

21 SURVEY DESCRIPTION
(AS SURVEYED)

LEGAL DESCRIPTION

TRACT I: (FEE SIMPLE)
 BEING 36,840 SQUARE FEET OR 0.8457 ACRE TRACT OF LAND SITUATED IN THE MARADY PARKS SURVEY, ABSTRACT NO 1120, DALLAS COUNTY, TEXAS, AND BEING PART OF LOT 1-A, BLOCK B OF A REPLAT OF LOTS 1-2-3-4-5-6 AND 39 IN BLOCK B OF BECKLEY CITY LOTS ADDITION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 83138, PAGE 2450, DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID TRACT CONVEYED TO IDLEWILD CENTRE JOINT VENTURE BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 84243, PAGE 461, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND 3/8 INCH IRON ROD FOR A CORNER AT THE SOUTH CORNER OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE NORTH LINE OF PLEASANT RUN ROAD (A 100 FOOT RIGHT-OF-WAY) WITH THE EAST LINE OF IDLEWILD LANE (A 60 FOOT RIGHT-OF-WAY), SAID POINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1-A;
 THENCE N 45 DEGREES 00 MINUTES 00 SECONDS W, WITH THE SAID RIGHT-OF-WAY CORNER CLIP, A DISTANCE OF 42.43 FEET TO A SET 1/2 INCH IRON ROD FOR A CORNER IN THE EAST LINE OF IDLEWILD LANE, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1-A;
 THENCE N 00 DEGREES 00 MINUTES 00 SECONDS E, WITH THE EAST LINE OF IDLEWILD LANE, A DISTANCE OF 218.60 FEET TO A SET PK NAIL FOR A CORNER;
 THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E, DEPARTING THE EAST LINE OF IDLEWILD LANE, A DISTANCE OF 150.00 FEET TO A SET PK NAIL FOR A CORNER;
 THENCE S 00 DEGREES 00 MINUTES 00 SECONDS W, A DISTANCE OF 248.60 FEET TO A SET 1/2 INCH IRON ROD FOR A CORNER IN THE NORTH LINE OF PLEASANT RUN ROAD, SAID POINT BEING IN THE SOUTH LINE OF SAID LOT 1-A;
 THENCE S 90 DEGREES 00 MINUTES 00 SECONDS W, WITH THE NORTH LINE OF PLEASANT RUN ROAD, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.
 TRACT II: (EASEMENT ESTATE)
 EASEMENT ESTATE AS CREATED IN THAT CERTAIN GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF RESTRICTIONS, EXECUTED BY AND BETWEEN GRANDY'S, INC. AND IDLEWILD CENTRE JOINT VENTURE, DATED 12/05/1984, FILED 12/12/1984, AND RECORDED IN/UNDER VOLUME 84243, PAGE 427 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS; AND AS RESERVED IN SPECIAL WARRANTY DEED EXECUTED BY GRANDY'S, INC. TO IDLEWILD CENTRE JOINT VENTURE, DATED 12/05/1984, FILED 12/12/1984, AND RECORDED IN/UNDER VOLUME 84243, PAGE 461 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS; IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:
 BEING A PART OF LOT 1-A, BLOCK B, A REPLAT OF LOTS 1,2,3,4,5,6, AND 39 IN BLOCK B OF BECKLEY CITY LOTS ADDITION, AN ADDITION TO THE CITY OF LANCASTER, TEXAS, AS RECORDED IN VOLUME 83138, PAGE 2450, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1-A IN THE EAST R.O.W. LINE OF IDLEWILD LANE;
 THENCE EAST 275 FEET TO AN IRON ROD FOUND FOR CORNER;
 THENCE SOUTH 75 FEET TO AN IRON ROD FOUND FOR CORNER;
 THENCE EAST 25 FEET TO AN IRON ROD SET FOR CORNER;
 THENCE SOUTH 273.6 FEET TO AN IRON ROD FOUND FOR CORNER IN THE NORTH R.O.W. LINE OF PLEASANT RUN ROAD;
 THENCE WEST, ALONG THE NORTH R.O.W. LINE OF PLEASANT RUN ROAD, 150 FEET TO AN IRON ROD FOUND FOR CORNER;
 THENCE NORTH 248.60 FEET TO AN IRON ROD FOUND FOR CORNER;
 THENCE WEST 150.00 FEET TO AN IRON ROD FOUND FOR CORNER IN THE EAST R.O.W. LINE OF IDLEWILD LANE;
 THENCE NORTH, ALONG THE EAST R.O.W. LINE OF IDLEWILD LANE 100 FEET TO THE PLACE OF BEGINNING AND CONTAINING 66,415 SQUARE FEET OR 1.50 ACRES, MORE OR LESS.
 THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NUMBER: NCS-605921TX56-PHX1, EFFECTIVE DATE 05/08/2013, ISSUE DATE 05/30/2013.

