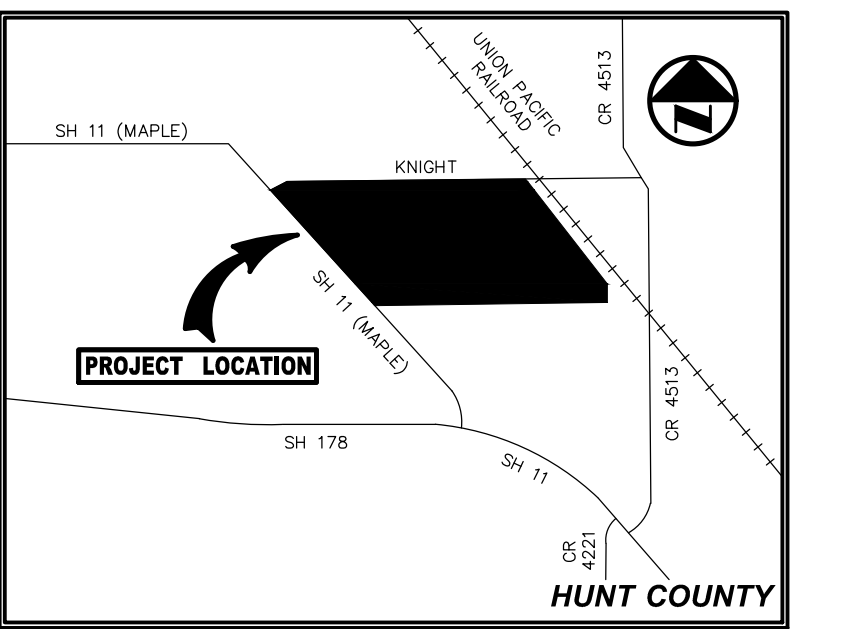


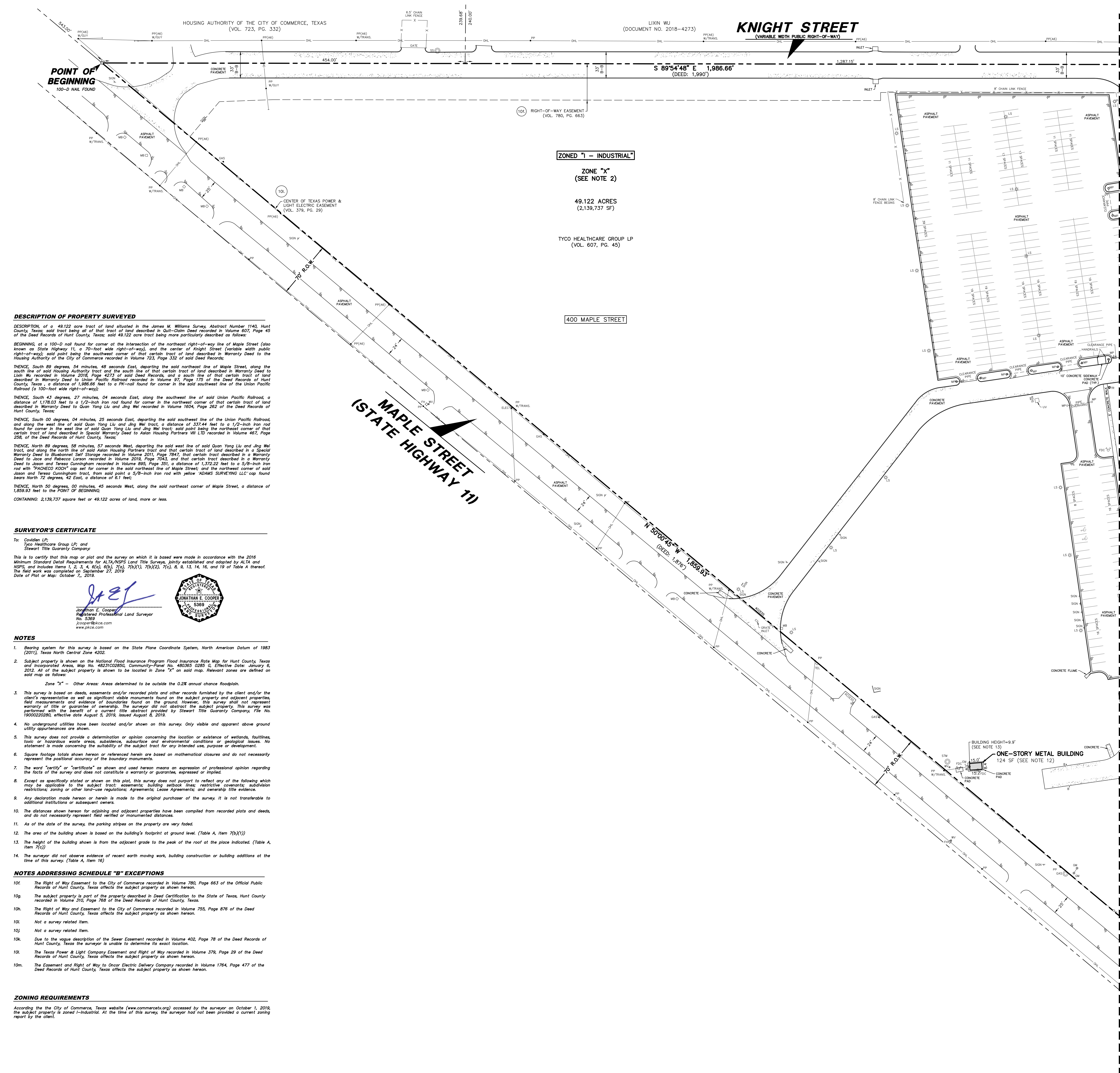
GRAPHIC SCALE IN FEET
1" = 40'



