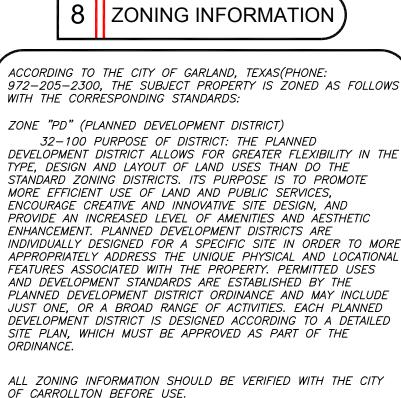
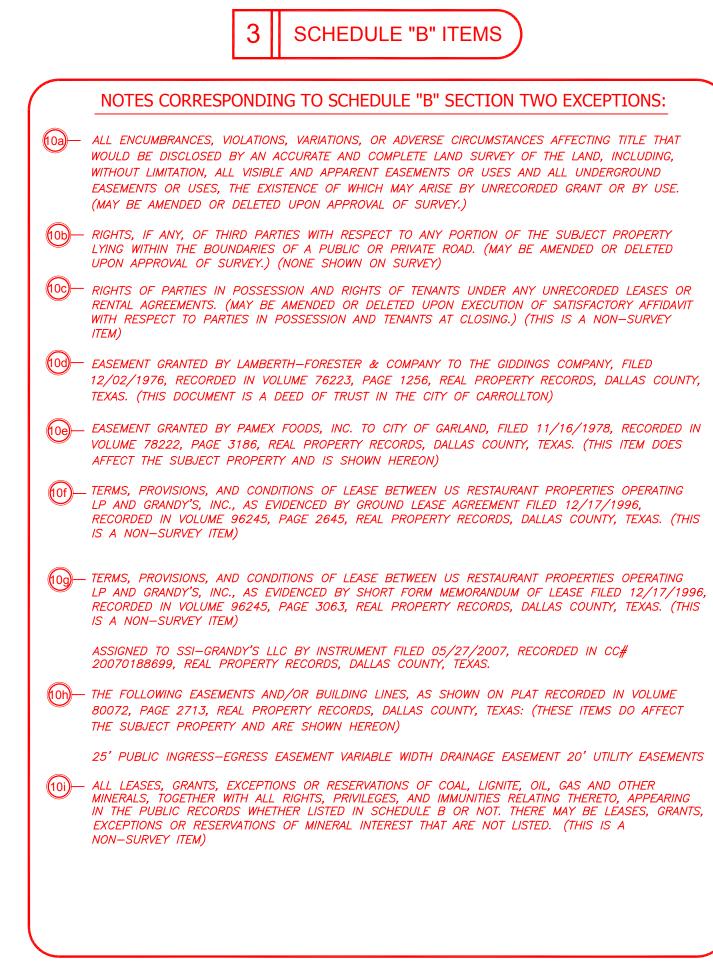
	1 TITLE DESCRIPTION
	LEGAL DESCRIPTION
APTIOOV	REING 84,638 SQUARE FEET OR 1.9430 ACRE TRACT OF LAND SITUATED IN THE JOHN CASEY SURVEY, BESTRACT NO. 350, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 1 OF FREEWAY INDUSTRIAL PARK NO. 3, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP HEREOF RECORDED IN VOLUME 80072, PAGE 2713, DEED RECORDS OF DALLAS COUNTY, TEXAS AND A 3.3872 ACRE TRACT IN THE SAID SURVEY, SAID 1.9430 ACRE TRACT CONVEYED TO DENTON FOOD INDUSTRIES OF LEWISVILLE, INC. D/B/A GRANDY'S COUNTRY CUPBOARD BY GENERAL WARRANTY DEED RECORDED IN OLUME 83148, PAGE 3994, DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IS FOLLOWS:
10 PG D N	DEGINNING AT A SET 1/2 INCH IRON ROD FOR A CORNER IN THE NORTH LINE OF NORTHWEST HIGHWAY (A DO FOOT RIGHT OF WAY), SAID POINT BEING THE COMMON SOUTH CORNER OF SAID FREEWAY INDUSTRIAL PARK NO.3 AND LOT 1, BLOCK 1 OF FREEWAY INDUSTRIAL PARK NO. 1, AN ADDITION TO THE CITY OF PARLAND, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 621, PAGE 1817, DEED RECORDS OF DALLAS COUNTY, TEXAS AND SAID POINT BEING NORTH 69 DEGREES 19 MINUTES 00 SECONDS EAST, A DISTANCE OF 165.00 FEET FROM A FOUND BROKEN CONCRETE MONUMENT AT THE INTERSECTION OF THE IORTH LINE OF NORTHWEST HIGHWAY WITH THE NORTHEAST LINE OF INTERSTATE HIGHWAY 635 (A VARIABLE VIDTH RIGHT OF WAY);
TI H	HENCE NORTH OF WAT), HENCE NORTH OO DEGREES 41 MINUTES OO SECONDS WEST, DEPARTING THE NORTH LINE OF NORTHWEST HIGHWAY AND WITH THE COMMON LINE OF SAID FREEWAY INDUSTRIAL PARK NO. 3 AND FREEWAY INDUSTRIAL PARK NO. 1, A DISTANCE OF 75.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR A CORNER;
D W A	HENCE NORTH 67 DEGREES 38 MINUTES 00 SECONDS WEST, CONTINUING WITH THE SAID COMMON LINE, A DISTANCE OF 258.34 FEET TO A FOUND 1/2 INCH IRON ROD FOR A CORNER, SAID POINT BEING THE MOST DESTERLY SOUTHWEST LINE OF DENNY'S ADDITION NO. 1, AN ADDITION TO THE CITY OF GARLAND, TEXAS NCCORDING TO THE MAP THEREOF RECORDED IN VOLUME 78155, PAGE 718, DEED RECORDS OF DALLAS DOUNTY, TEXAS;
