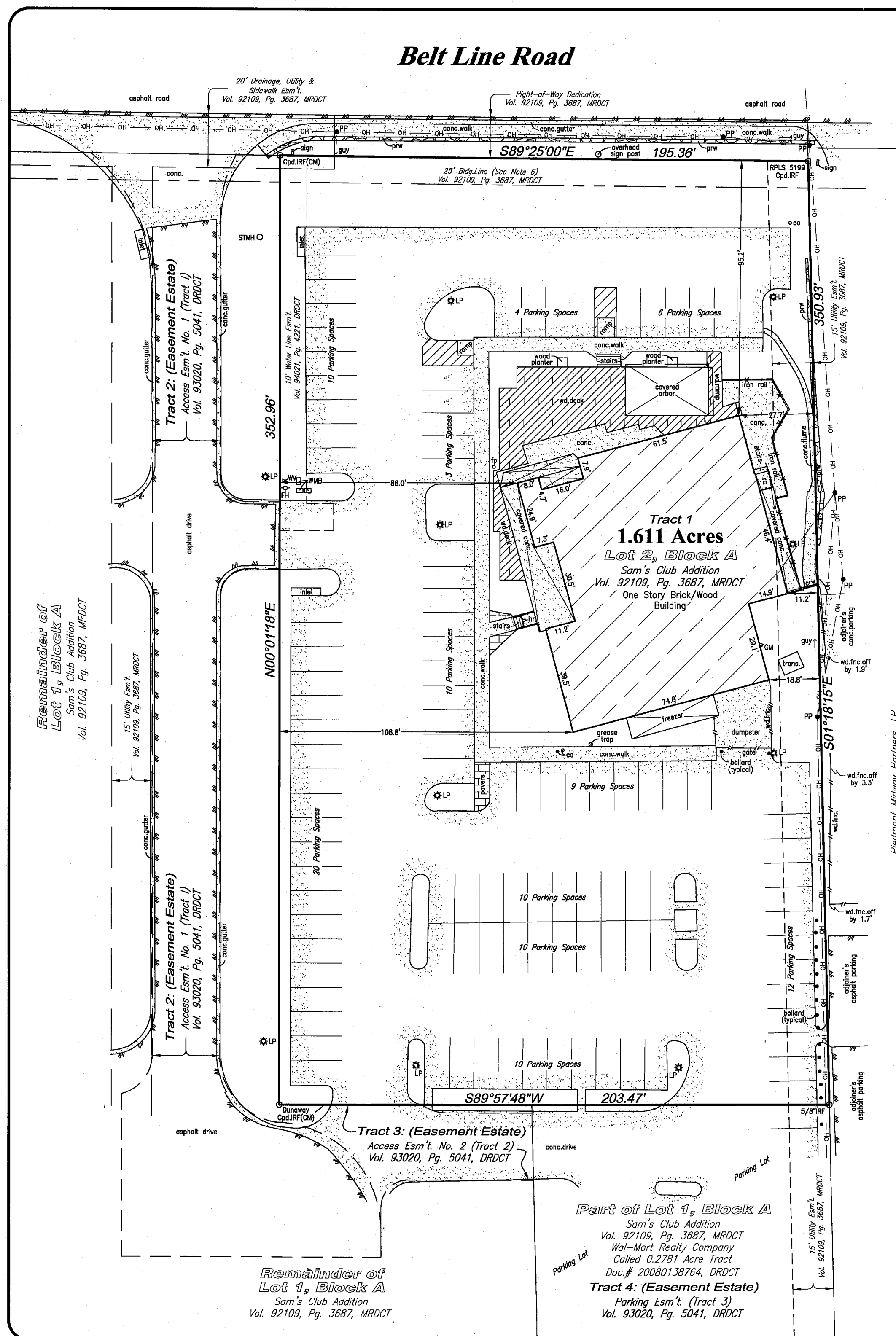


Belt Line Road

Legal Description

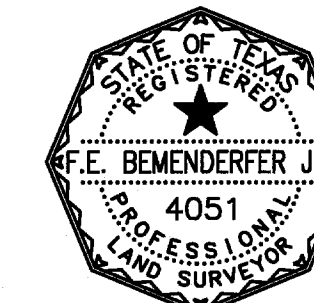
Tract 1: Lot 2, Block A, of Sam's Club Addition, an addition to the City of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 92109, Page 3687 of the Map Records of Dallas County, Texas.



Surveyor's Certificate

To: Piedmont Capital Corporation, 4180 Belt Line, Ltd., Title Resources Guaranty Company, and Providence Title Company
 I hereby certify that on the 7th day of January, 2013, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.
 Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.
 Both vehicular and pedestrian ingress to and egress from the subject property is provided by Belt Line Road (via an Easement Estate), same being paved, dedicated public right-of-way, which abut(s) the subject property, and is physically open and being used.
 This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