VICINITY MAP
(NOT TO SCALE)

LEGEND

R= ROLLARD	RI= ROOF DRAIN	(CM)= CONTROLLING MONUMENT
CO= CLEANOUT	SH= TRAFFIC SIGN	---= PROPERTY LINE
EE= ELECTRIC BOX	SE= SEWER MANHOLE	---= EASEMENT LINE
EM= ELECTRIC METER	TE= TELEPHONE BOX	---= SETBACK LINE
FC= FIRE SUPPLY CONNECTION	TC= TRASH CAN	---= UTILITY LINE
FI= FLOOD INFRANT	SW= STORM SEWER MANHOLE	---= OVERHEAD UTILITY LINE
FP= FLAG POLE	EV= VALVE (TYPE UNKNOWN)	---= HAND RAIL
FL= FLOOD LIGHT	WA= WATER METER	---= GUARD RAIL
GM= US GAS MARKER	WW= WATER VALVE	---= RAILROAD
GM= GAS MANHOLE	WV= WATER VALVE	---= SCHEDULE "B" EXCEPTION
GM= GAS METER	RS= 5/8"-NCH IRON ROD	
GA= GAS ANCHOR	W= PACKED KOCH CAP SET	
IR= IRRIGATION CONTROL VALVE		
LS= SLIGHT STANDOFF		
M= MANHOLE (TYPE UNKNOWN)		
MA= MAIL BOX		
MP= METAL POLE		
MS= MONITORING WELL		
PP= POWER POLE		
PL= PLUMB LIGHT		
PP= PP W/ GUY ANCHOR		
PP= PP W/ CROSS ANCHOR		
PP= PP W/ CROSS ANCHOR		



DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION of a 49.122 acre tract of land situated in the James M. Williams Survey, Abstract Number 1140, Hunt County, Texas, said tract being all of that tract of land described in Quit-Claim Deed recorded in Volume 607, Page 45 of the Deed Records of Hunt County, Texas, said 49.122 acre tract being more particularly described as follows:

BEGINNING, at a 100'-D nail found for corner at the intersection of the northeast right-of-way line of Maple Street (also known as State Highway 11, a 70-foot wide right-of-way), and the center of Knight Street (variable with public right-of-way), said point being the southwest corner of that certain tract of land described in Warranty Deed to the Housing Authority of the City of Commerce recorded in Volume 723, Page 332 of said Deed Records;

