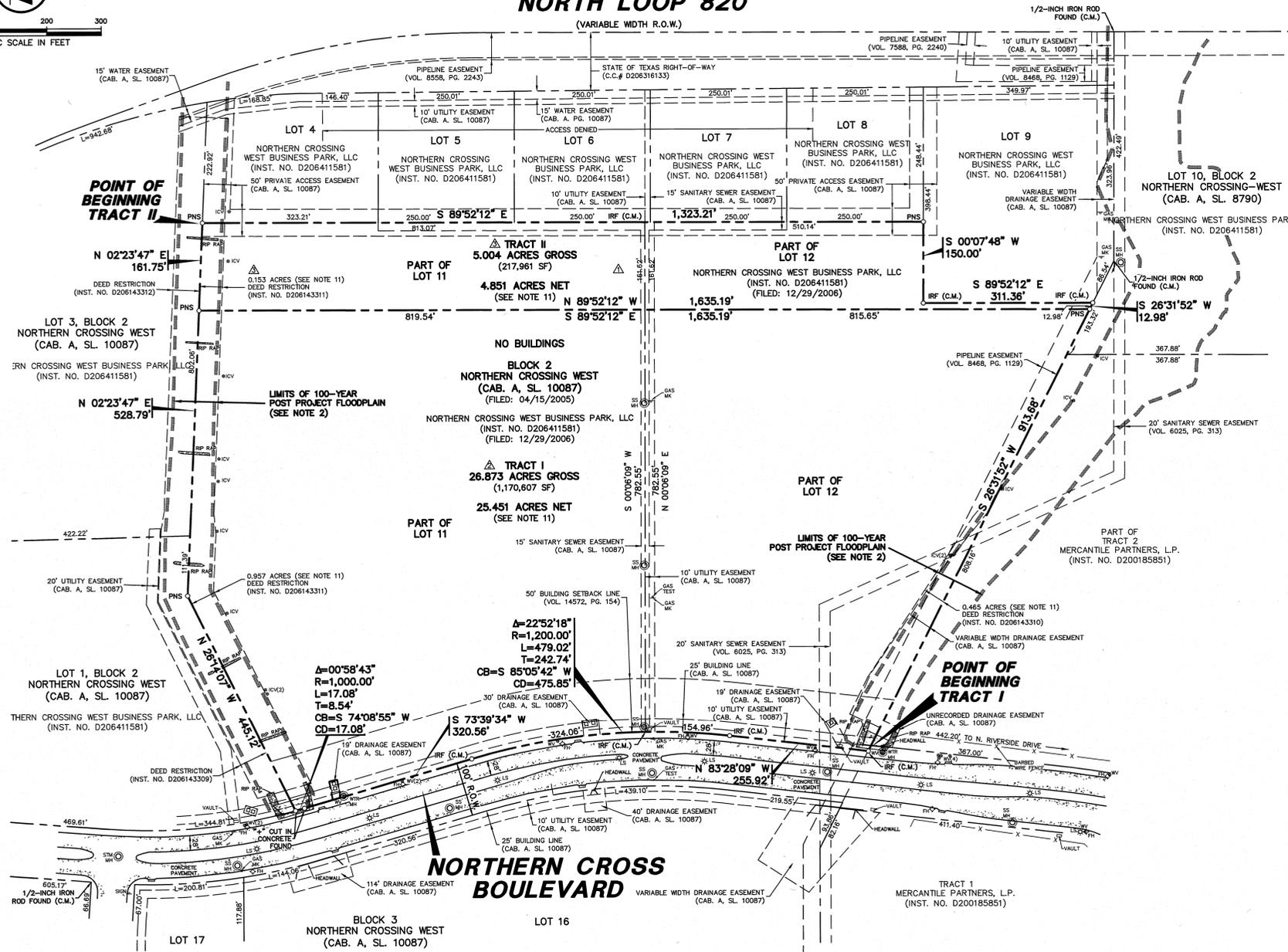


NORTH LOOP 820

(VARIABLE WIDTH R.O.W.)



