

WHEREAS, the City recognizes the importance of its role in local economic development; and

WHEREAS, on June 13, 2012, the City Council elected to continue its participation in tax abatement and the Public/Private Partnership Program Guidelines and Criteria governing tax abatement agreements to be entered by the City as required by the Property Redevelopment and Tax Abatement Act, as amended, V.T.C.A. Tax Code, Chapter 312 (the "Act") by Resolution No. 12-1520 as amended; and

WHEREAS, the City has determined that the area depicted on the metes and bounds description attached hereto as **Exhibit A (Metes and Bounds)** meets the criteria and site map as **Exhibit B (Map - the "Property")** for a reinvestment zone under the Act; and

WHEREAS, the Act further requires that prior to the adoption of the ordinance providing for the establishment of a reinvestment zone to promote development or redevelopment within such zone through the use of tax abatement as authorized by the Act, the City must hold a public hearing on the adoption of the proposed reinvestment zone and find that the improvements sought are feasible and practical and would be of benefit to the land to be included in the zone and to the community and provide interested persons the opportunity to speak and present evidence for or against the designation; and

WHEREAS, the City desires by calling and holding such public hearing to provide a reasonable opportunity for any owner of property located within the proposed zone, any other taxing districts, and any other interested persons to speak for or against the creation of the proposed reinvestment zone or the inclusion of any property therein; and

WHEREAS, the City Council desires to enter into a real property tax abatement agreement with SBR Real Estate Holdings, LP to encourage the development of a new office building located on 5.25 acres at 3504 N. Central Expressway, in Dallas.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That a public hearing shall be held at 1:00 P.M. on June 26, 2012, in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the creation of Reinvestment Zone No. 80 for the purpose of granting a real property tax abatement agreement and at the close of the public hearing the City Council shall consider: (1) an ordinance creating City of Dallas Reinvestment Zone No. 80; (2) a 50 percent real property tax abatement for ten years with SBR Real Estate Holdings, LP.

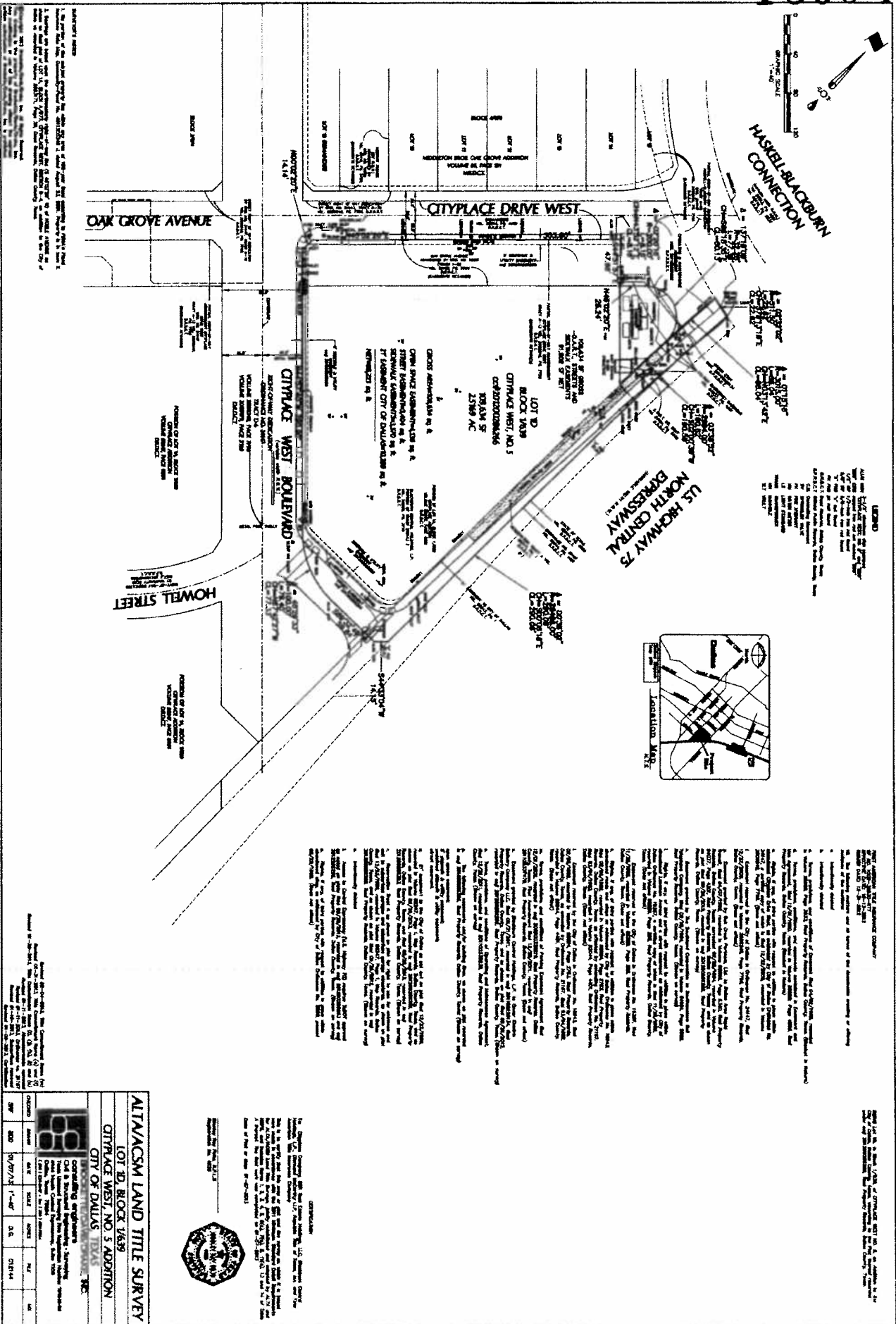
Section 2. That notice of such public hearing shall be published in the official newspaper of the City of Dallas not later than seven (7) days prior to the date of such hearing, and that written notice of such hearing along with a copy of this resolution shall be delivered in writing to the presiding officer of the governing body of each taxing unit that has real property that is to be included in the proposed reinvestment zone within its boundaries.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

JUN 12 2013


City Secretary



RTT 96R015975R

GENERAL WARRANTY DEED

2080965

Deed 10/23/96 256014 665.00

THE STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THAT OAK CREEK PARTNERS, LTD., a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by Blackburn Central Holdings, L.P., a Texas limited partnership ("Grantee"), whose mailing address is 2828 Routh Street, Suite 440, Dallas, Texas, Attention: Neal Sleeper, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee those certain tracts of land ("Land") described in Exhibit "A-1" hereto, save and except those certain tracts of land described in Exhibit "A-2" hereto, together with all improvements, if any, thereon and all rights and appurtenances appertaining thereto (herein collectively called the "Property").

This Deed is executed by Grantor and accepted by Grantee subject to validly existing and enforceable rights, interests, and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed in Exhibit "B" hereto (herein called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its legal representatives, successors, and assigns forever; and Grantor does hereby bind itself, its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances unto Grantee, its legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Executed to be effective as of the 12th day of Sept., 1996.

GRANTOR:

OAK CREEK PARTNERS, LTD., a Texas
limited partnership

By: CITYPLACE COMPANY, a Texas
Corporation, as Agent for the
Managing General Partner for Oak
Creek Partners, Ltd., Hampstead
Associates, Inc.

By:

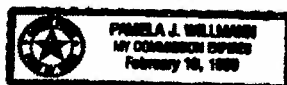

Neal Sleeper, President

133501.1

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THE STATE OF TEXAS §
 §
 COUNTY OF DALLAS §

This instrument was acknowledged before me on the 21st day of September, 1998
 by Neal Sleeper, President of Cityplace Company, a Texas corporation, as Agent for Hampstead
 Associates, Inc., a Texas corporation, the Managing General Partner of Oak Creek Partners,
 Ltd., a Texas limited partnership, on behalf of said limited partnership.