THENCE, South 89 degrees, 54 minutes, 48 seconds East, departing the said northeast line of Maple Street, along the south line of said Housing Authority tract and the south line of that certain tract of land described in Warranty Deed to Lin Xu recorded in Volume 2018, Page 4273 of said Deed Records, and a south line of that certain tract of land described in Warranty Deed to Union Pacific Railroad recorded in Volume 97, Page 175 of the Deed Records of Hunt County, Texas, a distance of 1,986.66 feet to a 1/2"-dia iron rod found for corner in the said southwest line of the Union Pacific Railroad to 100-foot wide right-of-way;

THENCE, South 43 degrees, 27 minutes, 04 seconds East, along the southwest line of said Union Pacific Railroad, a distance of 1,178.03 feet to a 1/2"-dia iron rod found for corner in the northwest corner of that certain tract of land described in Warranty Deed to Quan Yong Liu and Jing Wei recorded in Volume 1604, Page 262 of the Deed Records of Hunt County, Texas;

THENCE, South 00 degrees, 04 minutes, 25 seconds East, departing the said southwest line of the Union Pacific Railroad, and along the west line of said Quan Yong Liu and Jing Wei tract, a distance of 337.44 feet to a 1/2"-dia iron rod found for corner in the west line of said Quan Yong Liu and Jing Wei tract, said point being the northeast corner of that certain tract of land described in Special Warranty Deed to Asion Housing Partners VIII LTD recorded in Volume 467, Page 258, of the Deed Records of Hunt County, Texas;

THENCE, North 89 degrees, 58 minutes, 57 seconds West, departing the said west line of said Quan Yong Liu and Jing Wei tract, and along the north line of said Asion Housing Partners tract and that certain tract of land described in a Special Warranty Deed to Bluebonnet Self Storage recorded in Volume 2011, Page 7847, that certain tract described in a Warranty Deed to Jane and Rebecca Larson recorded in Volume 2018, Page 7043, and that certain tract described in a Warranty Deed to Jason and Teresa Cunningham recorded in Volume 895, Page 351, a distance of 1,372.22 feet to a 5/8"-dia iron rod with "PACHECO KOCH" cap set for corner in the said northeast line of Maple Street, and the northwest corner of said Jason and Teresa Cunningham tract, from said point a 5/8"-dia iron rod with yellow "ADAMC SURVEYING LLC" cap found bears North 72 degrees, 42 East, a distance of 6.1 feet;

THENCE, North 50 degrees, 00 minutes, 45 seconds West, along the said northeast corner of Maple Street, a distance of 1,858.93 feet to the POINT OF BEGINNING;

CONTAINING: 2,139,737 square feet or 49.122 acres of land, more or less.

SURVEYOR'S CERTIFICATE

To: Cokkelen LP,
Tyco Healthcare Group LP, and
Stewart Title Guaranty Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 11, 14, 16, and 19 of Table A thereof. The field work was completed on September 27, 2019.
Date of Plat or Map: October 7, 2019.

J. E. Cooper
Jonathan E. Cooper
Professional Land Surveyor
No. 5369
5707 W. Park Lane
www.plsca.com

NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Hunt County, Texas and incorporated Area Map No. 4623102285C, Community-Plan No. 460369 C085 C, Effective Date, January 6, 2012. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- This survey is based on deeds, assessments and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements taken on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by Stewart Title Guaranty Company, File No. 19000220280, effective date August 5, 2019, issued August 6, 2019.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility opportunities are shown.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, fill areas, 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 any intended use, purpose or development.
- Square footage totals shown herein or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "certify" or "certificate" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- Any declaration made herein or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- As of the date of the survey, the parking stripes on the property are very faded.
- The area of the building shown is based on the building's footprint at ground level. (Table A, Item 7(b)(1))
- The height of the building shown is from the adjacent grade to the peak of the roof at the place indicated. (Table A, Item 7(c))
- The surveyor did not observe evidence of recent earth moving work, building construction or building additions at the time of this survey. (Table A, Item 16)

