

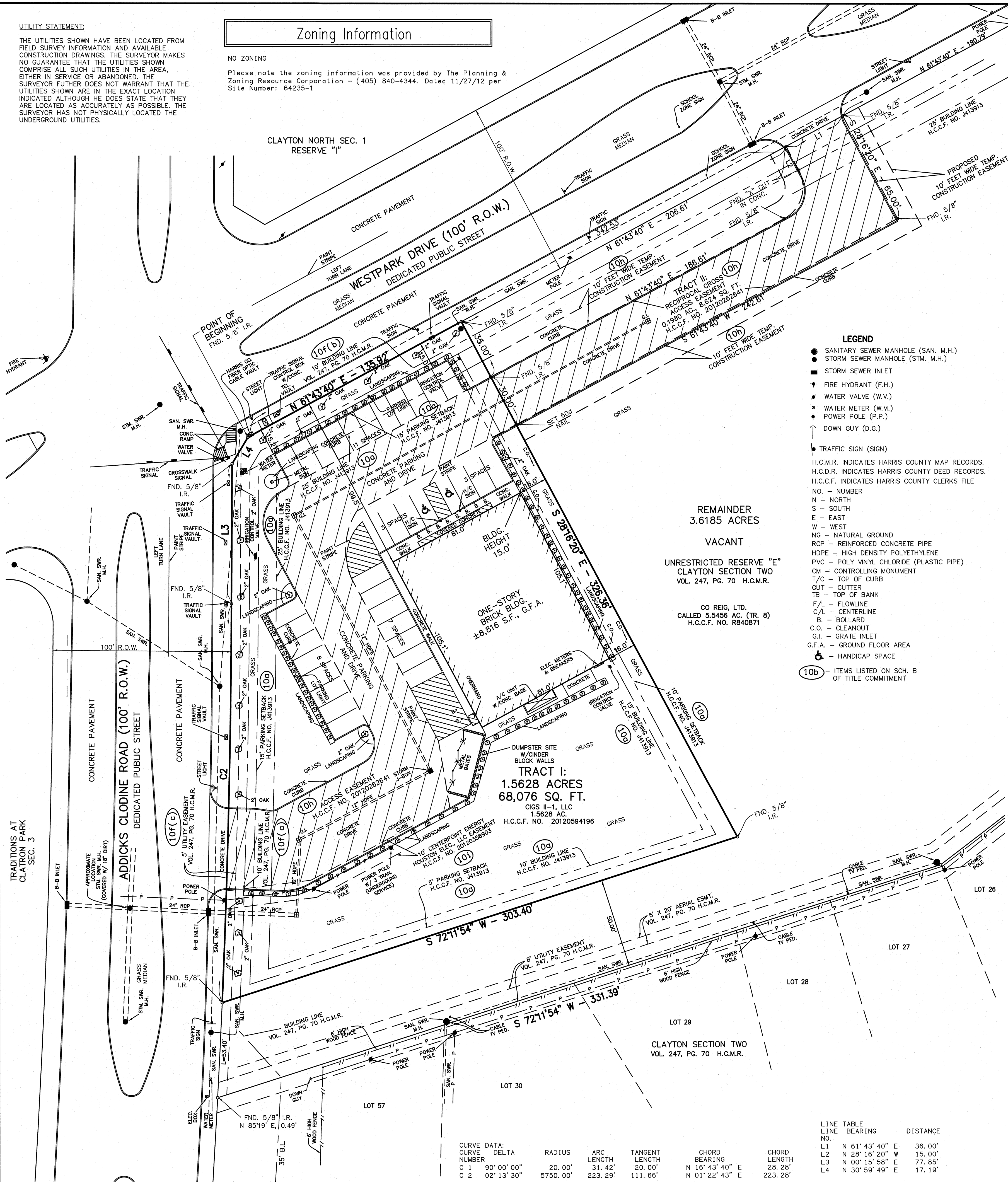
UTILITY STATEMENT:

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Zoning Information

NO ZONING

Please note the zoning information was provided by The Planning & Zoning Resource Corporation - (405) 840-4344. Dated 11/27/12 per Site Number: 64235-1



NOTES:

- THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OF NO. 1002-120990-RRT WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2014. THE PROPERTY SHOWN AND DESCRIBED IN THIS SURVEY IS THE SAME PROPERTY AS DESCRIBED IN SAID TITLE COMMITMENT.
- ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF UNRESTRICTED RESERVE "E" OF CLAYTON SECTION TWO, RECORDED IN VOL. 247, PG. 70 HARRIS COUNTY MAP RECORDS.
- THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, COMMUNITY PANEL NO. 48201C0810L, DATED JUNE 18, 2007. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.
- THERE IS NO ZONING IN THE CITY OF HOUSTON.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, AT THE TIME OF SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, AT THE TIME OF SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OF SANITARY LANDFILL, AT THE TIME OF SURVEY.
- THERE ARE 34 PAINTED PARKING SPACES, 32 REGULAR PAINTED PARKING SPACES AND 2 HANDICAP SPACES.
- AT THE TIME OF SURVEY NO OBSERVABLE EVIDENCE OF WETLANDS.

TRACT I

FIELD NOTE DESCRIPTION OF 1.5628 ACRES (68,076 SQUARE FEET) OF LAND OUT OF UNRESTRICTED RESERVE "E", OF CLAYTON SECTION TWO SUBD., ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 247, PAGE 70 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 1.5628 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE REFERENCED TO THE SAID PLAT OF CLAYTON SECTION TWO);

BEGINNING at a 5/8 inch iron rod found at the intersection of the Easterly right-of-way line of Addicks-Clodine Road (100 feet wide) and the Southeasterly right-of-way line of Westpark Drive (100 feet wide); said iron rod marks the Northwesterly corner of said Unrestricted Reserve "E" and the herein described tract;

THENCE, North 61° 43' 40" East, along the Southeasterly right-of-way line of Westpark Drive, some being the Northwesterly line of said Reserve "E", a distance of 135.92 feet to a 5/8 inch iron rod found for the Northwesterly corner of the herein described tract;

THENCE, South 28° 16' 20" East, a distance of 326.36 feet to a 5/8 inch iron rod found for the Southeasterly corner of the herein described tract;

THENCE, South 72° 11' 54" West, a distance of 303.40 feet to a 5/8 inch iron rod found in the Easterly right-of-way line of Addicks-Clodine Road, for the Southeasterly corner of the herein described tract; said iron rod falling in the arc of a curve to the left;