Pamela J. Wilmann
 Notary Public in and for
 the State of Texas

Notary's Typed or Printed Name _____

My Commission Expires _____

EXHIBIT A-1

FILE NO: 210133 M

BEING a tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, and being all of City Block No. 980 and part of City Block No. 17982, City of Dallas, DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set at the most southerly point of a corner clip at the intersection of the Northeast line of Lemon Avenue East (80 foot right-of-way) and the Southeast line of Cole Avenue (80 foot right-of-way);

THENCE North 00 degrees 20 minutes 07 seconds East, along said corner clip, 7.07 feet to a 1/2 inch iron rod set in the Southeast line of said Cole Avenue;

THENCE North 45 degrees 20 minutes 07 seconds East, along the Southeast line of said Cole Avenue, at 377.66 feet passing a 1/2-inch iron rod set in the Southwest line of Newman Avenue (40 foot right-of-way), at 417.66 feet passing a 1/2-inch iron rod set in the Northeast line of said Newman Avenue, in all a distance of 784.13 feet to a 1/2-inch iron rod set in the Southwest line of Haskell Blackburn Connection (150 foot right-of-way) as described in Warranty Deed recorded in Volume 86013, Page 4851, Deed Records, DALLAS County, Texas.

THENCE South 44 degrees 55 minutes 00 seconds East, along the Southwest line of said Haskell Blackburn Connection, 377.00 feet to a 1/2-inch iron rod set in the Northwest line of McKinney Avenue (80 foot right-of-way at this point);

THENCE South 45 degrees 20 minutes 07 seconds West, along the Northwest line of McKinney Avenue, 348.13 feet to an "X" found in concrete in the Northeast line of said Newman Avenue;

THENCE South 43 degrees 54 minutes 11 seconds West, along the Northwest line of said McKinney Avenue, 40.01 feet to a 3/8-inch iron rod found in the Southwest line of said Newman Avenue;

THENCE South 45 degrees 20 minutes 07 seconds West, along the Northwest

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line of said McKinney Avenue, 148.79 feet to a 1/2 inch iron rod set;
 THENCE South 28 degrees 21 minutes 37 seconds West, along the Northwest
 line of said McKinney Avenue, 132.24 feet to a 1/2 inch iron rod set;
 THENCE North 46 degrees 07 minutes 43 seconds West, departing the Northwest
 line of said McKinney Avenue, 116.78 feet to a 1/2-inch iron rod set;
 THENCE South 48 degrees 20 minutes 37 seconds West, 61.00 feet to a
 1/2-inch iron rod set;
 THENCE South 44 degrees 30 minutes 12 seconds East, 136.40 feet to a
 1/2-inch iron rod set in the Northwest line of said McKinney Avenue;
 THENCE South 28 degrees 21 minutes 37 seconds West, along the Northwest
 line of said McKinney Avenue, 33.88 feet to an "X" set at the most Easterly
 point on a corner clip at the intersection of the Northwest line of said
 McKinney Avenue with the Northeast line of said Lemmon Avenue East;
 THENCE South 81 degrees 51 minutes 07 seconds West, along said corner clip,
 8.98 feet to an "X" set in concrete in the Northeast line of said Lemmon
 Avenue East;
 THENCE North 45 degrees 28 minutes 01 seconds West, along the Northeast
 line of said Lemmon Avenue East, 437.58 feet to the POINT OF BEGINNING and
 CONTAINING 289,679 square feet or 6.6501 acres of land.

SAVE AND EXCEPT the following described tract;

BEING a tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 498
 and being Newman Avenue (40 foot right-of-way) and a 27 foot wide alley in
 City Block 1782, City of Dallas, DALLAS County, Texas, and being more
 particularly described as follows:

BEGINNING at a 1/2 inch iron rod set at the intersection of the Southeast
 line of Cole Avenue (60 foot right-of-way) with the Southwest line of said
 Newman Avenue, said point also being North 48 degrees 20 minutes 07 seconds
 East, 377.86 feet from an "X" in concrete at the most Northerly point of a
 corner clip at the intersection of the Southeast line of said Cole Avenue
 with the Northeast line of Lemmon Avenue East (60 foot right-of-way);

THENCE North 48 degrees 20 minutes 07 seconds East, along the Southeast
 line of said Cole Avenue, 40.00 feet to a 1/2-inch iron rod set in the
 Northeast line of said Newman Avenue;

THENCE South 44 degrees 39 minutes 53 seconds East, along the Northeast
 line of said Newman Avenue, 178.00 feet to a 1/2-inch iron rod set in the
 Northwest line of a 27 foot wide alley;

THENCE North 45 degrees 20 minutes 07 seconds East, along the Northwest
 line of said alley, 200.00 feet to a 1/2-inch iron rod set;

THENCE South 44 degrees 39 minutes 53 seconds East, along the Northeast

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line of said alley, 27.00 feet to a 1/2-inch iron rod set;

THENCE South 45 degrees 20 minutes 07 seconds West, along the Southeast line of said alley, 200.00 feet to a 1/2-inch iron rod set in the Northeast line of said Newman Avenue;

THENCE South 44 degrees 39 minutes 53 seconds East, along the Northeast line of said Newman Avenue, 175.00 feet to an "X" in concrete found in the Northwest line of McKinney Avenue (60 foot right-of-way at this point);

THENCE South 43 degrees 54 minutes 11 seconds West, along the Northwest line of said McKinney Avenue, 40.01 feet to a 3/8-inch iron rod found in the Southwest line of said Newman Avenue;

THENCE North 44 degrees 39 minutes 53 seconds West, along the said Southwest line of said Newman Avenue 378.00 feet to the POINT OF BEGINNING and CONTAINING 20,500 square feet or 0.4706 acre of land, leaving a remainder of 269,179 square feet or 6.1799 acres of land.

FILE NO: 210127 G

TRACT I

BEING a tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 and being part of City Block No. 27882, City of Dallas, DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at an "X" set in concrete at the intersection of the Southwest line of Haskell Avenue (60 foot right-of-way) with the Southeast line of Cole Avenue (80 foot right-of-way);

THENCE South 44 degrees 52 minutes 53 seconds East, along the said Southwest line of said Haskell Avenue, 181.00 feet to an "X" set in concrete in the Northwest line of a 14.6 foot wide alley;

THENCE South 45 degrees 20 minutes 07 seconds West, along the Northwest line of said alley, 179.04 feet to an "X" set in concrete in the Northeast line of Blackburn Street (60 foot right-of-way);

THENCE North 44 degrees 39 minutes 53 seconds West, along the Northeast line of said Blackburn Street, 56.50 feet to an "X" set in concrete;

THENCE North 47 degrees 01 minutes 13 seconds West, along the Northeast line of said Blackburn Street, 124.61 feet to a found 1/2-inch iron rod in the Southeast line of said Cole Avenue;

THENCE North 45 degrees 20 minutes 07 seconds East, along the Southeast line of said Cole Avenue, 183.50 feet to the POINT OF BEGINNING and

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CONTAINING 32,664 square feet or 0.7499 acre of land.

TRACT II

BEING a tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 and being part of City Block No. 2/982, City of Dallas, DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at an "X" set in concrete at the intersection of the Northwest line of McKinney Avenue (60 foot right-of-way) with the Southwest line of Haskell Avenue (60 foot right-of-way);

THENCE South 43 degrees 20 minutes 07 seconds West, along the Northwest line of said McKinney Avenue, 179.78 feet to a 1/2-inch iron rod set in the Northeast line of Blackburn Street (60 foot right-of-way);

THENCE North 44 degrees 39 minutes 53 seconds West, along the Northeast line of said Blackburn Street, 181.80 feet to a 1/2-inch iron rod set in the Southeast line of a 14.8 foot wide alley;

THENCE North 43 degrees 20 minutes 07 seconds East, along the Southeast line of said alley, 89.05 feet to a 1/2-inch iron rod set at the most westerly corner of a tract of land as described in deed from Jerry D. Pratt and Terry W. Pratt to Fred A. Shelton, Jr. recorded in Volume 78128, Page 2887, Deed Records, DALLAS County, Texas;

THENCE South 44 degrees 52 minutes 53 seconds East, along the Southwest line of said Shelton tract, and along the Southwest line of a tract of land as described in deed from Retirement Trust for Employees of Frank Randt, Inc. to Fred D. Shelton, Jr. recorded in Volume 48004, Page 0782, Deed Records, DALLAS County, Texas, at 75.7 feet passing the exterior face of a one story masonry building, in all a distance of 101.80 feet to the southerly corner of said Shelton tract;

THENCE North 43 degrees 20 minutes 07 seconds East, along the Southeast line of said Shelton tract, at 84.1 feet passing the exterior face of said masonry building, in all a distance of 80.00 feet to an "X" set in concrete in the Southwest line of said Haskell Avenue;

THENCE South 44 degrees 52 minutes 53 seconds East, along the Southwest line of said Haskell Avenue, 80.00 feet to the Point Of BEGINNING and CONTAINING 23,432 square feet or 0.5379 acre of land.

