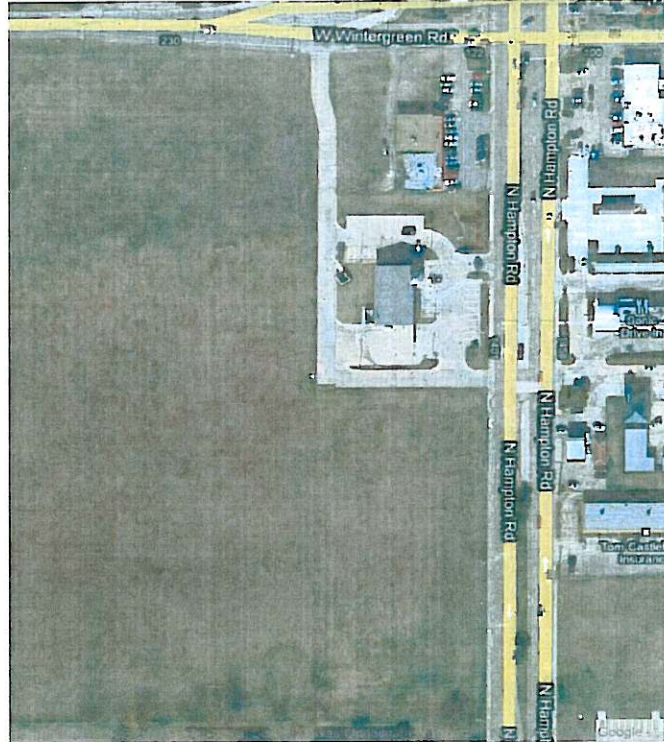


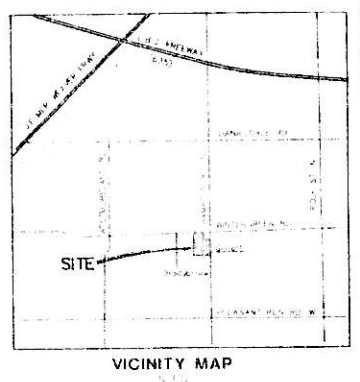
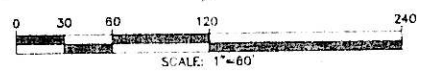
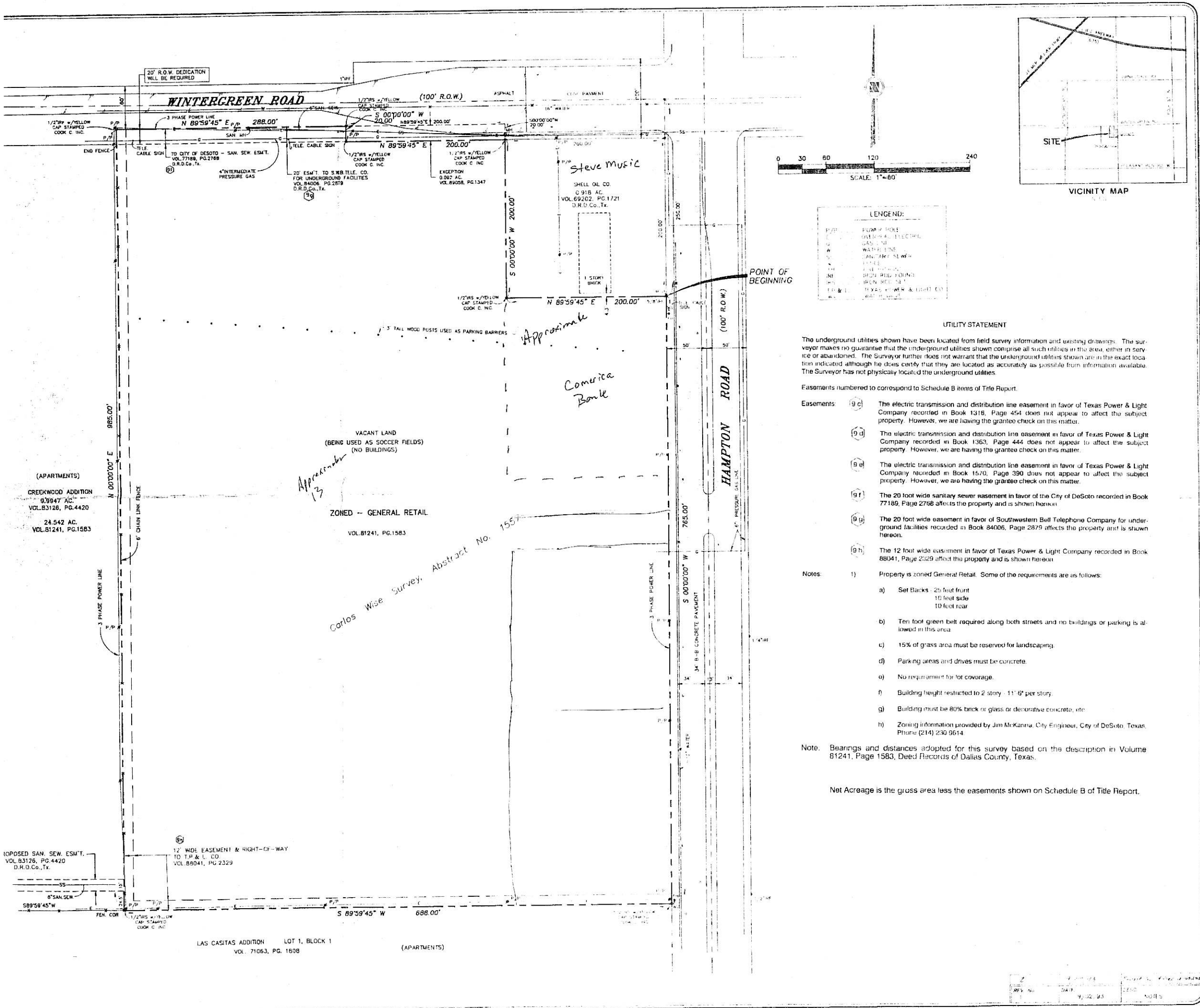
**Southwest Corner of Hampton and Wintergreen  
Approximately 13 acres  
Zoned Regional Retail  
\$4.00 per square foot/\$2,265,000**



