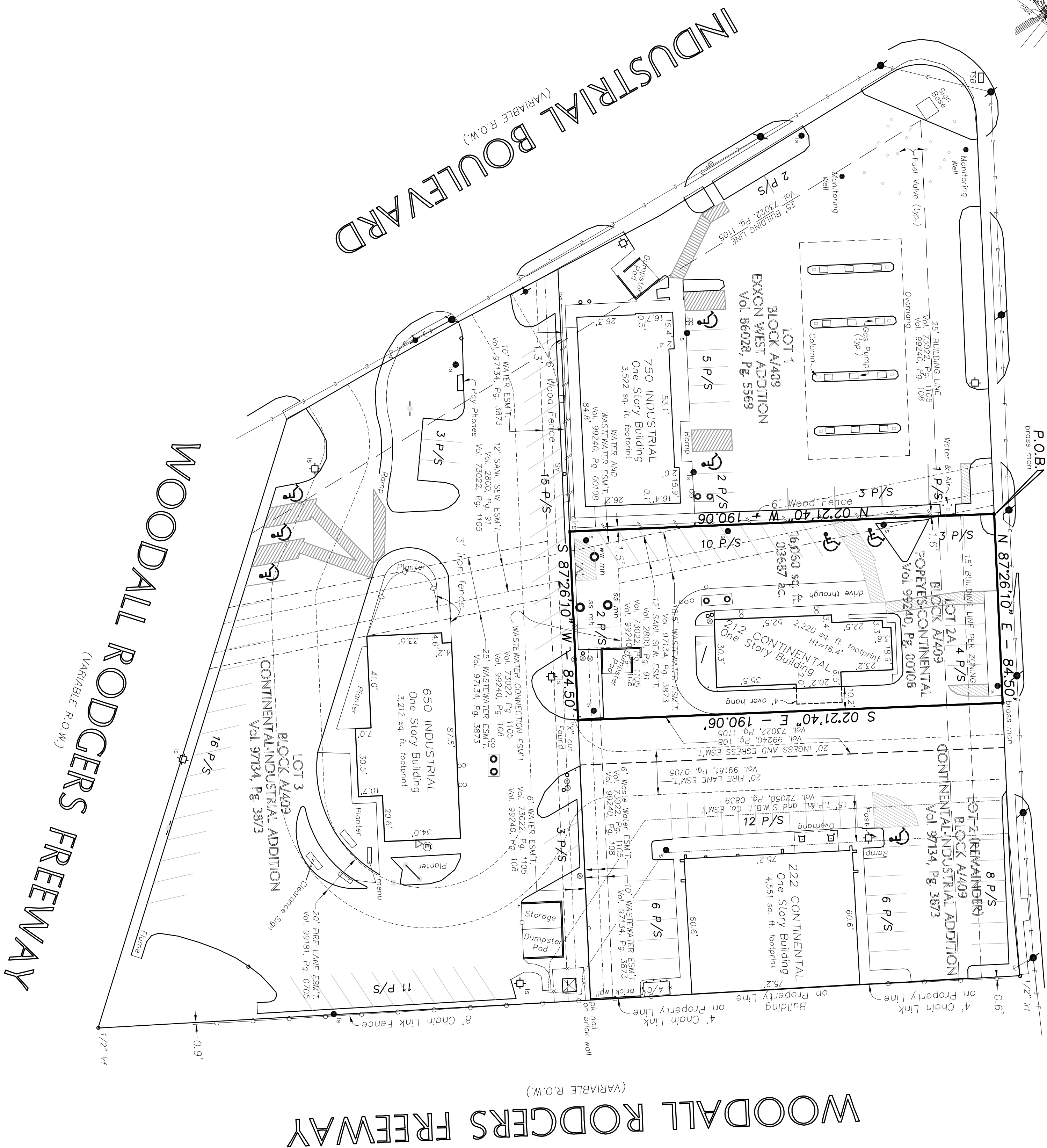


0 30 60 feet
SCALE: 1" = 30'

LEGEND

- Iron Rod Found
- Capped Iron Rod Set
- X cut in Concrete Found
- Bollard
- Security Light
- Light Standard
- Manhole
- Grease Trap
- Clean Out
- Telephone Pedestal
- Fire Hydrant
- Water Valve
- Water Meter
- Gas Meter
- Sign
- Power Pole
- Overhead Electric

CONTINENTAL AVENUE
(118' PUBLIC R.O.W.)