DESCRIPTION OF PROPERTY SURVEYED TRACT I

DESCRIPTION of a 26.873 acre tract of land situated in the David Odum Survey, Abstract No. 1184, Tarrant County, Texas; said tract being part of Lots 11 and 12, Block 2, Northern Crossing West, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10087 of the Plat Records of Tarrant County, Texas; and being part of a tract described in Special Warranty Deed to Northern Crossing West Business Park, LLC recorded in Instrument No. D206411581 of Deed Records of Tarrant County, Texas; said 26.873 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Carter & Burgess" cap found for the southeast corner of said Lot 12; said point being in the north right-of-way line of Northern Cross Boulevard (a 100-foot wide right-of-way);

THENCE, along the said north line of Northern Cross Boulevard, the following four (4) calls:

North 83 degrees, 28 minutes, 09 seconds West, a distance of 255.92 feet to a 5/8-inch iron rod with "Carter & Burgess" cap found for corner; said point being the beginning of a tangent curve to the left;

Westerly, along said curve to the left, having a central angle of 22 degrees, 52 minutes, 17.66 seconds, a radius of 1,200.00 feet, a chord bearing and distance of South 85 degrees, 05 minutes, 42 seconds West, 475.65 feet, an arc distance of 479.02 feet to a 5/8-inch iron rod with "Carter & Burgess" cap found at the end of said curve;

South 73 degrees, 39 minutes, 34 seconds West, a distance of 320.56 feet to a "x" cut in concrete found for corner; said point being the beginning of a tangent curve to the right;

Westerly, along said curve to the right, having a central angle of 00 degrees, 58 minutes, 43 seconds, a radius of 1,000.00 feet, a chord bearing and distance of South 74 degrees, 08 minutes, 55 seconds West, 17.08 feet, an arc distance of 17.08 feet to a "x" cut in concrete found at the end of said curve; said point being the south corner of said Lot 11;

THENCE, North 26 degrees, 14 minutes, 07 seconds West, departing the said north line of Northern Cross Boulevard and along the west line of said Lot 11, a distance of 445.12 feet to a point for corner;

THENCE, North 02 degrees, 23 minutes, 47 seconds East, continuing along the said west line of Lot 11, a distance of 528.79 feet to a point for corner;

THENCE, South 89 degrees, 52 minutes, 12 seconds East, a distance of 1,635.19 feet to a 5/8-inch iron rod with "Carter & Burgess" cap found for corner; said point being in the east line of said Lot 12;

THENCE, South 26 degrees, 31 minutes, 52 seconds West, along the said east line of Lot 12, a distance of 913.68 feet to the POINT OF BEGINNING;

CONTAINING, 1,170,607 square feet or 26.873 acres of land, more or less.

DESCRIPTION OF PROPERTY SURVEYED TRACT II

DESCRIPTION of a 5.004 acre tract of land situated in the David Odum Survey, Abstract No. 1184, Tarrant County, Texas; said tract being part of Lots 11 and 12, Block 2, Northern Crossing West, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10087 of the Plat Records of Tarrant County, Texas; and being part of a tract described in Special Warranty Deed to Northern Crossing West Business Park, LLC recorded in Instrument No. D206411581 of Deed Records of Tarrant County, Texas; said 5.004 acre tract being more particularly described as follows:

BEGINNING, at the northeast corner of said Lot 11; said point being the southwest corner of Lot 4 of said Northern Crossing West addition;

THENCE, South 89 degrees, 52 minutes, 12 seconds East, along the north line of said Lot 11 and said Lot 12, a distance of 1,323.21 feet to a point for corner;

THENCE, South 00 degrees, 07 minutes, 48 seconds West, a distance of 150.00 feet to a 5/8-inch iron rod with "Carter & Burgess" cap found for corner; said point being the north line of said Lot 12;

THENCE, South 89 degrees, 52 minutes, 12 seconds East, along the said north line of Lot 12, a distance of 311.36 feet to a 5/8-inch iron rod with "Carter & Burgess" cap found for corner; said point being the east line of said Lot 12;

THENCE, South 26 degrees, 31 minutes, 52 seconds West, along the said east line of Lot 12, a distance of 12.98 feet to a point for corner;

THENCE, North 89 degrees, 52 minutes, 12 seconds West, departing the said east line of Lot 12, a distance of 1,635.19 feet to a point for corner; said point being the west line of said Lot 11;

THENCE, North 02 degrees, 23 minutes, 47 seconds East, along the said west line of Lot 11, a distance of 161.75 feet to the POINT OF BEGINNING;

CONTAINING, 217,961 square feet or 5.004 acres of land, more or less.