Mark Hajdu – 214-676-7214  
Triumph Commercial Real Estate  
8150 N. Central Expressway  
Suite M1150  
Dallas, TX 75206  
Phone: 214-884-4949  
Fax: 214-884-4910



**TRIUMPH**  
COMMERCIAL REAL ESTATE



LEGEND:

P/P	POWER POLE
W	WATER LINE
S	SANITARY SEWER
G	GAS LINE
T	TRAIL
IR	IRON ROD FOUND
TR & L	TEXAS POWER & LIGHT CO. TRANSFORMER

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities.

Easements numbered to correspond to Schedule B items of Title Report.

- Easements:
- (9c) The electric transmission and distribution line easement in favor of Texas Power & Light Company recorded in Book 1318, Page 454 does not appear to affect the subject property. However, we are leaving the grantee check on this matter.
  - (9d) The electric transmission and distribution line easement in favor of Texas Power & Light Company recorded in Book 1363, Page 444 does not appear to affect the subject property. However, we are leaving the grantee check on this matter.
  - (9e) The electric transmission and distribution line easement in favor of Texas Power & Light Company recorded in Book 1570, Page 390 does not appear to affect the subject property. However, we are leaving the grantee check on this matter.
  - (9f) The 20 foot wide sanitary sewer easement in favor of the City of DeSoto recorded in Book 77189, Page 2768 affects the property and is shown hereon.
  - (9g) The 20 foot wide easement in favor of Southwestern Bell Telephone Company for underground facilities recorded in Book 84006, Page 2879 affects the property and is shown hereon.
  - (9h) The 12 foot wide easement in favor of Texas Power & Light Company recorded in Book 88041, Page 2029 affect the property and is shown hereon.

- Notes:
- 1) Property is zoned General Retail. Some of the requirements are as follows:
    - a) Set Backs - 25 feet front, 10 feet side, 10 feet rear
    - b) Ten foot green belt required along both streets and no buildings or parking is allowed in this area.
    - c) 15% of grass area must be reserved for landscaping.
    - d) Parking areas and drives must be concrete.
    - e) No requirement for lot coverage.
    - f) Building height restricted to 2 story - 11'-6" per story.
    - g) Building must be 80% brick or glass or decorative concrete, etc.
    - h) Zoning information provided by Jim McKanna, City Engineer, City of DeSoto, Texas, Phone (214) 230-9614.

Note: Bearings and distances adopted for this survey based on the description in Volume 81241, Page 1583, Deed Records of Dallas County, Texas.

Net Acreage is the gross area less the easements shown on Schedule B of Title Report.