NOTES

UTILITY information is based upon field measurements and the best available records. Field data is limited to that which is visible and can be measured. This does not preclude the existence of other underground items. Record measurements and the completeness of these records cannot be guaranteed, except insofar as they can be verified by field measurements.

All of the subject property lies within an area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 4813C 0340 J, dated August 23, 2001. Property is in zone X, Area of 500-year flood. Area of 100-year flood with an average depth of less than 1 foot or with average areas of less than 1 square mile, and areas protected by levees from 100-year flood.

Bearings are based on the South line of Continental Avenue (N872610°E) as recorded in Volume 2800, Page 91, Deed Records, Dallas County, Texas.

Subject Property is Zoned M- Industrial Manufacturing and is subject to the following setback requirements:

Front Yard = 15'
Side Yard = None
Rear Yard = None
Height = 110'
Lot Coverage = 80%

There are 21 total parking spaces currently on the subject property of which 2 are designated as handicapped parking spaces.

Notes pertaining to Components, Land Title Insurance Company's commitment for title insurance of # 221000729, Schedule B Item 10:

i. Easement granted by Industrial Properties Corporation to the City of Dallas, recorded in Volume 2800, Page 91, Deed Records, Dallas County, Texas.

ii. Affects the subject property on is plotted hereon.

iii. 25 foot building, 6 foot wastewater easement, 10 foot wastewater easement, variable width water and wastewater easement, 12 foot wastewater easement, 18.5 foot wastewater easement as shown on plot recorded in Volume 2800, Page 91, Deed Records, Dallas County, Texas. Affect the subject property and are shown hereon.

iv. Terms, provisions, and conditions of lease dated January 15, 1974, recorded in Volume 2800, Page 91, Deed Records, Dallas County, Texas, affect the subject property, but are blanked in nature and unable to be plotted hereon.

v. Terms, provisions, and conditions of lease dated November 30, 2001, recorded in Volume 2001237, Page 11443, Deed Records, Dallas County, Texas, affect the subject property, but are blanked in nature and unable to be plotted hereon.

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PROPERTY DESCRIPTION

BEING a 0.3687 acre tract of land situated in the Great Fox Survey, Abstract No. 1679, Instrument No. 20090220959, Deed Records, Dallas County, Texas, some being all of LOT 2A, BLOCK A/409, POPEY'S-CONTINENTAL, on addition to the City of Dallas according to the plat thereof recorded in Volume 99240, Page 00708, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a brass monument found in the south line of Continental Avenue (118' R.O.W.) at the northeast corner of LOT 1, BLOCK A/409, EXXON WEST ADDITION, recorded in Volume 86043, Page 5895, also the northeast corner of said LOT 2A;

THENCE N 872610° E along the said south line of Continental Avenue a distance of 84.50 feet to a brass monument found for corner of the northeast corner of said LOT 2A;

THENCE S 022140° E departing the said south line of Continental Avenue and along the east line of said LOT 2A a distance of 190.06 feet to an "x" cut found for corner in the north line of LOT 3, BLOCK A/409, CONTINENTAL-INDUSTRIAL ADDITION, recorded in Volume 97134, Page 3873, Deed Records, Dallas County, Texas;

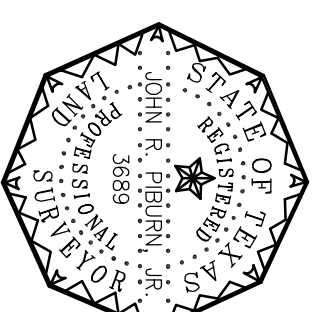
THENCE S 872610° W along the north line of said LOT 3 a distance of 84.50 feet to a brass monument found for corner of the northeast corner of the overimposed LOT 1;

THENCE N 022140° W departing the north line of said LOT 3 and along the said east line of LOT 1 a distance of 190.06 feet to the POINT OF BEGINNING and containing 16,060 square feet of 0.3687 acres of land, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements of ALTA/ACSM Land Title Survey of July 9, 2012 established and adopted by ALTA and NSPS. The field work was completed

Date of Plot or Map: July 9, 2012



John R. Piburn, Jr., R.P.L.S.
Registration No. 3689

Scale: 1" = 30'
Date: July 9, 2012
Field Tech: J.H.
Office Tech: Liebrum
Project Manager: Davison
Project No.: 12100

ALTA/ACSM Land Title Survey
212 Continental Avenue
Lot 2A, Block A/409
City of Dallas, Dallas County, Texas



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Surveying Firm #100871-00 Engineering Firm #F-12324