IN IF NIN R	HENCE NORTH 43 DEGREES 38 MINUTES 00 SECONDS EAST, WITH THE COMMON LINE OF SAID FREEWAY NDUSTRIAL PARK NO. 3 AND DENNY'S ADDITION NO. 1, A DISTANCE OF 133.78 FEET TO A FOUND 1/2 INCH RON ROD FOR A CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID FREEWAY INDUSTRIAL PARK IO. 3, THE EAST CORNER OF THE SAID DENNY'S ADDITION NO. 1 AND THE SOUTH CORNER OF FREEWAY NDUSTRIAL PARK NO. 2, AN ADDITION TO THE CITY OF GARLAND, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 78237, PAGE 1846, DEED RECORDS OF DALLAS COUNTY, TEXAS AND SAID POINT BEING HE SOUTHWEST CORNER OF THE SAID 0.3872 ACRE TRACT;
P A P	HENCE NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST, WITH THE EAST LINE OF THE SAID FREEWAY NDUSTRIAL PARK NO. 2, A DISTANCE OF 60.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR A CORNER, SAID OINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID FREEWAY INDUSTRIAL PARK NO.4, AN NDDITION TO THE CITY OF GARLAND, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 82134, YAGE 1950, DEED RECORDS OF DALLAS COUNTY, TEXAS AND SAID POINT BEING THE NORTHWEST CORNER OF HE SAID 0.3872 ACRE TRACT;
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	HENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF SAID FREEWAY NDUSTRIAL PARK NO. 4 A DISTANCE OF 281.15 FEET TO A FOUND "X" CUT IN CONCRETE, SAID POINT BEING HE NORTHEAST OF CORNER OF THE SAID 0.3872 ACRE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID FREEWAY INDUSTRIAL PARK NO. 4, AND IN THE WEST LINE OF LBJ EAST NO. 2, A ADDITION TO THE NTY OF GARLAND, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 84184, PAGE 2284, DEED RECORDS OF DALLAS COUNTY, TEXAS.
P	HENCE SOUTH OO DEGREES 17 MINUTES OO SECONDS EAST, WITH THE WEST LINE OF SAID LBJ EAST NO. 2, PASSING AT A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF THE SAID 0.3872 ACRE TRACT AND HE NORTHEAST CORNER OF SAID FREEWAY INDUSTRIAL PARK NO. 3, CONTINUING IN ALL A DISTANCE OF 190.50 FEET TO POINT FOR A CORNER IN THE CENTER OF A DRAINAGE CHANNEL;
