

FLOOR SPACE REGULATIONS

Use	Area (sq. ft.)	Height (ft.)	Setback (ft.)	Other
Residential	3.2	3.4	3.8	3.8
Office	3.2	3.4	3.8	3.8
Warehouse	3.2	3.4	3.8	3.8
Health and Personal Service	7.0	2.8	3.0	3.2
Total Development	3.2	3.8	4.0	4.0

PROPERTY DESCRIPTION

BEING an 8.2408 acre tract of land situated in the J.D. Hamilton Survey, Abstract No. 647, Dallas County, Texas, further being all of LOT 1, BLOCK 8413, ABRAMS CENTRE ADDITION, on addition to the City of Dallas according to the plat thereof recorded in Volume 82250, Page 4794, Deed Records, Dallas County, Texas, and part of LOT 2C, BLOCK A/8413, SECOND REVISION OF HYDE ADDITION, on addition to the City of Dallas according to the plat thereof recorded in Volume 80197, Page 2968, Deed Records, Dallas County, Texas, also being all of that certain tract of land conveyed to ACF ABRAMS EXCHANGE, LTD. by Special Warranty Deed recorded in Volume 98009, Page 01951, Deed Records, Dallas County, Texas, said 8.2408 acre tract being more particularly described as follows:

BEGINNING at an oak found for corner in the southwest line of I.H. 635 (LBJ Fwy), at the southeast corner of LOT 2D of said HYDE ADDITION, common with the northeast corner of said LOT 1, ABRAMS CENTRE ADDITION;

THENCE S49°03'44"E along the said southwest line of I.H. 635, a distance of 610.41 feet to a 5/8" iron rod found for corner;

THENCE S49°48'46"E continuing along the said southwest line of I.H. 635, a distance of 134.84 feet to a 5/8" iron rod found for corner at the northeast corner of LOT 1A, BLOCK 8412, DAYS INN OF AMERICA 2 addition recorded in Volume 95174, Page 4104, Deed Records, Dallas County, Texas;

THENCE N09°44'51"W departing the said southwest line of I.H. 635 and along the north line of said LOT 1A, DAYS INN OF AMERICA 2 addition, of 463.39 feet passing a 1" iron pipe found at the northwest corner of said LOT 2, BLOCK 8412, FOREST LAKE APARTMENTS ADDITION recorded in Volume 71008, Page 1443, Deed Records, Dallas County, Texas, and continuing along the north line of said FOREST LAKE APARTMENTS ADDITION, in all, a total distance of 1024.22 feet to a 5/8" iron rod set for corner in the north line of a City of Dallas tract in BLOCK 8411, at the southeast corner of a State of Texas tract in BLOCK 1/8414;

THENCE N00°12'08"W along the east line of said State of Texas tract, at 356.86 feet passing a capped iron rod found at the north end of the east terminal line of a 15' alley, at the southeast corner of LOT 1A, BLOCK 1/8414, HALLMARK INDUSTRIAL PARK addition, recorded in Volume 93229, Page 6540, Deed Records, Dallas County, Texas, and continuing along the east line of said HALLMARK INDUSTRIAL PARK addition, in all, a total distance of 482.47 feet to a 5/8" iron rod found for corner in the west line of the aforementioned LOT 2C, BLOCK A/8413;

THENCE EAST departing the east line of said HALLMARK INDUSTRIAL PARK addition, crossing said LOT 2C then along the south line of LOT 20, BLOCK A/8413 of the aforementioned SECOND REVISION OF HYDE ADDITION, a distance of 461.76 feet to the POINT OF BEGINNING and containing 358,969 square feet or 8.2408 acres of land, more or less.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies, as of June 7, 2007, to Wachovia Bank, National Association and its successors and assigns, Chicago Title Insurance Company, DERA Abrams Centre LLC, a Delaware limited liability company, DERA Property Acquisition LLC, a Delaware limited liability company, Grubb and Ellis Company, a Delaware corporation, and Grubb and Ellis Realty Advisors, Inc., a Delaware corporation, and all such parties successors and assigns that s/he is a duly Registered Professional Land Surveyor of the State of Texas; that this plat of survey is made of record in accordance with the minimum standards established by the State for surveys and land surveys and with the minimum detail requirements for land title surveys as adopted by the American Land Title Association and American Congress on Surveying and Mapping; that this survey shows the location of all buildings, structures and other above ground observable improvements situated on the subject premises; and that, except as shown, there are no visible easements or rights of way across said premises or any other easements or rights of way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other above ground observable improvements, and no encroachments onto said premises by buildings, structures or other above ground observable improvements situated on adjoining premises.

The undersigned has received and examined a copy of Chicago Title Insurance Company's Commitment No. 44-903-80-715933, issued April 27, 2007 and the location of any matter shown thereon, in the extent it can be located, has been shown or noted on this Survey with the appropriate recording reference.

NOTES:

Driveways, parking areas, and sidewalks are concrete.

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Plan No. 48113C0215 J, dated August 23, 2001. Property is in Zone C.

Bearings are based upon the southwest line of I.H. 635 (S49°03'44"E) according to the plat of ABRAMS CENTRE ADDITION, on addition to the City of Dallas, as recorded in Volume 82250, Page 4794, Deed Records, Dallas County, Texas.