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

- The Right of Way Easement to the City of Commerce recorded in Volume 780, Page 663 of the Official Public Records of Hunt County, Texas affects the subject property as shown hereon.
- The subject property is part of the property described in Deed Certification to the State of Texas, Hunt County recorded in Volume 310, Page 768 of the Deed Records of Hunt County, Texas.
- The Right of Way and Easement to the City of Commerce recorded in Volume 755, Page 876 of the Deed Records of Hunt County, Texas affects the subject property as shown hereon.
- Not a survey related item.
- Not a survey related item.
- Due to the vague description of the Sewer Easement recorded in Volume 402, Page 78 of the Deed Records of Hunt County, Texas the surveyor is unable to determine its exact location.
- The Texas Power & Light Company Easement and Right of Way recorded in Volume 379, Page 29 of the Deed Records of Hunt County, Texas affects the subject property as shown hereon.
- The Easement and Right of Way to Onco Electric Delivery Company recorded in Volume 1764, Page 477 of the Deed Records of Hunt County, Texas affects the subject property as shown hereon.

ZONING REQUIREMENTS

According to the City of Commerce, Texas website (www.commerce.tx.gov) accessed by the surveyor on October 1, 2019, the subject property is zoned Industrial. At the time of this survey, the surveyor had not been provided a current zoning report by the client.

PARKING TABLE

REGULATORY	320 SPACES
DISABLED	6 SPACES
MOTORCYCLE	8 SPACES
TOTAL	334 SPACES

SHEET 1 OF 2
ALTA/NSPS LAND TITLE SURVEY
49.122 ACRE TRACT
LOCATED IN THE CITY OF COMMERCE, TEXAS
AND BEING OUT OF THE
WILLIAMS SURVEY, ABSTRACT NO. 1140,
HUNT COUNTY, TEXAS

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM #469
TX REG. SURVEYING FIRM #5-1000800

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	MCC/EC	1"=40'	09/27/2019	4374-19.379