TRACT III

BEING a tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 and being part of City Block No. 1/982, City of Dallas, Dallas County, Texas and being more particularly described as follows:

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BEGINNING at an "x" set in concrete at the intersection of the Northwest line of McKinney Avenue (a 60 foot right-of-way) with the Southwest line of Blackburn Street (a 60 foot right-of-way);

THENCE South 45 degrees 20 minutes 07 seconds West, along the Northwest line of said McKinney Avenue, 39.37 feet to a 1/2-inch iron rod set in the Northeast line of Haskell Blackburn Connection (a 150 foot right-of-way) as described in Warranty Deed recorded in Volume 86013, Page 4551, Deed Records, Dallas County, Texas;

THENCE North 44 degrees 55 minutes 00 seconds West, along the Northeast line of said Haskell Blackburn Connection, 377.00 feet to a 1/2-inch iron rod set in the Southeast line of Cole Avenue (a 50 foot right-of-way);

THENCE North 45 degrees 20 minutes 07 seconds East, along the Southeast line of said Cole Avenue, 35.82 feet to a 1/2-inch iron rod set in the Southwest line of said Blackburn Street;

THENCE South 47 degrees 01 minutes 53 seconds East, along the Southwest line of said Blackburn Street, 125.85 feet to a 1/2-inch iron rod set;

THENCE South 44 degrees 39 minutes 53 seconds East, along the Southwest line of said Blackburn Street, 281.26 feet to the POINT OF BEGINNING and CONTAINING 14,828 square feet or, 0.3404 acre of land.

FILE NO: 210130 K

BEING a tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 435, being all of City Block 884, part of City Blocks 475, 5, 37578 and 67511, City of Dallas, DALLAS County, Texas, and being all of a tract of land described in City of Dallas Ordinance No. 19482, filed March 12, 1987, recorded in Volume 87048, Page 4048, Deed Records, DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set at the intersection of the Southeast line of McKinney Avenue (60 foot right-of-way at this point) with the Northeast line of Haskell Blackburn Connection (150 foot right-of-way) as described in Warranty Deed recorded in Volume 86013, Page 4551, Deed Records, DALLAS County, Texas;

THENCE North 45 degrees 20 minutes 07 seconds East, along the Southeast line of said McKinney Avenue, 279.11 feet to a P.K. nail found;

THENCE North 49 degrees 43 minutes 57 seconds East, along the Southeast line of said McKinney Avenue, 65.21 feet to an "x" in concrete found;

THENCE North 45 degrees 20 minutes 07 seconds East, along the Southeast

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line of said McKinney Avenue, 272.61 feet to a 1/2-inch iron rod set;

THENCE North 24 degrees 47 minutes 07 seconds East, along the Southeast line of said McKinney Avenue, 161.40 feet to a 1/2-inch iron rod set in the Southwest line of a 20 foot alley;

THENCE South 66 degrees 02 minutes 35 seconds East, along the Southwest line of said 20 foot alley, 367.32 feet to a 1/2-inch iron rod set in the Northwest line of North Central Expressway (U.S. Highway No. 75, variable width right-of-way);

THENCE along the Northwest line of said North Central Expressway the following:

South 23 degrees 48 minutes 08 seconds West, 69.73 feet to a Texas Highway Department monument at the point of curvature of a circular curve to the left having a radius of 2994.79 feet, and a chord which bears South 18 degrees 42 minutes 50 seconds West, 531.14 feet;

Southwesterly along said circular curve to the left, through a central angle of 10 degrees 10 minutes 30 seconds, an arc distance of 531.84 feet to a 1/2-inch iron rod set at the point of tangency;

South 16 degrees 21 minutes 40 seconds West, 94.58 feet to a "X" set in concrete at the point of curvature of a circular curve to the left having a radius of 3000.79 feet and a chord which bears South 10 degrees 41 minutes 10 seconds West, 119.03 feet;

Southwesterly, along said circular curve to the left, through a central angle of 02 degrees 16 minutes 22 seconds, an arc distance of 119.03, to an "X" set in concrete at the point of tangency;

South 44 degrees 33 minutes 37 seconds East, 7.41 feet to an "X" set in concrete at the point of curvature of a circular curve to the left having a radius of 2994.79 feet and a chord which bears South 08 degrees 05 minutes 18 seconds West, 144.06 feet;

Southwesterly, along said circular curve to the left through a central angle of 02 degrees 45 minutes 23 seconds, an arc distance of 144.07 feet, to an "X" set in concrete in the Northeasterly line of the said Haskell Blackburn Connection and lying in a circular curve to the right having a radius of 361.50 feet and a chord which bears North 62 degrees 08 minutes 17 seconds West, 214.06 feet;

THENCE Northeasterly, along the Northeasterly line of said Haskell Blackburn Connection, and along said circular curve to the right, through a central angle of 34 degrees 26 minutes 38 seconds, an arc distance of 217.31 feet to a 1/2-inch iron rod set at the point of tangency;

THENCE North 44 degrees 55 minutes 00 seconds West, continuing along the Northeasterly line of said Haskell Blackburn Connection, 537.90 feet to the point of BEGINNING and CONTAINING 448,519 square feet or 10.2277 acres of land.

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FILE NO: 210139 V

BEING a tract of land situated in the JOHN GRISBY SURVEY, ABSTRACT NO. 495, and being all of City Block 1/977, part of City Blocks 3/974, and 2/976 and 4/975, City of Dallas, DALLAS County, Texas, and being all of a tract of land described in City of Dallas Ordinance No. 19556, dated May 20, 1987, filed June 17, 1987, recorded in Volume 87116, Page 5708, Deed Records, DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set at the intersection of the Northeast line of Lemmon Avenue East (60 foot right-of-way at this point) and the Southeast line of McKinney Avenue (60 foot right-of-way);

THENCE North 28 degrees 21 minutes 37 seconds East, along the Southeast line of said McKinney Avenue, 250.17 feet to a 1/2 inch iron rod set;

THENCE North 45 degrees 20 minutes 07 seconds East, along the Southeast line of said McKinney Avenue, 524.95 feet to a 1/2 inch iron rod set in the Southwest line of Haskell Blackburn Connection (180 foot right-of-way) as described in Warranty Deed recorded in Volume 86013, Page 4551, Deed Records, DALLAS County, Texas;

THENCE along the Southwest line of said Haskell Blackburn Connection the following:

South 44 degrees 55 minutes 00 seconds East, 558.56 feet to a 1/2 inch iron rod set at the point of curvature of a circular curve to the left having a radius of 511.50 feet;

Southeasterly along said circular curve to the left, through a central angle of 19 degrees 37 minutes 17 seconds, an arc distance of 175.17 feet, having a chord which bears South 54 degrees 43 minutes 35 seconds East, 174.31 feet to a 1/2 inch iron rod set at the most Northerly corner of CITIFLACE ADDITION, an addition to the City of Dallas, according to the Plat thereof recorded in Volume 86230, Page 0793, Deed Records, DALLAS County, Texas;

THENCE South 45 degrees 05 minutes 00 seconds West, departing the Southwest line of said Haskell Blackburn Connection, along the Northwest line of said CITIFLACE ADDITION, 789.04 feet to a 1/2 inch iron rod set in the Northeast line of Lemmon Avenue East (a variable width right-of-way at this point);

THENCE along the Northeast line of said Lemmon Avenue East the following:

North 45 degrees 22 minutes 20 seconds West, 147.18 feet to a 1/2 inch iron rod set;

South 45 degrees 08 minutes 35 seconds West, 1.96 feet to a 1/2 inch

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Iron rod set;

North 45 degrees 08 minutes 51 seconds West, 813.47 feet to the POINT OF BEGINNING and CONTAINING 551,360 square feet or 12.6578 acres of land.