F. P	HENCE SOUTH 31 DEGREES 00 MINUTES 00 SECONDS EAST, CONTINUING WITH THE EAST LINE OF SAID REEWAY INDUSTRIAL PARK NO. 3 AND THE WEST LINE OF SAID LBJ EAST NO. 2, A DISTANCE OF 47.93 FEET PER MAP TO A SET "X" CUT IN A CONCRETE HEADWALL FOR A CORNER IN THE NORTH LINE OF NORTHWEST IIGHWAY, SAID POINT BEING THE SOUTHEAST CORNER OF SAID FREEWAY INDUSTRIAL PARK NO. 3;
TI	HENCE SOUTH 89 DEGREES 19 MINUTES OO SECONDS WEST, WITH THE NORTH LINE OF NORTHWEST HIGHWAY, N DISTANCE OF 159.48 FEET (159.44 FEET PER MAP) TO THE POINT OF BEGINNING.
TI O	TAVE AND EXCEPT THEREFROM THAT CERTAIN 104.99 SQUARE METERS (1,130 SQUARE FEET) CONVEYED TO HE STATE OF TEXAS IN CONDEMNATION PROCEEDING, CAUSE NO. CC-04-04652, COUNTY COURT AT LAW NO. INE, DALLAS COUNTY, TEXAS, AND DESCRIBED IN A COPY OF THE JUDGMENT RECORDED IN VOLUME 2005040, PAGE 2777 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY TEXAS.
T	ND FURTHER SAVE AND EXCEPT THAT CERTAIN 2347 SQUARE FOOT PARCEL CONVEYED TO THE STATE OF EXAS IN CONDMENATION PROCEEDING, CAUSE NO. 06–16414–B, AS DESCRIBED IN JUDGMENT FILED 12/07/2008, RECORDED IN CC# 20080040542, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.
B	HIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NUMBER: NCS-605921TX47-PHX1, EFFECTIVE DATE 15/08/2013, ISSUE DATE 05/23/2013.
	5 FLOOD INFORMATION
	CORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM EPARED BY FIRST AMERICAN FLOOD DATA SERVICES ON 06-11-2013, E SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE OGRAM FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS, MAP . 48113C 0360K, EFFECTIVE DATE 02-5-2003. THE SUBJECT PROPERTY SHOWN TO BE LOCATED IN ZONE "X" ON SAID MAP. THE FLOOD NE(S) ARE DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOLLOWS:
0	NE "X" = Areas determined to be outside the 0.2% annual chance odplain. TE: THE SUBJECT PROPERTY IS PARTIALLY WITHIN A SPECIAL FLOOD
L	ZARD AREA. THE EXISTING STRUCTURE, HOWEVER, IS NOT AFFECTED AND NOT IN THE FLOODPLAIN.