Thomas William Meak, R.P.L.S.
 Registration No. 5179

EXCEPTIONS:

10. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.
11. The following according to the plat thereof recorded in Volume 82250, Page 4794, Map Records, Dallas County, Texas: (AS SHOWN)
 - a) Ten foot water line easement;
 - b) Water main easement; and
 - c) Variable width SWBT easement for underground cable.
12. The following according to the plat thereof recorded in Volume 80197, Page 2968, Map Records, Dallas County, Texas: (AS SHOWN)
 - a) Existing thirty foot water and sanitary sewer easement; and
 - b) Fifteen foot ingress and egress easement.
13. Easement granted by Leo Galletta, et al to City of Dallas, dated June 1, 1967, filed for record on July 13, 1967 and recorded in Volume 67136, Page 661, Deed Records, Dallas County, Texas; as shown on plat recorded in Volume 82250, Page 4794, Map Records, Dallas County, Texas. (AS SHOWN)
14. Easement granted by Leo John Galletta, Jr., et al to Dallas Power & Light Company and Southwestern Bell Telephone Company, a Missouri Corporation, dated June 25, 1968, filed for record on July 18, 1968 and recorded in Volume 69140, Page 940, Deed Records, Dallas County, Texas; as shown on plat recorded in Volume 82250, Page 4794, Map Records, Dallas County, Texas. (AS SHOWN)
15. Easement granted by Leo Galletta, et al to Lone Star Gas Company, dated July 21, 1970, filed for record on August 17, 1970 and recorded in Volume 70129, Page 1424, Deed Records, Dallas County, Texas; as shown on plat recorded in Volume 82250, Page 4794, Map Records, Dallas County, Texas. (AS SHOWN)
16. Easement granted by The Abrams Joint Venture to Dallas Power & Light Company, a Texas Corporation and Southwestern Bell Telephone Company, a Missouri Corporation, dated March 30, 1982, filed for record on April 28, 1982 and recorded in Volume 82084, Page 1843, Deed Records, Dallas County, Texas. (AS SHOWN)
17. Easement granted by The Abrams Joint Venture to Dallas Power & Light Company, a Texas Corporation and Southwestern Bell Telephone Company, a Missouri Corporation, dated February 11, 1983, filed for record on March 16, 1983 and recorded in Volume 83054, Page 3251, Deed Records, Dallas County, Texas. (AS SHOWN)
18. Easement granted by Richard J. Scott to Southwestern Bell Telephone Company, dated March 13, 1986, filed for record on April 10, 1986 and recorded in Volume 86071, Page 144, Deed Records, Dallas County, Texas. (AS SHOWN)
19. Easement reserved in Warranty Deed executed by Jimmy Lynn Gohetto, et al to Britton-Hyde, Inc., dated June 24, 1971, filed for record on July 14, 1971 and recorded in Volume 71136, Page 2804, Deed Records, Dallas County, Texas; as shown on plat recorded in Volume 82250, Page 4794, Map Records, Dallas County, Texas. (AS SHOWN)
20. Terms, conditions and provisions contained in Lease Agreement between Abrams Office Center, Ltd., a Texas limited partnership, as Lessee, and Abraham Azubuike, as Lessor, dated September 21, 2004, memorandum of which was filed for record on September 24, 2004 and recorded in, Volume 2004185, Page 8730, Deed Records, Dallas County, Texas. (AS NOTED)

ZONING:

Front Yard Minimum front yard is: 15 feet

Urban Form Setback
 20 feet - additional required for portion of a structure over 45 feet in height

Side Yard
 Minimum side yard is: 20 feet - adjacent to or across alley from R(A),D(A), TH(A), CH, MF(A)
 0 feet in all other cases

Rear Yard
 Minimum rear yard is: 20 feet - adjacent to or across alley from R(A),D(A), TH(A), CH, MF(A)
 0 feet in all other cases

Tower Spacing
 Additional side and rear yard setback of 1 foot for each 2 feet in height only for that portion of the structure over 45 feet, maximum total setback of 30 feet
 Setbacks may be greater or lesser due to exceptions in the Dallas Development Code, exceptions include, but not limited to, platted building lines and more restrictive zoning district setbacks in the same block.

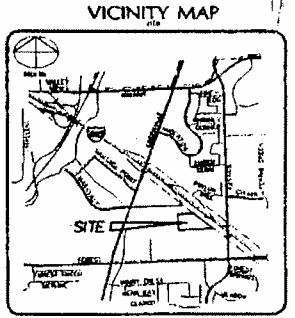
Height
 Maximum structure height is: 270 feet

Dwelling Unit Density
 No maximum dwelling unit density Floor Area Ratio

Lot Coverage 80% maximum lot coverage

Note:
 1. Aboveground parking structures are included
 2. Surface parking lots and underground parking structures are not

Lot Size
 No minimum lot size



PARKING COUNT

2 Post Office spaces (surface)
8 handicap spaces (surface)
655 standard spaces (surface)
10 handicap spaces (garage)
580 standard spaces (garage)
18 handicap spaces (total)
1137 standard spaces (total)

SURVEY PLAT

ABRAMS CENTRE BANK BUILDING

9330 LBJ FREEWAY

DALLAS, DALLAS COUNTY, TEXAS

BROCKETTE · DAVIS · DRAKE, inc.
 consulting engineers

Civil & Structural Engineering · Surveying
 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
 (214)824-3847, fax (214) 824-7064

CHECKED	DRAWN	DATE	SCALE	NOTES	FILE	NO
TWM	RGF/TSN	10/03/06	1"=50'	JB	C06216	

Revised 6/12/07

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