FILE NO: 210143 2

BEING a tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 498, and being Lot 1A, Block 1/639 of CITYPLACE ADDITION, an addition to the City of Dallas, according to the Revised Plat thereof, recorded in Volume 86247, Page 1, Map Records of DALLAS County, Texas, when taken with Certificate of Correction of Error dated June 3, 1987 and recorded in Volume 87129, Page 1413, Deed Records, DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the Northeasterly line of Lemmon Avenue East (64 foot right-of-way) at the Southwest corner of said Lot 1A, Block 1/639;

THENCE North 45 degrees 08 minutes 01 seconds East, along the Northwesterly line of said Lot 1A, Block 1/639 and along the common line with City Block No. 's 3/574 and 4/575, 789.04 feet to a 1/2 inch iron rod set at the Northwest corner of said Lot 1A, Block 1/639, said point being the beginning of a circular curve to the left having a radius of 811.80 and chord which bears South 72 degrees 44 minutes 18 seconds East, 149.90 feet;

THENCE Southeasterly along said circular curve to the left, through a central angle of 18 degrees 23 minutes 57 seconds, an arc distance of 146.40 feet to a 1/2 inch iron rod set in the Westerly line of North Central Expressway (variable width right-of-way), said point being in a curve to the left having a radius of 2994.79 feet and a chord which bears South 00 degrees 03 minutes 09 seconds East, 409.15;

THENCE along said circular curve to the left, through a central angle of 07 degrees 50 minutes 02 seconds, an arc distance of 409.47 feet, to a found Texas Highway Department monument;

THENCE South 04 degrees 00 minutes 10 seconds East, continuing along the Westerly line of said North Central Expressway, 772.47 feet to a 1/2 inch iron rod set at the intersection with a corner clip for the Northeasterly line of Lemmon Avenue;

THENCE South 63 degrees 29 minutes 34 seconds West, along the Northeasterly line of said Lemmon Avenue, 27.37 feet to a 1/2 inch iron rod set;

THENCE North 66 degrees 27 minutes 41 seconds West, continuing along the Northeasterly line of said Lemmon Avenue, 91.49 feet to a 1/2 inch iron rod set;

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THENCE North 44 degrees 53 minutes 56 seconds West, continuing along the
Northeasterly line of said Lemmon Avenue, 464.21 feet to a 1 1/2 inch iron
rod set;

THENCE North 45 degrees 22 minutes 20 seconds West, continuing along the
Northeasterly line of said Lemmon Avenue East, 444.75 feet to the POINT OF
BEGINNING and CONTAINING 490,397 square feet or 11.258 acres of land.

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EXHIBIT A-2

Tract 1

Metes and Bounds Description
 30,898 Square Feet
 John Grigsby Survey, A-495
 Dallas, Dallas County, Texas

BEING a tract of land situated in the City of Dallas, Dallas County, Texas, part of the John Grigsby Survey, Abstract No. 495 and being part of Block 2/982 to the City of Dallas, being part of the same tract previously described as 0.7499 acre (Tract 1, File No. 210127 G) by instrument recorded in Volume 90252, Page 4483 of the Deed Records of Dallas County, Texas (DRDCT), and being more particularly described by metes and bounds as follows (bearings referenced to the right-of-way for Blackburn Street):

BEGINNING at an "X" found for the northerly corner of the said City Block 2/982, same being the southeast corner for the intersection of Cole Avenue (50' ROW) and Haskell Avenue (60' ROW);

THENCE South 44°52'53" East with the southerly right-of-way for Haskell Avenue, 181.00 feet to an "X" for corner on the intersection of said right-of-way and the northwesterly line of a 14.5 foot wide alley;

THENCE South 45°20'07" West with said northwesterly line, 171.04 feet to a point for corner;

THENCE North 44°39'53" West, 181.00 feet to a point for corner on the southeasterly right-of-way for Cole Avenue;

THENCE North 45°20'07" East, with said right-of-way 170.36 feet to the POINT OF BEGINNING and containing 30,898 square feet.

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Tract 2

Metes and Bounds Description
 21,981 Square Feet
 John Grigsby Survey, A-495
 Dallas, Dallas County, Texas

BEING a tract of land situated in the City of Dallas, Dallas County, Texas, part of the John Grigsby Survey, Abstract No. 495 and being part of Block 2/982 to the City of Dallas, being part of the same tract previously described as 0.5379 acre (Tract 2, File No. 210127 G) by instrument recorded in Volume 90252, Page 4483 of the Deed Records of Dallas County, Texas (DRDCT), and being more particularly described by metes and bounds as follows (bearings referenced to the right-of-way for Blackburn Street):

BEGINNING at an "X" found for the easterly corner of the said City Block 2/982, same being the northwesterly corner for the intersection of McKinney Avenue (60' ROW) and Haskell Avenue (60' ROW);

THENCE South 45°20'07" West with the northerly line of McKinney Avenue, 171.78 feet to a point for corner;

THENCE North 44°39'53" West, being 8 feet from end parallel to the right-of-way for Blackburn Street, for a distance of 181.50 feet to a point on the southeasterly line of a 14.5 foot wide alley;

THENCE North 45°20'07" East, along said southeasterly line, 81.09 feet to an iron rod;

THENCE South 44°52'53" East, 101.50 feet to a point for corner;

THENCE North 45°20'07" East, 90.00 feet to an "X" on the southwesterly right-of-way for Haskell Avenue;

THENCE South 44°52'53" East, 80.00 feet to the POINT OF BEGINNING and containing 21,981 square feet.

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BEING 30,062 square feet of land, more or less, situated in the John Grigsby Survey, Abstract Number 495, (and out of) Lot 1A, Blocks 1/639 AND 3/639, the City of Dallas, Dallas County, Texas, Cityplace, an Addition to said City, and being out of and a part of the land described by deed as recorded in Volume 88027, Page 3615, (Exhibit B) Deed Records of said County; said 30,062 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at the west corner of said Lot 1A;

THENCE South 45 degrees 21 minutes 25 seconds East along the northeasterly right of way line of Lemmon Avenue East for a distance of 444.99 feet to a point;

THENCE South 44 degrees 53 minutes 01 second East continuing along the said right of way line for a distance of 464.21 feet to a point;

THENCE South 66 degrees 26 minutes 46 seconds East continuing along the said right of way line for a distance of 51.25 feet to the POINT OF BEGINNING in a curve to the right having a radius of 28,469.00 feet which bears North 88 degrees 12 minutes 20 seconds East;

- (1) THENCE in a northerly direction along the arc of said curve for a distance of 518.65 feet to an angle point;
- (2) THENCE North 44 degrees 21 minutes 51 seconds East for a distance of 40.92 feet to a point in the existing right of way line of US Highway 75;
- (3) THENCE South 03 degrees 59 minutes 15 seconds East along the said right of way line for a distance of 653.22 feet to a point in the said northeasterly right of way line of Lemmon Avenue East;
- (4) THENCE South 63 degrees 30 minutes 29 seconds West along said right of way line for a distance of 27.37 feet to a point;
- (5) THENCE North 66 degrees 26 minutes 46 seconds West continuing along said right of way line for a distance of 40.24 feet to the POINT OF BEGINNING, and containing an area of 30,062 square feet of land, more or less.