1700 S. Broadway, Building E

Moore, Oklahoma 73160 Office: 405.378.5800 - Fax: 405.703.1851







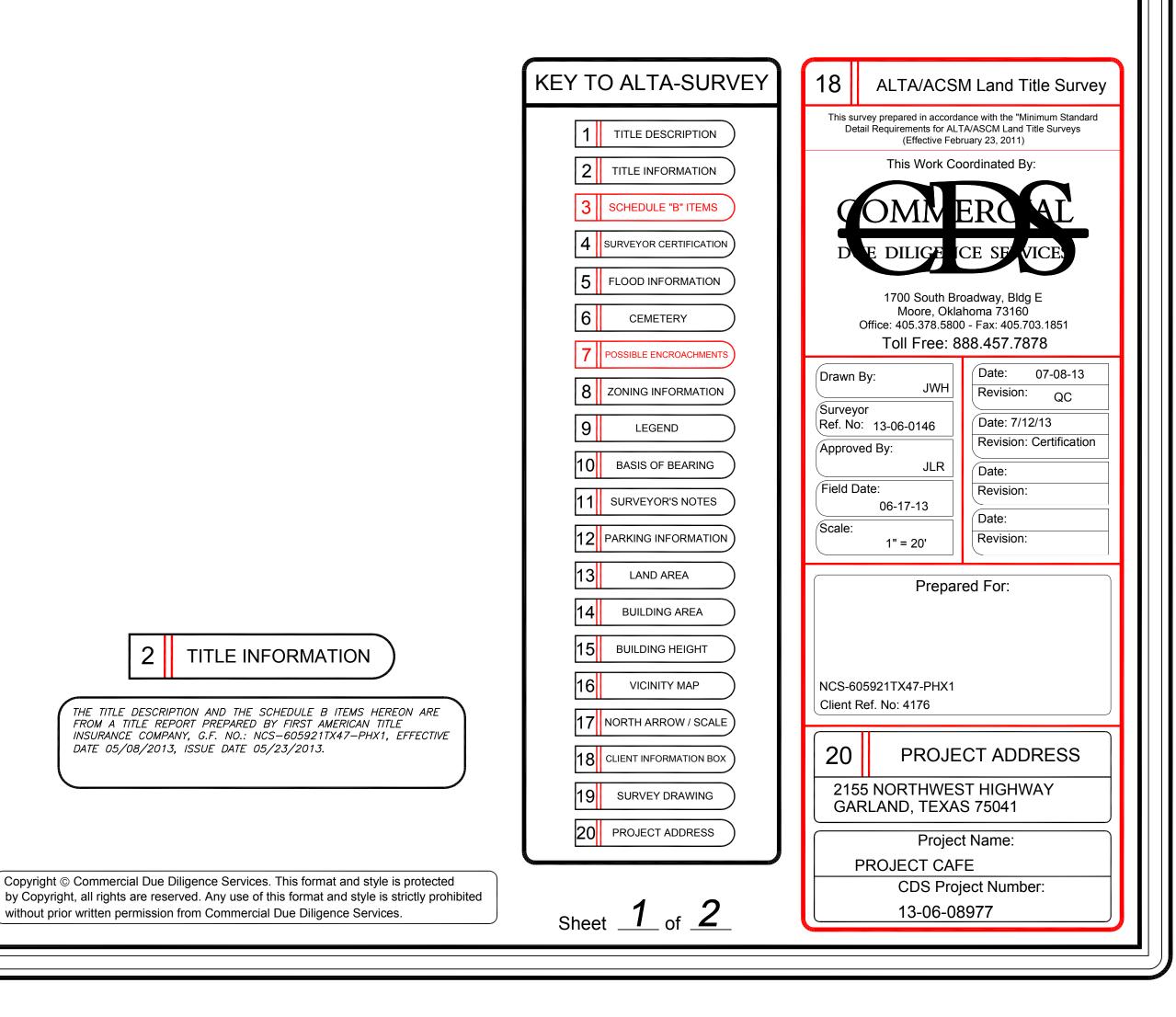
SURVEYOR CERTIFICATION TO: AR Capital, LLC Regent Bank First American Title Company This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(b), 7(a), 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 TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE the schedule "A") of Table A thereof. The field work was completed on 06/17/2013. FROM A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO.: NCS-605921TX47-PHX1, EFFECTIVE Date of Plat or Map: 7/12/2013 DATE 05/08/2013, ISSUE DATE 05/23/2013. Koederer loseph L. Roederei Texas Registered Professional Land Surveyor No. 5727 EXP 12/31/2013 Copyright © Commercial Due Diligence Services. This format and style is protected