5 FLOOD INFORMATION

ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM PREPARED BY FIRST AMERICAN FLOOD DATA SERVICES ON 06-11-2013, THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS, MAP NO. 48113C 0630J, EFFECTIVE DATE 08-23-2001. THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" ON SAID MAP. THE FLOOD ZONE(S) ARE DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS FOLLOWS:
 ZONE "X" = Areas determined to be outside the 0.2% annual chance floodplain.

8 ZONING INFORMATION

ACCORDING TO THE CITY OF LANCASTER, TEXAS WEBSITE (PHONE: 972-218-1240/www.lancaster-tx.com), THE SUBJECT PROPERTY IS ZONED AS FOLLOWS WITH THE CORRESPONDING STANDARDS:
 ZONE COMMERCIAL HIGHWAY DISTRICT-PD #29
 MIN. FRONT SETBACK = 25 FEET
 MIN. SIDE SETBACK = 0-20 FEET
 MIN. REAR SETBACK = 0-20 FEET
 MAX. HEIGHT = 140 FEET/60 FEET
 PARKING = HANDI CAP 2 SPACES
 REGULAR SPACES 26-30
 ALL SETBACK LINES PER THE ABOVE ZONING STANDARDS GRAPHICALLY DEPICTED HEREON ARE ORIENTED WITH THE ASSUMPTION THAT THE FRONT OF THE PROPERTY FACES THE ROAD THAT THE CORRESPONDS WITH THE SUBJECT PROPERTY STREET ADDRESS. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE CITY OF LANCASTER BEFORE USE.

4 SURVEYOR CERTIFICATION

TO: ARC CAPELH001, LLC
 AR Capital, LLC
 Regent Bank
 First American Title Company
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, 21, 23 (to the extent possible, graphically depict on survey drawing the zoning setback lines), and 24 (graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in record documents provided to the surveyor as part of the schedule "A") of Table A thereof. The field work was completed on 06/12/2013.
 Date of Plat or Map: 7/12/2013
 Joseph L. Roederer
 Texas Registered Professional Land Surveyor
 No. 5727 EXP 12/31/2013