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BEING 9,795 square feet of land, more or less, situated in the John Grigsby Survey, Abstract Number 495, (and out of) Lot 1A, Blocks 1/639 AND 3/639, the City of Dallas, Dallas County, Texas, Cityplace, an Addition to said City, and being out of and a part of the land described by deed as recorded in Volume 88027, Page 3615, (Exhibit B) Deed Records of said County; said 9,795 square feet of land being more particularly described in two parts by metes and bounds as follows:

COMMENCING at the west corner of said Lot 1A;

THENCE North 45 degrees 06 minutes 59 seconds East along the northwesterly line of said Lot 1A for a distance of 788.98 feet to a point on the southerly right of way line of Haskell Mall;

THENCE in a southeasterly direction along said right of way line and the arc of a curve to the left with a radius of 511.50 feet for a distance of 131.70 feet (chord is South 71 degrees 55 minutes 02 seconds East, 131.55 feet) to the POINT OF BEGINNING;

- (1) THENCE in an easterly direction along the arc of said curve and along the southerly right of way line of Haskell Mall for a distance of 14.49 feet to a point in a curve to the left having a radius of 2,994.79 feet which bears South 86 degrees 09 minutes 17 seconds East;
- (2) THENCE in a southeasterly direction along the arc of said curve and along the present right of way line of US Highway 75 for a distance of 409.41 feet to its end;
- (3) THENCE South 03 degrees 59 minutes 15 seconds East continuing along the said right of way line for a distance of 118.95 feet to an angle point;
- (4) THENCE South 44 degrees 21 minutes 51 seconds West for a distance of 40.92 feet to a point in the new right of way line of US Highway 75;
- (5) THENCE in a northerly direction along said right of way line and the arc of a curve to the right with a radius of 28,469.00 feet for a distance of 369.00 feet (chord is North 00 degrees 10 minutes 41 seconds West, 369.00 feet) to the beginning of another curve to the right having a radius of 2,994.00 feet with a radial bearing of South 89 degrees 48 minutes 24 seconds East;
- (6) THENCE in a northerly direction continuing along said right of way line and the arc of said curve for a distance of 190.65 feet to the POINT OF BEGINNING, and containing an area of 9,795 square feet of land, more or less.

96208 03724

BEING 3,392 square feet of land, more or less, situated in the John Grigsby Survey, Abstract Number 495, (and out of) Lots 6 THRU 8, Block 984, the City of Dallas, Dallas County, Texas, M. N. Bakers, an Addition to said City, and being out of and a part of the land conveyed to Southland Corp. by deed as recorded in Volume 87022, Page 0746, Tract 3, and Volume , Page , Deed Records of said County; said 3,392 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at the west corner of Lot 3 of said Block;

THENCE South 44 degrees 31 minutes 13 seconds East along the northeasterly right of way line of Blackburn Street for a distance of 324.10 feet to the POINT OF BEGINNING, a point on the new right of way line of US Highway 75;

- (1) THENCE North 07 degrees 33 minutes 26 seconds East along the said right of way line for a distance of 26.44 feet to the beginning of a curve to the right having a radius of 2,732.67 feet which bears South 82 degrees 26 minutes 34 seconds East;
- (2) THENCE northeasterly along the arc of said curve and continuing along the said right of way line for a distance of 212.32 feet to a point on the southwesterly right of way line of Haskell Avenue;
- (3) THENCE South 44 degrees 48 minutes 08 seconds East along said right of way line for a distance of 15.08 feet to a point in the present right of way line of US Highway 75 and in a curve to the left having a radius of 3,000.79 feet which bears South 78 degrees 08 minutes 59 seconds East;

THENCE along said right of way line as follows;

- (4) THENCE southwesterly along the arc of said curve and along the present westerly right of way line of US Highway 75 for a distance of 119.03 feet to a point;
- (5) THENCE South 44 degrees 31 minutes 12 seconds East for a distance of 7.41 feet to a point in a curve to the left having a radius of 2,994.79 feet which bears South 80 degrees 30 minutes 20 seconds East;
- (6) THENCE along the arc of said curve for a distance of 89.59 feet to a point;
- (7) THENCE South 52 degrees 35 minutes 51 seconds West for a distance of 24.02 feet to a point on the northeasterly right of way line of Haskell Avenue;
- (8) THENCE North 44 degrees 31 minutes 13 seconds West along said right of way line for a distance of 1.00 feet to the POINT OF BEGINNING, and containing an area of 3,392 square feet of land, more or less.

96208 03725

BEING 9,673 square feet of land, more or less, situated in the John Grigsby Survey, Abstract Number 495, Block 6/1511, the City of Dallas, Dallas County, Texas, and being out of and a part of the land conveyed to Southland Corp. by deed as recorded in Volume 81113, Page 2786, and Volume , Page , Deed Records of said County; said 9,673 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at the south corner of the Southland tract;

THENCE North 78 degrees 32 minutes 00 seconds East for a distance of 0.97 feet to the POINT OF BEGINNING in a curve to the right having a radius of 2,732.6650 feet which bears S 76 21 26.74 E;

- (1) THENCE northeasterly along the arc of said curve and along the new right of way line of US Highway 75 for a distance of 212.38 feet to a point in a curve to the right having a radius of 2,843.1160 feet which bears South 71 degrees 54 minutes 16 seconds East;
- (2) THENCE along the arc of said curve and continuing along said right of way line for a distance of 278.57 feet to its end;
- (3) THENCE North 23 degrees 42 minutes 34 seconds East continuing along said right of way line for a distance of 122.20 feet to a point on the north property line of said tract;
- (4) THENCE South 66 degrees 07 minutes 51 seconds East along the said property line for a distance of 13.45 feet to a point on the present right of way line of US Highway 75;
- (5) THENCE South 23 degrees 49 minutes 46 seconds West along said right of way line for a distance of 69.73 feet to a point in a curve to the left having a radius of 2,994.7900 feet which bears South 66 degrees 10 minutes 15 seconds East;
- (6) THENCE along the arc of said curve continuing along said right of way line for a distance of 531.83 feet to a point;
- (7) THENCE South 78 degrees 32 minutes 00 seconds West continuing along said right of way line for a distance of 20.42 feet to the POINT OF BEGINNING, and containing an area of 9,673 square feet of land, more or less.

96208 03726

BEING 1,364 square feet of land, more or less, situated in the John Grigsby Survey, Abstract Number 495, the City of Dallas, Dallas County, Texas, and being out of and a part of the land conveyed to Southland Corp. by City of Dallas Ordinance 19482 ; said 1,364 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at the west corner of Block 6/1511;

THENCE South 44 degrees 48 minutes 08 seconds East along the northeast right of way line of Haskell Avenue for a distance of 536.89 feet to a point;

THENCE North 78 degrees 32 minutes 00 seconds East continuing along said right of way line for a distance of 0.97 feet to the POINT OF BEGINNING;

- (1) THENCE North 78 degrees 32 minutes 00 seconds East continuing along said right of way line for a distance of 20.42 feet to a point in the present right of way line of US Highway 75;
- (2) THENCE South 16 degrees 23 minutes 21 seconds West along said right of way line for a distance of 94.58 feet to a point;
- (3) THENCE North 44 degrees 48 minutes 08 seconds West for a distance of 15.08 feet to a point on a curve to the right with a radius of 2732.67 feet which bears South 77 degrees 59 minutes 28 seconds East;
- (4) THENCE Northeasterly along said curve for a distance of 77.92 feet to the POINT OF BEGINNING, and containing an area of 1,364 square feet of land, more or less.

96208 03727

BEING 814 square feet of land, more or less, situated in the John Grigsby Survey, Abstract Number 495, the City of Dallas, Dallas County, and being out of and a part of the land conveyed to Southland Corp. by City of Dallas Ordinance No. 19482 ; said 814 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at the west corner of Block 984;

THENCE South 44 degrees 31 minutes 13 seconds East along the northeasterly right of way line of Blackburn Street for a distance of 324.10 feet to the POINT OF BEGINNING;

- (1) THENCE South 44 degrees 31 minutes 13 seconds East continuing along said right of way line for a distance of 1.00 feet to a point in the present right of way line of US Highway 75;
- (2) THENCE North 52 degrees 35 minutes 51 seconds East along said right of way line for a distance of 24.02 feet to a point in a curve to the left having a radius of 2,994.79 feet which bears South 82 degrees 13 minutes 03 seconds East;
- (3) THENCE southwesterly along the arc of said curve and the said right of way line for a distance of 55.17 feet to a point on the present right of way line of Haskell Hall and on a curve to the right having a radius of 361.50 feet which bears North 10 degrees 38 minutes 54 seconds East;
- (4) THENCE northwesterly along said curve for a distance of 18.07 feet to a point on the new right of way line of US Highway 75;
- (5) THENCE North 07 degrees 27 minutes 29 seconds East along said right of way line for a distance of 37.38 feet to the POINT OF BEGINNING, and containing an area of 814 square feet of land, more or less.