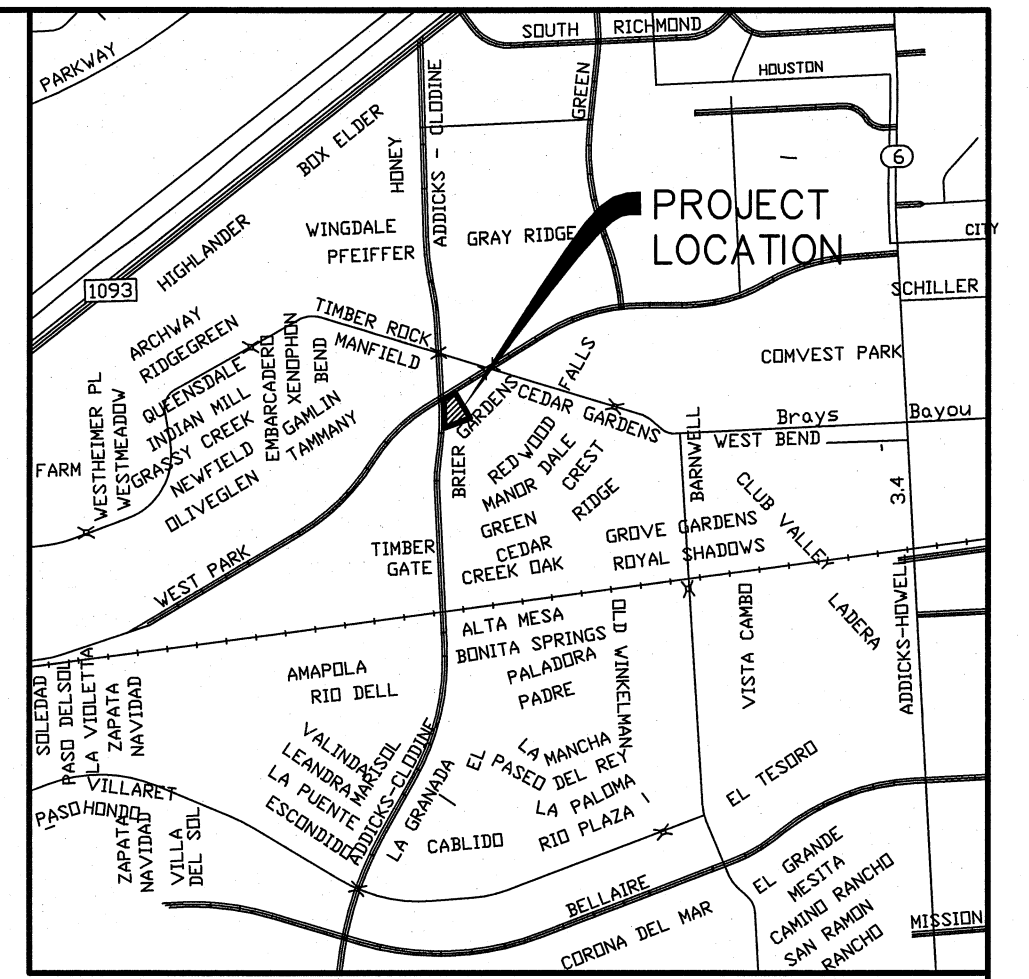
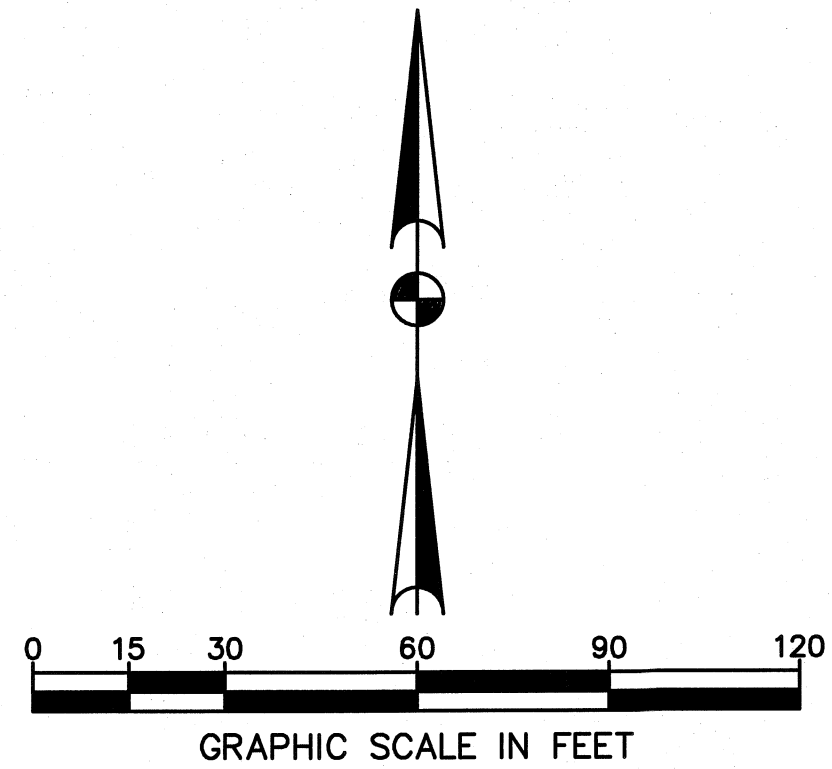
THENCE, Northerly, along the Easterly right-of-way line of Addicks-Clodine Road, with said curve to the left, having a radius of 5750.00, a central angle of 02° 13' 30", an arc length of 223.29 feet and a chord bearing and distance of N 01° 22' 43" E, 223.28 feet to a 5/8 inch iron rod found for the Point of Tangency;

THENCE, North 00° 15' 58" East, continuing along the Easterly right-of-way line of Addicks-Clodine Road, a distance of 77.85 feet to a 5/8 inch iron rod set for the Westerly most cut back corner at the intersection of said Easterly right-of-way line of Addicks-Clodine Road and the Southeasterly right-of-way line of Westpark Drive (100 feet wide), for a Northwesterly corner of said Reserve "E" and the herein described tract;

THENCE, North 30° 59' 49" East, along said cutback line, a distance of 17.19 feet to the POINT OF BEGINNING and containing 1.5628 acres (68,076 square feet) of land, more or less.