SURVEYOR'S CERTIFICATE

The undersigned certifies to Wrightwood Capital Lender LP, together with its successors, assigns and affiliates; TIG Financial Services, Inc. and Republic Title of Texas, Inc., agent for First American Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes the items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a), 13, 14, 15 & 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that the undersigned, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of the survey represented hereon is an accurate survey of the real property legally described hereon (the "Property"); (b) the survey properly and accurately indicates and locates all visible improvements on the Property as of December 16th, 2006; (c) the survey was prepared under the direct supervision and control of the undersigned from an actual survey made of the Property described herein; (d) except as shown hereon, there are no visible encroachments either across property lines or zoning restriction lines in effect as of December 16th, 2006; (e) the survey properly designates and locates visible or recorded easements as shown in the Title Insurance Commitment issued by Republic Title of Texas, Inc., effective date: February 20th, 2007; issued date: March 8th, 2007; (f) ingress to and egress from the Property is provided by Northern Cross Boulevard upon which the Property abuts, the same being a paved and dedicated right-of-way maintained by the City of Fort Worth; (g) except as shown hereon, the Property is not located in an area or zone designated as or which constitutes a "Special Flood Hazard Area" as disclosed by the applicable Flood Insurance Rate Map, issued by FEMA, or designated source; (h) except as shown hereon, the property does not serve any adjoining property for drainage, ingress, egress or any other visible purpose.

Executed as of the 16th day of December, 2006.

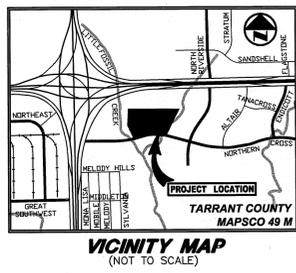
Michael Lory Lewis, Jr.
Registered Professional Land Surveyor
No. 5773

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

- 10 The property shown hereon is part of that certain 115,802 acre tract of land described in Development Restrictions recorded in Volume 14574, Page 154 of the Deed Records of Tarrant County, Texas, and is affected as shown hereon. Deed Restrictions recorded in County Clerk No. D206143310, D206143311, D206360328 & D206411581 of the Deed Records of Tarrant County, Texas, affect the property as shown hereon. Deed Restrictions recorded in County Clerk No. D206143308, D206143312, D206143313 and D206143314 of the Deed Records of Tarrant County, Texas, do not affect the property.
- 10(a) The property shown hereon is affected by building lines and easements shown on the plat recorded in Cabinet A, Slide 10087, of the Plat Records of Tarrant County, Texas, as shown hereon.
- 10(b) Release and Grant of Easement granted in Volume 8468, Page 1129, of the Deed Records of Tarrant County, Texas affects the property as shown hereon.
- 10(c) Intentionally deleted.
- 10(d) Due to the vague description of Easement granted to Texas Electric Service Company recorded in Volume 1690, Page 89 of the Deed Records of Tarrant County, Texas, the surveyor was not able to determine its exact location.
- 10(e) Easement granted to City of Fort Worth recorded in Volume 6025, Page 313 of the Deed Records of Tarrant County, Texas, and as shown on a plat recorded in Cabinet A, Slide 10087 of the Plat Records of Tarrant County, Texas affects the property as shown hereon.
- 10(f) Intentionally deleted.
- 10(g) Non-survey item.
- 10(h) Non-survey item.
- 10(i) Terms, provisions, conditions and liens contained in Agreement between AMCOOT and the City of Fort Worth recorded in Volume 2796, Page 675 of the Deed Records of Tarrant County, Texas affects the property shown hereon.
- 10(j) Terms, provisions, conditions and liens contained in Agreement between William C. Jennings and the City of Fort Worth recorded in Volume 2796, Page 658 of the Deed Records of Tarrant County, Texas affects the property shown hereon.
- 10(k) Terms, provisions, conditions and liens contained in Agreement between Sears, Roebuck & Co. and the City of Fort Worth recorded in Volume 2796, Page 730 of the Deed Records of Tarrant County, Texas affects the property shown hereon.
- 10(l) Intentionally deleted.
- 10(m) Intentionally deleted.
- 10(n) Terms, provisions, conditions, maintenance obligations and building set back lines recorded in Volume 14574, Page 154 of the Deed Records of Tarrant County, Texas affects the property shown hereon.
- 10(o) Non-survey item.
- 10(p) Perpetual subsurface easement and right of way reserved in Special Warranty Deed from NORTHERN CROSSING WEST BUSINESS PARK, LLC to Northern Crossing West Business Park, LLC recorded in County Clerk No. D206411581 of the Deed Records of Tarrant County, Texas affect the property shown hereon.
- 10(q) Property is subject to the Term, conditions, and provisions contained in Special Warranty Deed from NORTHERN CROSSING WEST BUSINESS PARK, LLC to Northern Crossing West Business Park, LLC recorded in County Clerk No. D206411581 of the Deed Records of Tarrant County, Texas.