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METES AND BOUNDS DESCRIPTION

Cole Avenue
Right-of-Way Dedication
John Grigsby Survey, A-495
Dallas, Dallas County, Texas

BEING two tracts of land containing 0.155 acre, located in the City of Dallas, Dallas County, Texas, part of the John Grigsby Survey, Abstract No. 495, being portions of Blocks 980 and 1/982 to the City of Dallas, being part of that same tract previously described in Volume 90252, Page 4483 of the Deed Records of Dallas County, Texas (DRDCT), and being more particularly described by metes and bounds as follows (bearings referenced to right-of-way for Cole Avenue):

TRACT I

BEGINNING at an iron rod for the westerly northwest corner for City Block 1/982, same being the southeast corner of intersection of Cole Avenue (50' ROW) and Newman Avenue (40' ROW);

THENCE North 45°28'37" East with Cole Avenue, 346.47 feet to an iron rod on the southerly line of Haskell Blackburn Connection (150' ROW) as recorded by Volume 86013, Page 1551, DRDCT;

THENCE South 44°46'23" East with said southerly line 10.00 feet to a set iron rod;

THENCE South 45°28'37" West, 10 feet from and parallel to the existing right-of-way for Cole Avenue, 346.47 feet to a set iron rod on the right-of-way for Newman Avenue;

THENCE North 45°28'37" West with said right-of-way, 10.00 feet to the POINT OF BEGINNING and containing 0.080 acre.

TRACT II

BEGINNING at a 1/2-inch iron rod for westerly northwest corner of City Block 980, same being the southerly southeast corner of intersection of Cole Avenue (50' ROW) and Lemmon Avenue (60' ROW);

THENCE northerly with the east line for Cole Avenue as follows:

- North 00°28'37" East, 7.07 feet to a 1/2-inch rod;
- North 45°28'37" East 377.66 feet to a 5/8-inch iron rod for the intersection of said right-of-way and the southerly right-of-way for Newman Avenue (40' ROW);

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THENCE South 44°31'23" East with said southerly right-of-way, 10.00 feet to a set iron rod;

THENCE South 45°28'37" West, 160.00 feet to a set iron rod;

THENCE South 46°45'46" West, 222.72 feet to THE POINT OF BEGINNING on the northerly right-of-way for Lemmon Avenue, and containing 0.075 acre.

RIGHT-OF-WAY DEDICATION
Cityplace Drive West

BEING a tract or parcel of land situated in the John Grigsby Survey Abstract Number 495, City of Dallas, Dallas County, Texas and being a part of City Blocks 1/639 and 3/974 and also being a part of the Cityplace Addition, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 86230, Page 0793, Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point in the northerly right-of-way line of Lemmon Avenue East (64' R.O.W.) at its intersection with the westerly right-of-way line of North Central Expressway (260' R.O.W.).

THENCE S 63° 30' 29" W, along the northerly line of Lemmon Avenue East, 27.37 feet to a point;

THENCE N 66° 26' 46" W, continuing along said northerly line of Lemmon Avenue East, 91.49 feet to a point;

THENCE N 44° 53' 01" W, continuing said northerly line, 464.21 feet to a point;

THENCE N 45° 21' 25" W, continuing along said northerly line, 347.49 feet to the POINT OF BEGINNING;

THENCE N 45° 21' 25" W, continuing along the northerly line of Lemmon Avenue East, 97.50 feet to a point for corner;

THENCE S 45° 31' 47" W, with said northerly line, 0.51 feet to a point for corner;

THENCE N 45° 08' 32" W, with said northerly line, 11.96 feet to a point for corner;

THENCE N 89° 54' 14" E, departing said line of Lemmon Avenue East, 14.86 feet to a point for corner;

THENCE N 45° 06' 59" E, parallel to the western line of City Block 1/639, 778.50 feet to a point for a corner in the southerly right-of-way line of Blackburn Mall (150' R.O.W.), said point also being the beginning of a non-tangent curve to the left having a central angle of 12° 34' 36", a radius of 511.50 feet. Chord bears S 70° 37' 27" E, 112.05 feet.

THENCE along said curve, and with the southerly line of Blackburn Mall, an arc distance of 112.28 feet to a point for a corner, said point also being the beginning of a non-tangent curve to the left, having a central angle of 01° 16' 38" a radius of 3015.00 feet. Chord bears S 03° 16' 06" W, 66.33 feet.

THENCE along said curve, and in a southwesterly direction, an arc distance of 66.33 feet to a point for a corner, said point also being the beginning of a non-tangent curve to the left, having a central angle of 135° 35' 58", a radius of 32.26 feet. Chord bears N 66° 52' 41" W, 60.60 feet.

THENCE along said curve, and in a northwesterly direction, an arc distance of 78.66 feet to the point of tangency for a corner.

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THENCE S 45° 06' 59" W, parallel to the western line of City Block 1/639, 754.33 feet to a point for a corner.

THENCE S 00° 07' 00" E, 14.08 feet to the Point of Beginning and continuing 1.6822 acres of land, more or less (73,274.9621 sq. ft.)

Save and Except Surface Ramp C and Surface Ramp D properties described as follows:

SURFACE RAMP C

BEING a land or parcel of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas and being a part of the City Block 1/639 and also being a part of the Cityplace Addition, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 86230, Page 0793, Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point in the northerly right-of-way line of Lemmon Avenue East (64' R.O.W.) at its intersection with the westerly right-of-way line of North Central Expressway (260' R.O.W.),

THENCE S 63° 30' 29" W along the northerly line of Lemmon Avenue East, 27.37 feet to a point.

THENCE N 66° 26' 46" W, continuing along said line of Lemmon Avenue East, 91.49 feet to a point.

THENCE N 44° 53' 01" W, continuing along said line of Lemmon Avenue East, 464.21 feet to a point.

THENCE N 45° 21' 25" W, continuing along said line of Lemmon Avenue, 347.49 feet to a point.

THENCE N 00° 07' 00" W, departing said northerly line of Lemmon Avenue East, 14.08 feet to a point.

THENCE N 45° 06' 59" E, 153.21 feet to a point.

THENCE N 44° 53' 01" W, 30.50 feet to the POINT OF BEGINNING.

THENCE S 45° 06' 59" W, 79.00 feet to a point for a corner.

THENCE N 44° 53' 01" W, 28.00 feet to a point for a corner.

THENCE N 45° 06' 59" E, 79.00 feet to a point for a corner.

THENCE S 44° 53' 01" E, 28.00 feet to the POINT OF BEGINNING and containing 2,212.0000 sq. ft. of land, more or less.

SURFACE RAMP D

BEING a land or parcel of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas and being a part of the City Block 1/639 and also being a part of the Cityplace Addition, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 86230, Page 0793, Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point in the northerly right-of-way line of Lemmon Avenue East (64' R.O.W.) at its intersection with the westerly right-of-way line of North Central Expressway (260' R.O.W.),

THENCE S 63° 30' 29" W along the northerly line of Lemmon Avenue East, 27.37 feet to a point.

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THENCE N 66° 26' 46" W, continuing along said line of Lemmon Avenue East, 91.49 feet to a point.
THENCE N 44° 53' 01" W, continuing along said line of Lemmon Avenue East, 464.21 feet to a point.
THENCE N 45° 21' 25" W, continuing along said line of Lemmon Avenue, 347.49 feet to a point.
THENCE N 00° 07' 00" W, departing said northerly line of Lemmon Avenue East, 14.08 feet to a point.
THENCE N 45° 06' 59" E, 537.49 feet to a point.
THENCE N 44° 53' 01" W, 29.50 feet to the POINT OF BEGINNING.
THENCE N 44° 53' 01" W, 30.00 feet to a point for a corner.
THENCE N 45° 06' 59" E, 150.33 feet to a point for a corner.
THENCE S 44° 53' 01" E, 30.00 feet to a point for a corner.
THENCE S 45° 06' 59" W, 150.33 feet to the POINT OF BEGINNING and containing 4,509.8370 sq. ft. of land more or less.