3 SCHEDULE "B" ITEMS

- NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:**
- 10a ALL ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, INCLUDING, WITHOUT LIMITATION, ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)
 - 10b RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)
 - 10c RIGHTS OF PARTIES IN POSSESSION AND RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES OR RENTAL AGREEMENTS. (MAY BE AMENDED OR DELETED UPON EXECUTION OF SATISFACTORY AFFIDAVIT WITH RESPECT TO PARTIES IN POSSESSION AND TENANTS AT CLOSING.) (THIS IS A NON-SURVEY ITEM)
 - 10d TERMS, PROVISIONS, CONDITIONS, AND EASEMENT CONTAINED IN GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF RESTRICTIONS, FILED 12/12/1984, RECORDED IN VOLUME 84243, PAGE 427, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (RECIPROCAL EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON)
 - 10e RESERVATION OF EASEMENT IN INSTRUMENT FILED 12/12/1984, RECORDED IN VOLUME 84243, PAGE 461, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON)
 - 10f EASEMENT GRANTED BY J.A. DEWBERRY TO TEXAS POWER & LIGHT COMPANY, FILED 08/27/1948, RECORDED IN VOLUME 3025, PAGE 331, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS NOT SHOWN HEREON, IT IS BLANKET IN NATURE)
 - 10g EASEMENT GRANTED BY MACKIE SUE MILES WYRICK TO THE CITY OF LANCASTER, FILED 10/20/1978, RECORDED IN VOLUME 78205, PAGE 1798, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON)
 - 10h TERMS, PROVISIONS, AND CONDITIONS OF LEASE BETWEEN U.S. RESTAURANT PROPERTIES OPERATING L.P., AS LESSOR, AND GRANDY'S, INC., AS LESSEE, AS EVIDENCED BY GROUND LEASE AGREEMENT, FILED 12/17/1996, RECORDED IN VOLUME 96245, PAGE 2645, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AGREEMENT TO SSI-GRANDY'S LLC, A DELAWARE LIMITED LIABILITY COMPANY, FILED 05/25/2007, RECORDED IN CC# 20070188701, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (THIS IS A NON-SURVEY ITEM)
 - 10i TERMS, PROVISIONS, AND CONDITIONS OF LEASE BETWEEN U.S. RESTAURANT PROPERTIES OPERATING L.P., ("LANDLORD"), AND GRANDY'S, INC., ("TENANT"), AS EVIDENCED BY SHORT FORM MEMORANDUM OF LEASE FILED 12/17/1996, RECORDED IN VOLUME 96245, PAGE 3089, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (THIS IS A NON-SURVEY ITEM)
 - 10j THE FOLLOWING EASEMENTS AND/OR BUILDING LINES, AS SHOWN ON PLAT RECORDED IN VOLUME 83138, PAGE 2450, MAP RECORDS, DALLAS COUNTY, TEXAS: (THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON)
 30' BUILDING LINE (SOUTH AND WEST LINES).
 - 10k ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (THIS IS A NON-SURVEY ITEM)

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO.: NCS-605921TX56-PHX1, EFFECTIVE DATE 05/08/2013, ISSUE DATE 05/30/2013.

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11 SURVEYOR'S NOTES

1. This survey is based on information shown on a title report prepared by First American title company, G.F. No. NCS-605921TX56-PHX1, effective date 05/08/2013, issue date 05/30/2013 and all Schedule B exceptions in said title report have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
2. Subject tract has direct driveway access to W. Pleasant Run Road and Idlewild Lane
3. There is no observable evidence of earth moving work, or building construction.
4. No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
5. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
6. All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
7. All iron rods set are 1/2" rebar with a yellow plastic cap marked "1ST AMER 4053785800".
8. 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 or any intended use, purpose or development.
9. Any declaration made hereon or herein is made to the parties certified to on this survey. It is not transferable to additional institutions or subsequent owners.
10. The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
11. The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
12. The surveyor did not observe any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on this survey.
13. No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
14. Item No. 23 as requested by the client "To the extent possible, graphically depict on survey drawing the zoning setback lines."
15. Item No. 24 as requested by the client "Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A"."

KEY TO ALTA-SURVEY

- 1 TITLE DESCRIPTION (AS FURNISHED)
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18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)"
 This Work Coordinated By:

 1700 South Broadway, Bldg E
 Moore, Oklahoma 73160
 Office: 405.378.5800 - Fax: 405.703.1851
 Toll Free: 888.457.7878
 Drawn By: JWH
 Surveyor Ref. No: 13-06-0138
 Approved By: JLR
 Field Date: 06-12-13
 Scale: 1" = 20'
 Date: 07-02-13
 Revision: QC
 Date: 07-10-13
 Revision: QC
 Date: 7/12/13
 Revision: Certification
 Date:
 Revision:

Prepared For:

NCS-605921TX56-PHX1
 Client Ref. No: 4188

20 PROJECT ADDRESS

3255 W. PLEASANT RUN ROAD
 LANCASTER, TEXAS 75146
 Project Name:
 PROJECT CAFE
 CDS Project Number:
 13-06-09024

19 SURVEY DRAWING

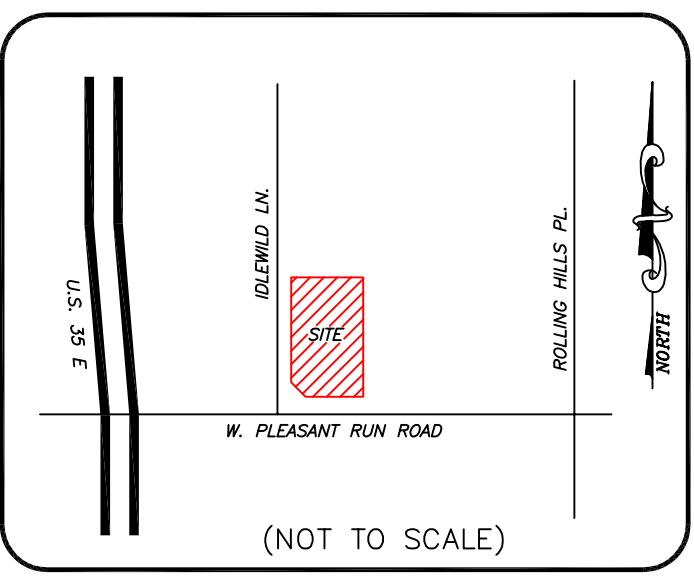
10 BASIS OF BEARINGS

THE BEARING OF S 90° 00' 00" W, ALONG THE SOUTH LINE OF 20041358746 PER DEED RECORDS OF DALLAS COUNTY, TEXAS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

CONTROLLING MONUMENTS:

CONTROLLING MONUMENTS FOR THIS SURVEY ARE A 3/8 INCH IRON ROD MARKING THE SOUTH CORNER OF A RIGHT-OF-WAY CORNER CLIP PER 20041358746 DEED RECORDS OF DALLAS COUNTY, TEXAS TO A 5/8 INCH CAPPED IP BURY PARTNERS MARKING THE SOUTHEAST CORNER OF LOT 1-A, BLOCK B PER VOL. 83138, PG. 2450 DEED RECORDS, DALLAS COUNTY, TEXAS.

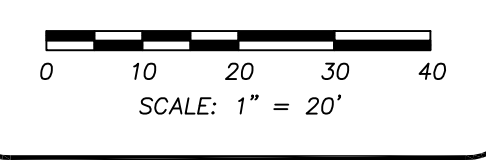
16 VICINITY MAP



9 LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> CI = CURB INLET CO = CLEAN OUT H = IRRIGATION VALVE PS = PIPELINE SIGN GM = GAS METER GV = GAS VALVE GA = GUY ANCHOR SL = STREET LIGHT LP = LIGHT POLE MB = MAIL BOX MH = MANHOLE UP = UTILITY POLE WV = WATER VALVE WM = WATER METER EM = ELECTRIC METER PH = FIRE HYDRANT LS = LANSCHANG MW = MONITORING WELL WC = WATER HOSE CONNECTION CONCRETE CENTER LINE ADJOINING PROPERTY OVERHEAD UTILITY LINE OHU - OHU PROPERTY LINE CHAIN LINK FENCE MEASURED CALL WOOD FENCE WIRE FENCE IRON FENCE | <ul style="list-style-type: none"> PV = PRESSURE INDICATOR VALVE FR = FIRE RISER GM = GATE MOTOR T = TRANSFORMER UV = UTILITY VAULT UB = UTILITY BOX UR = UTILITY RISER EB = ELECTRIC BOX EV = ELECTRIC VAULT CB = CABLE BOX SB = SIGNAL BOX CS = CABLE SIGN B = BOLLARD FP = FLAG POLE FD = FIRE DEPARTMENT CONNECTION RD = ROOF DRAIN DI = DROP INLET S = SIGN TS = TELEPHONE BOX HANDICAP PARKING TREE PALM TREE |
|---|---|
- R = RECORD CALL
R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
COV. = COVERED AREA