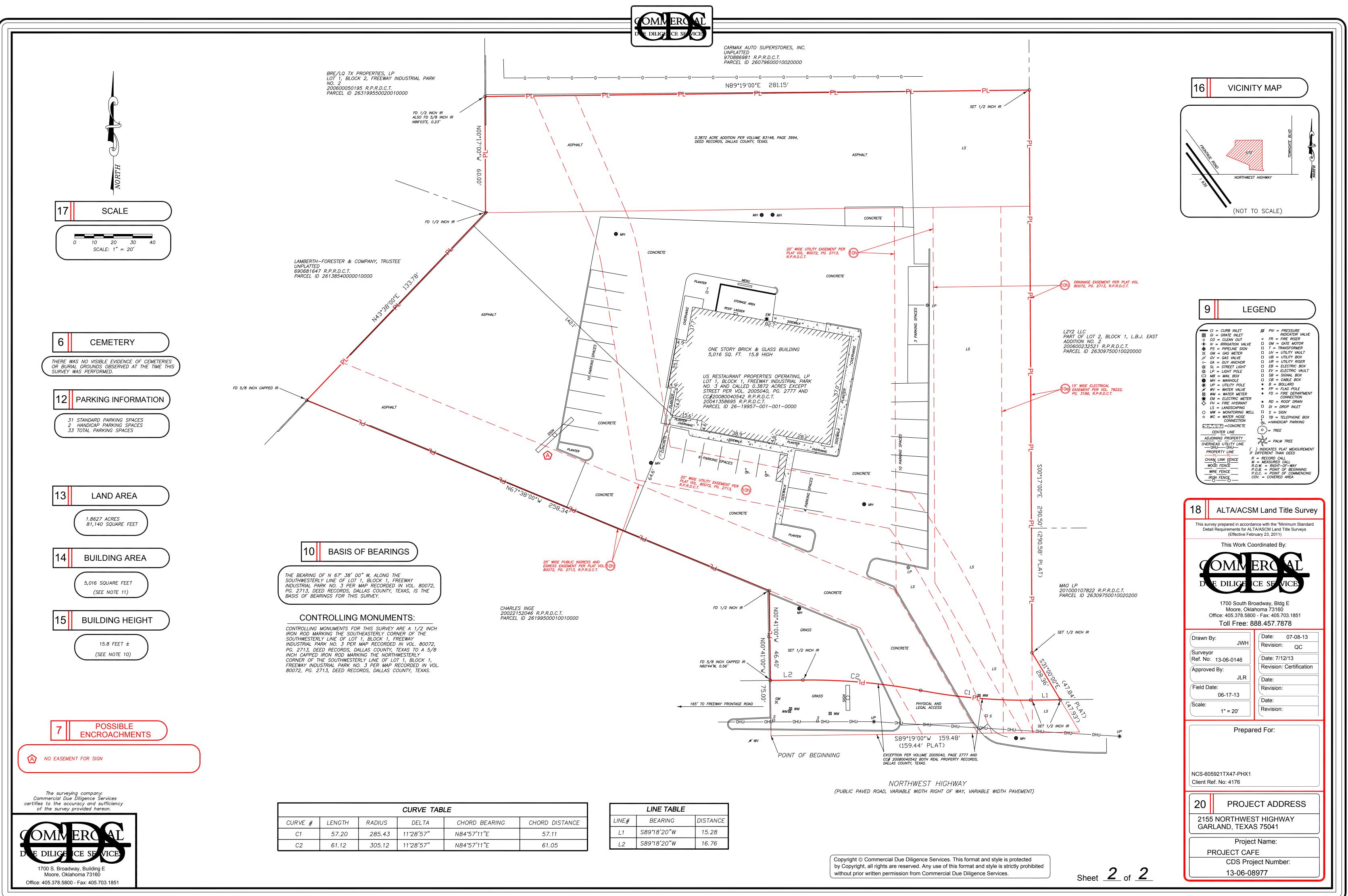
SURVEYOR'S NOTES

- This survey is based on information shown on a title report prepared by First american title company, G.F. No. NCS-605921TX47-PHX1, effective date 05/08/2013, issue date 05/23/2013 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 Northwest Highway

hereon.

- 3. There is no observable evidence of earth moving work, or building construction.
- No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
 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
- 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 f 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".





LINE TABLE				
LINE#	BEARING	DISTANCE		
L1	S89°18'20"W	15.28		
L2	S89°18'20"W	16.76		

CHORD BEARING	CHORD DISTANCE	
N84°57'11"E	57.11	
√84°57'11"E	61.05	