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EXHIBIT "B"**Permitted Encumbrances**

1. Restrictive covenants created by Easement and Use Agreement, recorded in Volume 90252, Page 4586, Deed Records, Dallas County, Texas.
2. Standby fees and taxes for the year 1996 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
3. The following lien(s) and all terms, provisions and conditions of the instrument(s) creating or evidencing said lien(s):

 Deed of Trust and Security Agreement executed by Oak Creek Partners, Ltd. for the benefit of Farm Bureau Life Insurance Company, an Iowa corporation ("Farm Bureau") dated March 8, 1991, recorded in Volume 91047, Page 2678, Deed of Trust Records of Dallas County, Texas, as amended by instrument recorded in Volume 91114, Page 1866, Deed of Trust Records, Dallas County, Texas, and as further amended by instrument recorded in Volume 92050, Page 0007, Deed of Trust Records of Dallas County, Texas, and as further amended by instrument recorded in Volume 94011, Page 3148, Deed Records of Dallas County, Texas, and as affected by that certain instrument recorded in Volume 92247, Page 6108, Deed Records of Dallas County, Texas.

 Absolute Assignment of Leases and Rents executed by Oak Creek Partners, Ltd. for the benefit of Farm Bureau dated March 8, 1991 and recorded in Volume 91047, Page 2858, Deed Records of Dallas County, Texas.
4. Easement created in instrument executed by Dean P. Guerin, et al to Dallas Power and Light Company and Southwestern Bell Telephone Company for utilities, dated December 22, 1980, filed December 29, 1980, recorded in Volume 5468, Page 74, Deed Records, Dallas County, Texas.
5. Lease of laundry facilities granted to Solon Automated Service, Inc. by instrument dated April 18, 1982, filed May 3, 1982, recorded in Volume 82087, Page 1010, Deed Records, Dallas County, Texas.
6. Easement created in instrument executed by The Southland Corporation to the City of Dallas, filed July 31, 1987, recorded in Volume 87147, Page 3235, Deed Records, Dallas County, Texas.
7. Easement created in instrument executed by The Southland Corporation to the City of Dallas, dated June 30, 1987, filed July 31, 1987, recorded in Volume 87147, Page 3240, Deed Records, Dallas County, Texas.
8. Protrusion of concrete pavement onto Newman Avenue and alley, as shown on survey by Brad Sparr, Registered Professional Land Surveyor, dated September, 1990.
9. Protrusion of wood deck past Southeast line, as shown on survey by Brad Sparr, Registered Professional Land Surveyor, dated September, 1990.

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10. Power pole and power line in place, as shown on survey by Brad Sparr, Registered Professional Land Surveyor, dated September, 1990.
11. Rights of tenants in possession under any unrecorded lease agreements.
12. Protrusion of building into alley, as shown on survey by Brad Sparr, Registered Professional Land Surveyor, dated September, 1990.
13. Encroachment of building onto subject property, as shown on survey by Brad Sparr, Registered Professional Land Surveyor, dated September, 1990.
14. 7 foot street widening easement as shown on plat, recorded in Volume 81241, Page 12, Map Records, Dallas County, Texas.
15. 10 foot by 10 foot corner clip easement as shown on plat, recorded in Volume 81241, Page 12, Map Records, Dallas County, Texas.
16. 2 foot street purposes easement as shown on plat, recorded in Volume 81241, Page 12, Map Records, Dallas County, Texas.
17. Easement created in instrument executed by Imperial Management Corporation to Dallas Power & Light Company and Southwestern Bell Telephone Company for electric and communications systems, dated November 9, 1959, filed December 29, 1959, recorded in Volume 5253, Page 630, Deed Records, Dallas County, Texas.
18. Terms and provisions of City of Dallas Ordinance No. 19482, filed March 12, 1987, recorded in Volume 87048, Page 4064, Deed Records, Dallas County, Texas.
19. Utilities in place in abandoned alleys and streets.
20. Electric and communications system easement as granted to Dallas Power & Light Company and Southwestern Bell Telephone Company, dated August 11, 1988, filed September 1, 1988, recorded in Volume 88171, Page 3642, Deed Records, Dallas County, Texas, and as affected by Subordination and Non-Disturbance Agreement dated August 22, 1988, filed September 1, 1988, recorded in Volume 88171, Page 3647, Deed Records, Dallas County, Texas.
21. Use of abandoned streets as public streets, as shown on survey by Brad Sparr, Registered Professional Land Surveyor, dated September, 1990.
22. Billboard and overhead power line in place, as shown on survey by Brad Sparr, Registered Professional Land Surveyor, dated September, 1990.
23. Encroachment and Right of Entry by and between Oak Creek Partners, Ltd., and The Southland Corporation, dated December 4, 1990, recorded in Volume 90252, Page 4578, Deed Records, Dallas County, Texas.
24. Terms and provisions of Parking Agreement by Southwestern Dynamics, Inc., for the benefit of the City of Dallas dated July 6, 1970, filed July 16, 1970, recorded in Volume 70138, Page 170, Deed Records, Dallas County, Texas, as amended by instrument filed

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August 30, 1971, recorded in Volume 71169, Page 2056, Deed Records, Dallas County, Texas.

25. Easement created in instrument executed by Southwestern Dynamics, Inc. to Dallas Power & Light company for electrical and communication systems, dated September 10, 1970, filed October 19, 1970, recorded in Volume 70204, Page 52, Deed Records, Dallas County, Texas.
26. Easement created in instrument executed by The Southwestern Dynamics, Inc. to City of Dallas for street purposes, dated November 14, 1985, filed November 14, 1985, recorded in Volume 85224, Page 5606, Deed Records, Dallas County, Texas.
27. Easement created in instrument executed by Southwestern Dynamics, Inc. to Dallas Power & Light Company for electric and communication systems, dated March 11, 1970, filed April 2, 1970, recorded in Volume 70064, Page 1246, Deed Records, Dallas County, Texas.
28. Easement created in instrument executed by Southwestern Dynamics, Inc. to Dallas Power & Light Company and Southwestern Bell Telephone Company for electric and communication systems, dated May 29, 1970, filed July 15, 1970, recorded in Volume 70137, Page 44, Deed Records, Dallas County, Texas.
29. Easement created in instrument executed by Southwestern Dynamics, Inc. to Continental Mortgage Investors and Texas Bank & Trust Company for non-exclusive ingress, egress and parking, dated March 5, 1970, filed November 17, 1970, recorded in Volume 70223, Page 1423, Deed Records, Dallas County, Texas, amended by instrument filed September 15, 1971, recorded in Volume 71180, Page 1746 and by instrument filed February 11, 1972, recorded in Volume 72031, Page 348, Deed Records, Dallas County, Texas.
30. Terms, provisions, conditions and easements contained in City of Dallas Ordinance No. 19556, dated May 20, 1987, filed June 17, 1987, recorded in Volume 87116, Page 5708, Deed Records, Dallas county, Texas, as provided in Section 2, the Special Warranty has been recorded in Volume 87116, Page 5724, and Volume 87116, Page 5733, Deed Records, Dallas County, Texas; as provided in Sections 3 and 4, the Quit Claim Deed has been recorded in Volume 87116, Page 5727, Deed Records, Dallas County, Texas.
31. Power poles, power lines and anchor in place as shown on survey by Brad Sparr, Registered Professional Land Surveyor, dated September, 1990.
32. Protrusion of building past Northeast line, as shown on survey by Brad Sparr, Registered Professional Land Surveyor, dated September, 1990.
33. Terms and provisions of City of Dallas Ordinance No. 16581; a copy of which is filed June 19, 1985, recorded in Volume 85120, Page 593, refiled August 6, 1985, recorded in Volume 85153, Page 13, Deed Records, Dallas County, Texas, as provided in Section 3, the Warranty Deed has been recorded in Volume 86110, Page 2337, Deed Records, Dallas County, Texas.