17 SCALE



6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

12 PARKING INFORMATION

34 STANDARD PARKING SPACES
2 HANDICAP PARKING SPACES
36 TOTAL PARKING SPACES

13 LAND AREA

0.8457 ACRES
36,840 SQUARE FEET

14 BUILDING AREA

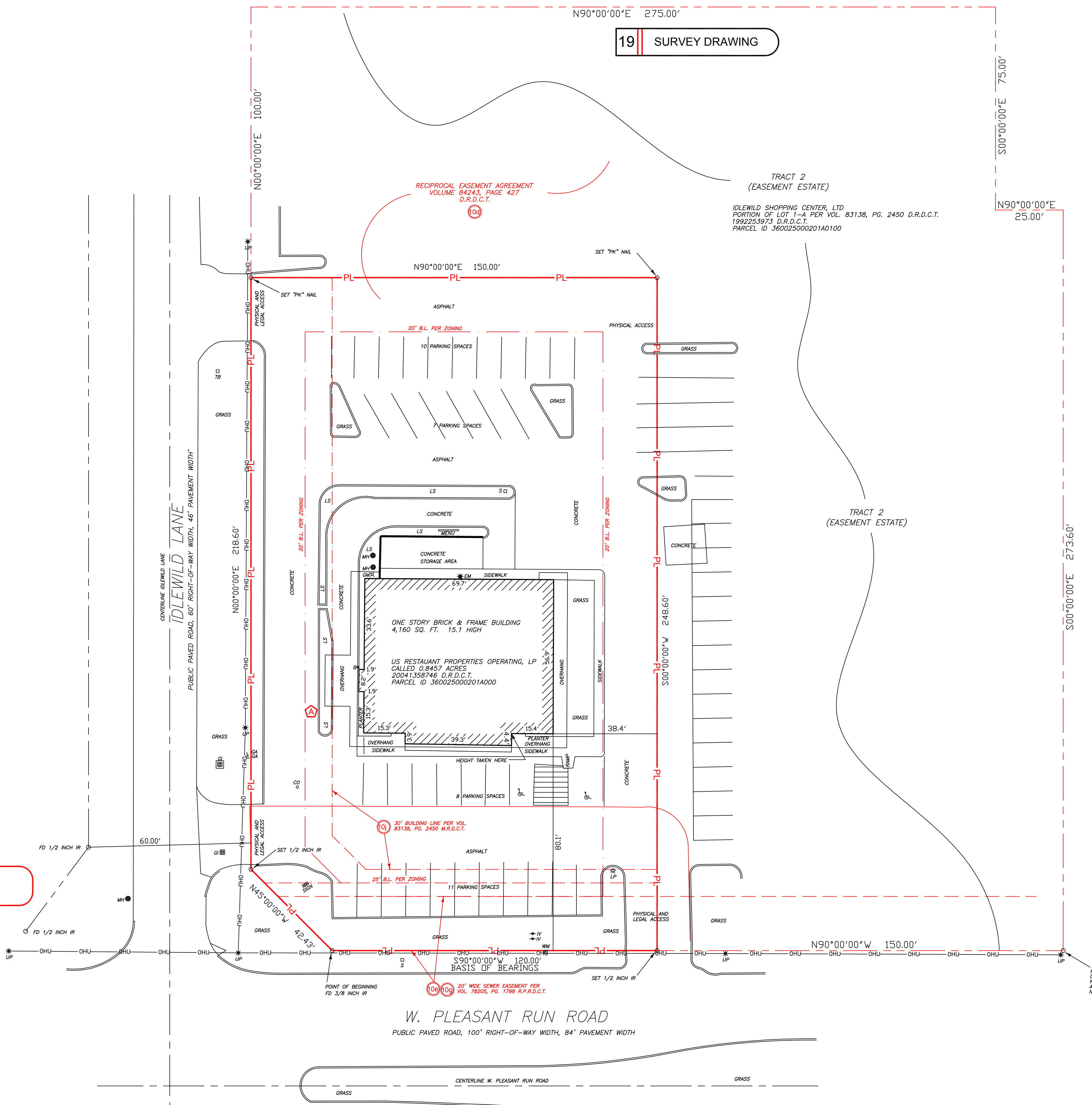
4,160 SQUARE FEET
(SEE NOTE 11)

15 BUILDING HEIGHT

15.1 FEET ±
(SEE NOTE 10)

7 POSSIBLE ENCROACHMENTS

BUILDING OVERHANG CROSS BUILDING LINE BY 2.7'



18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)"

This Work Coordinated By:



1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

Drawn By: JWH	Date: 07-02-13
Surveyor Ref. No: 13-06-0138	Revision: QC
Approved By: JLR	Date: 07-10-13
Field Date: 06-12-13	Revision: QC
Scale: 1" = 20'	Date: 7/12/13
	Revision: Certification
	Date:
	Revision:

Prepared For:

NCS-605921TX56-PHX1
Client Ref. No: 4188

20 PROJECT ADDRESS

3255 W. PLEASANT RUN ROAD
LANCASTER, TEXAS 75146

Project Name:
PROJECT CAFE
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13-06-09024