NOTES

- 1. Bearing system for this survey is based on a bearing of South 26 degrees, 31 minutes, 52 seconds West, for the east line of Lot 12, Block 2, Northern Crossing West, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10087, Plat Records, Tarrant County, Texas.
- 2. Flood information as shown hereon was obtained from survey performed by Carter & Burgess, Inc., dated December 1, 2006 at the request of the client.
- 3. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not obstruct the subject property. This survey was performed with the benefit of a current title abstract provided by First American Title Insurance Company, GF. No. 07R07339 FW5, effective date February 20, 2007, issued date March 8, 2007.
- 4. No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
- 5. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- 6. Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- 7. The word "certify" or "certificates" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- 8. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- 9. Any declaration made hereon or herein is made to the original purchaser of the survey; it is not transferable to additional institutions or subsequent owners.
- 10. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- 11. The net area is defined as the gross area minus the area located within those areas defined by referenced deed restrictions.
- 12. The property is zoned "T" according to City of Fort Worth Ordinance No. 17229, dated October 3, 2006.



LEGEND	
GAS MK	GAS MARKER
GAS T	GAS TEST STATION
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
CS	CLEANOUT
MH	MANHOLE
TEL	TELEPHONE BOX
TR	TRAFFIC SIGN
PNS	POINT NOT SET
IRF	5/8-INCH IRON ROD
W/C	"CARTER & BURGESS" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE
-x-	FENCE

ALTA/ACSM LAND TITLE SURVEY
26.873 ACRE TRACT AND 5.004 ACRE TRACT
 PART OF LOTS 11 & 12, BLOCK 2
 NORTHERN CROSSING WEST
 LOCATED IN THE CITY OF FORT WORTH, TEXAS
 AND BEING OUT OF THE
 DAVID ODUM SURVEY, ABSTRACT NO. 1184
 DALLAS COUNTY, TEXAS

NO.	DATE	REVISION
1	3/21/2007	REVISED TITLE, ADD TRACT 2 AND UPDATE NEW OWNERSHIP
2	3/16/2007	REVISED BOUNDARY, REMOVED TRACT 2
3	3/14/2007	REVISED CERTIFICATE, ADDED NOTES 11&12

Pacheco Koch Consulting Engineers
 8350 N. CENTRAL EXPWY., SUITE 1000 DALLAS, TX 75208 972.235.3031
 DRAWN BY: TAM/ORG CHECKED BY: MLL SCALE: 1"=100' DATE: 12/16/2006 JOB NUMBER: 2406-06.389

GF NO. 07R07339 FW5

26.873 ACRE TRACT AND 5.004 ACRE TRACT - ALTA/ACSM LAND TITLE SURVEY