TRACT II:

PERPETUAL, NON-EXCLUSIVE EASEMENT RIGHTS INURING TO THE BENEFIT OF TRACT I, HERETOFORE MENTIONED, AS SET FORTH IN THAT CERTAIN RECIPROCAL CROSS ACCESS EASEMENT AGREEMENT AND RESTRICTION FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20120262641, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.



ITEMS CORRESPONDING TO SCHEDULE B

- 10a** RESTRICTIVE COVENANTS RECORDED IN VOLUME 247, PAGE 70 H.C.M.R. AND THOSE RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO(S). F074781, U147777, Y382266, Y429742, 20070638974, 2009014847, 20110544176, J413913, K494136, P486156, R429305, S202002 AND 20120262641, 20130105376 and 20140023527, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. ITEMS AFFECT THE SUBJECT PROPERTY AND ARE PLOTTED UNLESS BLANKET BY NATURE.
- 10f** THE FOLLOWING MATTERS DISCLOSED BY THAT CERTAIN PLAT DATED JUNE, 1976 AND RECORDED IN VOLUME 247, PAGE 70 OF THE HARRIS COUNTY MAP RECORDS:
- (a) A 5 FOOT UTILITY EASEMENT ALONG THE WEST PROPERTY LINE;
- (b) A 10 FOOT BUILDING LINE ALONG THE NORTHERLY PROPERTY LINE;
- (c) A 10 FOOT BUILDING LINE ALONG THE WESTERLY PROPERTY LINE;
- 10g** TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT WITH HOUSTON LIGHTING & POWER CO. FOR INSTALLATION, OPERATION AND MAINTENANCE OF UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. F711834. AFFECTS THE SUBJECT PROPERTY AND IS BLANKET BY NATURE.
- 10h** TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN RECIPROCAL CROSS ACCESS EASEMENT AGREEMENT AND RESTRICTIONS, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20120262641. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10i** 10 FOOT CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC EASEMENT WITH AN AERIAL EASEMENT 10 FEET WIDE FROM A PLANE 16 FEET ABOVE THE GROUND UPWARD, LOCATED ON BOTH SIDES OF AND ADJOINING SAID 10 FOOT WIDE EASEMENT, RECORDED UNDER CLERK'S FILE NO. 20120356903 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10j** TERMS, CONDITIONS, AND STIPULATIONS IN LEASE AGREEMENT, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20130006085. AFFECTS THE PROPERTY BLANKET BY NATURE.
- 10k-d** NOT SURVEY ITEMS

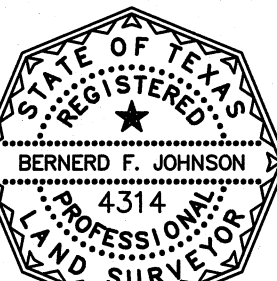
To Capview Income & Value Fund IV, LP, a Texas Limited Partnership, CIGS II-1, LLC, a Delaware Limited Liability Company, Bank of America, N.A., as administrative agent, its successors and assigns, First American Title Insurance Company, and Republic Title;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19, 20(a) and 21 of Table A thereof; pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated: September 4, 2014

Bernard F. Johnson
Registered Professional Land Surveyor
Registration No. 4314

Revised: November 4, 2014 - To update survey map.



ASBUILT
"ALTA/ACSM LAND TITLE SURVEY"
OF
1.5628 ACRES (68,076 SQUARE FEET) OF LAND
OUT OF UNRESTRICTED RESERVE "E" OF CLAYTON
SECTION TWO, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOL. 247, PG. 70 OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS.

DATE: SEPTEMBER, 2014 SCALE: 1" = 30'

CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871
Fax: 713-780-7662 Email: cmasse@centuryengineering.com