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34. Easement created in instrument executed by The Southland Corporation to Southwestern Bell Telephone Company filed September 18, 1984, recorded in Volume 84184, Page 5962, Deed Records, Dallas County, Texas.
35. Terms and provisions of City of Dallas Ordinance No. 19387; a copy of which is filed November 25, 1988, recorded in Volume 86229, Page 228, Deed Records, Dallas County, Texas, as provided in Section 2, the Special Warranty Deed has been recorded in Volume 86228, Page 3598, Deed Records, Dallas County, Texas, and as corrected in Volume 86227, Page 3437, Deed Records, Dallas County, Texas; as provided in Sections 3 and 4, the Quit Claim Deed has been recorded in Volume 86229, Page 0281, Deed Records, Dallas County, Texas.
36. 21 foot variable easement to the City of Dallas for the purpose of additional frontage and road lanes, bus drop off and pickup lanes, sidewalks, underground water and sewer utilities and other utilities along the East side of Tract I of Parcel 210143Z as described in Exhibit "A-1" hereto, per plats recorded in Volume 86230, Page 793 and Volume 86247, Page 1, Map Records, Dallas County, Texas.
37. Area reserved for dedication to the State of Texas for widening North Central Expressway per plats recorded in Volume 86230, Page 793 and Volume 86247, Page 1, Map Records, Dallas County, Texas.
38. Private Drive along the Northwest side of Tract I of Parcel 21043Z as described in Exhibit "A-1" hereto, as shown on plats recorded in Volume 86230, Page 793 and Volume 86247, Page 1, Map Records, Dallas County, Texas.
39. Reservation of right to use for entrance and exit to subsurface garages and subsurface garage structures, as shown on plats recorded in Volume 86230, Page 793 and Volume 86247, Page 1, Map Records, Dallas County, Texas.
40. Reservation for garages, as shown on survey by Brad Sparr, Registered Professional Land Surveyor, dated September, 1990.
41. Billboard in place, as shown on survey by Brad Sparr, Registered Professional Land Surveyor, dated September, 1990.
42. Power poles and power lines in place, as shown on survey by Brad Sparr, Registered Professional Land Surveyor, dated September, 1990.
43. Street sign in place, as shown on survey by Brad Sparr, Registered Professional Land Surveyor, dated September, 1990.
44. Vehicular license granted by Easement and Use Agreement by and between Oak Creek Partners, Ltd. and The Southland Corporation, dated December 4, 1990, recorded in Volume 90252, Page 4566, Deed Records, Dallas County, Texas; as amended by Subordination and Release Agreement by and between The Sanwa Bank, Limited Dallas Agency and Security Pacific National Bank, the Trustee, dated December 3, 1990, recorded in Volume 90252, Page 4661, Deed Records, Dallas County, Texas.
45. Purchase Option crated by Easement and Use Agreement by and between Oak Creek Partners, Ltd., and The Southland Corporation, dated December 4, 1990, recorded in

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Volume 90252, Page 4586, Deed Records, Dallas County, Texas; amended by Subordination and Release Agreement by and between The Sanwa Bank, Limited Dallas Agency and Security Pacific National Bank, the Trustee, dated December 3, 1990, recorded in Volume 90252, Page 4661, Deed Records, Dallas County, Texas.

46. Easements granted to the City of Dallas for the construction of road improvement and for the passage of vehicular and pedestrian traffic as more fully described in those two (2) Easements dated February 7, 1992, recorded on March 9, 1992 in Volume 92044, Page 4632 and in Volume 92044, Page 4637, respectively, of the Deed Records of Dallas County, Texas.

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COUNTY CLERK, Dallas County, Texas



OCT 23 1996

Any person having knowledge of the date, month, or year of this document may report the same to the County Clerk, Dallas County, Texas, for a reward of \$100.00. The County Clerk, Dallas County, Texas, is not responsible for the loss of this document. The County Clerk, Dallas County, Texas, is not responsible for the loss of this document. The County Clerk, Dallas County, Texas, is not responsible for the loss of this document.

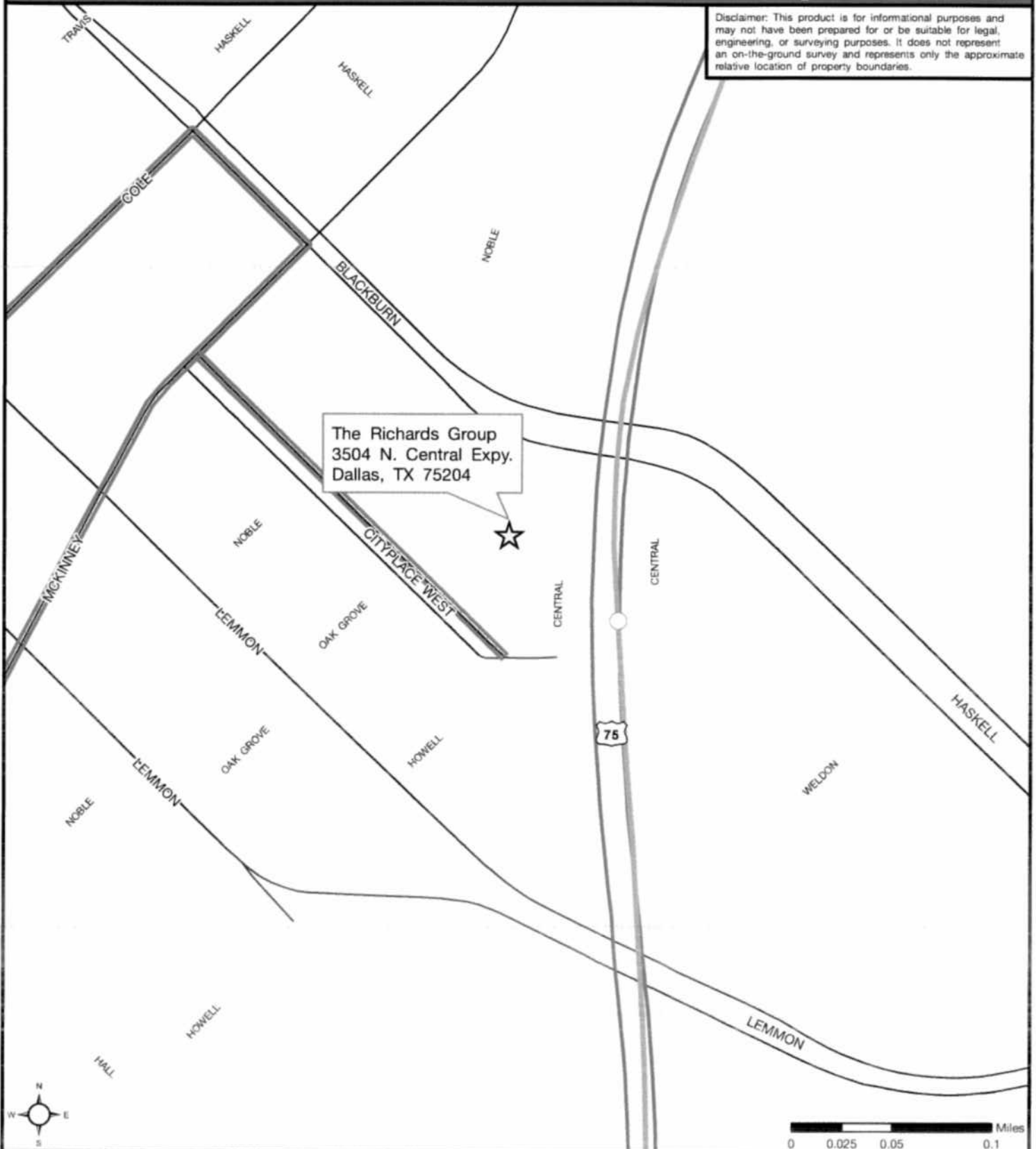
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Exhibit B: The Richards Group

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**DALLAS
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Legend

- McKinney Avenue Trolley (MATA)
- Rail Station
- DART Light Rail

- Freeway
- Arterial
- Local Road

Source: City of Dallas, 2013