F. E. Bemenderfer Jr.
 F. E. Bemenderfer Jr.
 Registered Professional Land
 Surveyor No. 4051



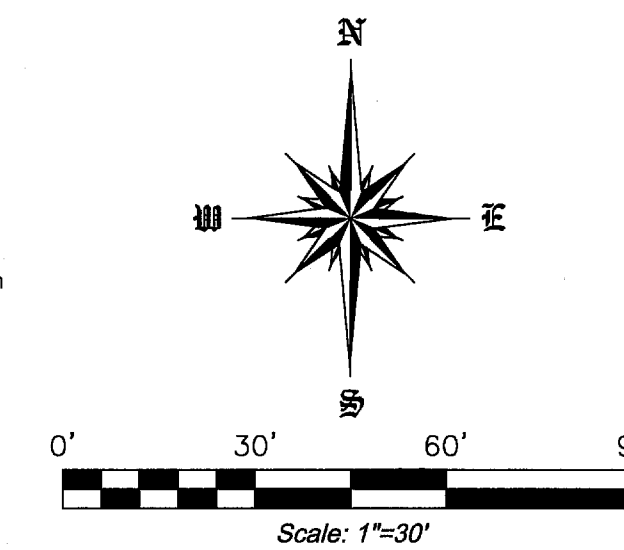
Notes: 1) Surveyor's signature will appear in red ink on certified copies; 2) Source bearing per Sam's Club Addition, an addition to the City of Addison as recorded in Volume 92109, Page 3687 of the Map Records of Dallas County, Texas; 3) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 4811300180 J of the F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, dated August 23, 2001 (Zone X); 4) This survey was performed with the benefit of Title Commitment of No. DW403 issued December 3, 2012. 5) This survey is intended for the exclusive use of the herein noted owner, purchaser, title company and/or mortgage company only and the survey is made in accordance with the title commitment referenced by the GF number shown as provided by the above stated title company. 6) Building Line shown on plat as 25' from original right-of-way line. This is the depiction on this survey as well.

Schedule B Items

- a. The following, all according to the plat recorded Volume 92109, Page 3687, of the Map Records, Dallas County, Texas:
 - 25 foot building line along the north property line. - **Shown on Survey**
 - 20 foot drainage, utility and sidewalk easement along the north property line. - **Shown on Survey**
 - 15 foot public utility easement along the east property line. - **Shown on Survey**
- b. Easement executed by McCutchin Brothers to the City of Addison, dated June 20, 1980, recorded in Volume 81086, Page 565, Real Property Records of Dallas County, Texas, and as shown on the plat recorded in Volume 92109, Page 3687, of the Map Records of Dallas County, Texas. (Easement tracts) - **Does Not Affect Subject Tract**
- c. Declaration of Grant of Access Easements, dated January 11, 1991 by and between Wal-Mart Stores, Inc., a Delaware corporation and the Federal Deposit Insurance Corporation, as Manager of the FSLIC Resolution Fund, recorded in Volume 92009, Page 3611, Deed Records, Dallas County, Texas. - **Affects Subject Tract**
- d. First Amendment to Declaration and Grant of Access Easements, dated April 20, 1992, by and between Wal-Mart Stores, Inc. and the Federal Deposit Insurance Corporation, as Manager of the FSLIC Resolution Fund, filed for record in Volume 92084, Page 3278, Deed Records, Dallas County, Texas. - **Affects Subject Tract**
- e. Terms, conditions and stipulations contained in Waterline Easement Agreement, dated July 23, 1993, executed by and between Hoffsteaks, Inc., a Texas corporation and City of Addison, Texas, and recorded in Volume 94021, Page 4221, of the Deed Records of Dallas County, Texas. - **Shown on Survey**
- f. Right-of-way easement executed by Hoffsteaks, Inc. to Enserch Corporation, dated February 2, 1993, recorded in Volume 93033, Page 441, of the Deed Records of Dallas County, Texas. - **Affects Subject Tract; however, description too vague to recreate on survey.**
- g. Terms, conditions and stipulations contained in Easement Agreement, dated January 29, 1993, executed by and between Wal-Mart Stores, Inc., a Delaware Corporation and Hoffsteaks, Inc., a Texas corporation, and recorded in Volume 93020, Page 5041, of the Deed Records of Dallas County, Texas, as affected by Amendment to Easement Agreement filed February 4, 2008, under County Clerk's File No. 2008033059, Real Property Records of Dallas County, Texas. - **Affects Subject Tract. Easement Estates shown on survey.**

Parking Spaces

- 104 Regular Parking Spaces
- 2 Handicap Parking Spaces
- 106 Total Parking Spaces (On-site)



Legend

Room Copied	Room Copied Iron Rod Set	rcw	Raised Concrete
DRDCT	Deed Records, Dallas County, Texas	conc.	Concrete
MRDCTP	Map Records, Dallas County, Texas	hr	Handrail
IRF	Iron Rod Found	cw	Concrete Retaining Wall
CM	Controlling Monument	trans.	Transformer
LP	Light Pole	cs	Ceasement
D-W	Water Valve	grw	Interlocking Pavestone Retaining Wall
GM	Gas Meter	---	Edge of Asphalt
PH	Fire Hydrant	sv	Overhead Lines
PP	Power Pole	---	Iron Fencing
WMB	Water Meter Box	---	Wood Fence
STMH	Storm Sewer Manhole	---	Guy

As-Built Survey
4180 Belt Line Road
 Sam's Club Addition
 City of Addison, Dallas County, Texas
 January 7, 2013

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