LEGAL DESCRIPTION

Being a tract of land situated in the Carlos Wise Survey, Abstract No. 1557, City of DeSoto, Dallas County, Texas, and being a part of a 24.542 acre tract described in Volume 81241, Page 1583 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a five-eighths inch iron rod found in the west right-of-way line of Hampton Road and being 280.00 feet south of the centerline of Wintergreen Road, said corner also being 5 89°59'45" W, 200.00 feet from the southeast corner of a tract of land conveyed to Shell Oil Company as described in deed recorded in Volume 89202, Page 1721, Deed Records of Dallas County, Texas;

THENCE S. 00° 00' 00" E, along the west right-of-way line of Hampton Road 765.00 feet to a one-half inch iron rod with yellow cap stamped Cook C. Inc. set for corner at the intersection of the west line of Hampton Road with the north line of Las Casitas Addition, an addition to the City of DeSoto as recorded in Volume 83126, Page 4420, Deed Records of Dallas County, Texas;

THENCE S. 89° 59' 45" W, with the said north line of Las Casitas Addition for a distance of 688.00 feet, to a one-half inch iron rod found for corner, said corner being the southeast corner of Creekwood Addition, an addition to the City of DeSoto as recorded in Volume 83126, Page 4420, Deed Records of Dallas County, Texas;

THENCE N. 00° 00' 00" E, with the east line of said Creekwood Addition and with a fence and passing the end of said fence at a distance of 965.00 feet and continuing for a total distance of 965.00 feet to a one-half inch iron rod found for corner in the south right-of-way line of Wintergreen Road;

THENCE N. 89° 59' 45" E, along the south right-of-way line of Wintergreen Road, a distance of 280.00 feet to a one-half inch iron rod with yellow cap stamped Cook C. Inc. set for corner and being the northwest corner of a tract of land conveyed to the City of DeSoto by deed recorded in Volume 89058, Page 1347, Deed Records of Dallas County, Texas;

THENCE S. 00° 00' 00" E, with the south line of Wintergreen Road and with the west line of said City of DeSoto Tract for a distance of 20.00 feet to a one-half inch iron rod with yellow cap stamped Cook C. Inc. set for corner;

THENCE N. 89° 59' 45" E, continuing with the south line of Wintergreen Road, said line being the south line of said City of DeSoto Tract for a distance of 200.00 feet to a one-half inch iron rod with yellow cap stamped Cook C. Inc. set for corner on the west line of said tract of land conveyed to Shell Oil Company;

THENCE S. 00° 00' 00" E, with the west line of said Shell Oil Company Tract for a distance of 200.00 feet to a one-half inch iron rod with yellow cap stamped Cook C. Inc. set for corner;

THENCE N. 89° 59' 45" E, 200.00 feet to the POINT OF BEGINNING and containing 14.455 acres of land, more or less.

Note: This revised legal description describes the same property that is inscribed on the Title Commitment.

ALTA/ACSM LAND TITLE SURVEY

This survey is made for the benefit of  
Sun NLF Limited Partnership, a Delaware Limited Partnership  
I, John N. Cordle, Registered Professional Land Surveyor, do hereby certify to the above-captioned parties, as of the date set forth above that I have made a careful survey of a part of land described pursuant to the legal description on or attached to this Results of Survey.

- I further certify that:
1. The accompanying survey was made on the ground and correctly shows the location of the buildings, structures and other improvements situated on the above premises, and that the property described hereon is the same as the property described in Exhibit "A" Commonwealth Land Title Insurance Company Commitment of No. G1017379 dated January 8, 1993 that the easements referenced in said commitment have been plotted hereon or otherwise noted as to their effect on adjacent property, that there are no building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon.
  2. This map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1982 and meets the accuracy requirements of an Urban Survey, as defined therein, and including Items 14, 15, and 16 in Table A contained therein.
  3. Said described property is located within an area having a Zone C designation by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 480172-0020 with a date of identification of April 17, 1984 for Community No. 18150, Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
  4. The property has direct access to Wintergreen Road and Hampton Road, dedicated public streets or highways.

John N. Cordle  
Registered Professional Land Surveyor, No. 2709  
Cook Consultants, Inc.  
11411 North Central Expressway, Suite 100  
Dallas, Texas 75243  
August 23, 1993

**COOK CONSULTANTS, INC.**  
Civil and Structural Engineering  
Land Surveying and Land Planning  
3517 E. INDIA SPRING  
PHOENIX, ARIZONA 85018  
Tel: (602) 966-3333 Fax: (602) 966-3343

**HOK ENGINEERS, INC.**  
Coordinating Consultant  
3517 E. INDIA SPRING  
PHOENIX, ARIZONA 85018  
Tel: (602) 966-3333 Fax: (602) 966-3343

DATE: 8/23/93 JOB NO. 93062-00 SHEET 1 OF 1

DESOTO LAND WINTERGREEN ROAD and HAMPTON ROAD N. DALLAS, COUNTY, TEXAS

CONTROL No. 5291  
DATE: 8/23/93  
JOB NO. 93062-00  
SHEET 1 OF 1