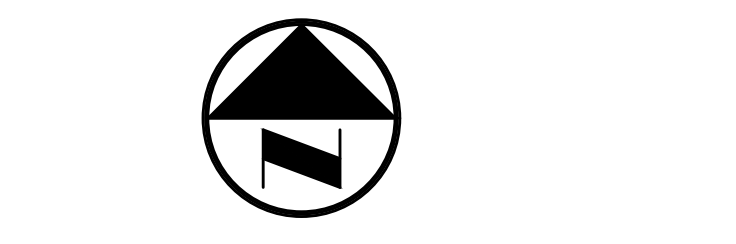
FILE NO. 19000220280

ALTA/NSPS LAND TITLE SURVEY - 49.122 ACRE TRACT

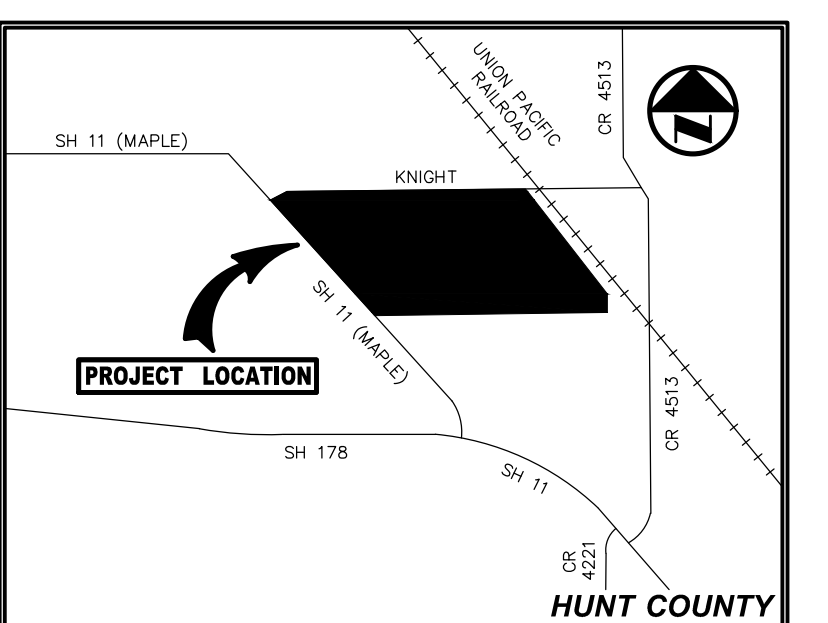
KNIGHT STREET

NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Hunt County, Texas and Incorporated Areas, Map No. 4833102850, Community-Plan No. 480363 0285 0, Effective Date: January 6, 2012. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not obstruct the subject property. This survey was performed with the benefit of a current title abstract provided by Stewart Title Guaranty Company, File No. 19000220280, effective date August 5, 2019, issued August 6, 2019.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appearances are shown.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, fillholes, 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 any intended use, purpose or development.
- Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "setback" or "setbacks" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setbacks; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and covenants. Use evidence.
- Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- As of the date of the survey, the parking stripes on the property are very faded.
- The area of the building shown is based on the building's footprint at ground level. (Table A, Item 7(a)(1))
- The height of the building shown is from the adjacent grade to the peak of the roof at the place indicated. (Table A, Item 7(c))
- The surveyor did not observe evidence of recent north moving work, building construction or building additions at the time of this survey. (Table A, Item 10)



GRAPHIC SCALE IN FEET
1" = 40'



VICINITY MAP
(NOT TO SCALE)

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

- The Right of Way Easement to the City of Commerce recorded in Volume 780, Page 663 of the Official Public Records of Hunt County, Texas affects the subject property as shown hereon.
- The subject property is part of the property described in Deed Certification to the State of Texas, Hunt County recorded in Volume 310, Page 768 of the Deed Records of Hunt County, Texas.
- The Right of Way and Easement to the City of Commerce recorded in Volume 755, Page 876 of the Deed Records of Hunt County, Texas affects the subject property as shown hereon.
- Not a survey related item.
- Not a survey related item.
- Due to the vague description of the Sewer Easement recorded in Volume 402, Page 78 of the Deed Records of Hunt County, Texas the surveyor is unable to determine its exact location.
- The Texas Power & Light Company Easement and Right of Way recorded in Volume 378, Page 29 of the Deed Records of Hunt County, Texas affects the subject property as shown hereon.
- The Easement and Right of Way to Oncoar Electric Delivery Company recorded in Volume 1764, Page 477 of the Deed Records of Hunt County, Texas affects the subject property as shown hereon.

ZONING REQUIREMENTS

According to the City of Commerce, Texas website (www.commerce.tx.gov) accessed by the surveyor on October 1, 2019, the subject property is zoned Industrial. At the time of this survey, the surveyor had not been provided a current zoning report by the client.

LEGEND

- 1/2" BOLLARD
- 1/2" CLEANOUT
- 1/2" ELECTRIC BOX
- 1/2" ELECTRIC METER
- 1/2" FIRE DEPT. CONN.
- 1/2" FIRE HYDRANT
- 1/2" FLAG POLE
- 1/2" FLOOD LIGHT
- 1/2" US GAS MARKER
- 1/2" GAS MANHOLE
- 1/2" GAS METER
- 1/2" GUY ANCHOR
- 1/2" IRRIGATION CONTROL VALVE
- 1/2" SLIGHT STANDARD
- 1/2" MANHOLE (TYPE UNKNOWN)
- 1/2" MAILBOX
- 1/2" METAL POLE
- 1/2" MONITORING WELL
- 1/2" POWER POLE
- 1/2" PP W/ LIGHT
- 1/2" PP W/ GUY ANCHOR
- 1/2" PP W/ CROSS
- 1/2" ANK (LENGTH IN FEET)
- 1/2" ROOF DRAIN
- 1/2" SIGNAL SEWER MANHOLE
- 1/2" TELEPHONE BOX
- 1/2" TRASH CAN
- 1/2" FIRE HYDRANT
- 1/2" STORM SEWER MANHOLE
- 1/2" VAULT (TYPE UNKNOWN)
- 1/2" WATER METER
- 1/2" WATER VALVE
- 1/2" 5/8" INCH IRON ROD
- 1/2" W/ PACKED WOOD CHP SET
- (C.M.) CONTROLLING MONUMENT
- (E.M.) EASEMENT LINE
- (M) MAILBOX
- (F) FENCE
- (U) OVERHEAD UTILITY LINE
- (H) HAND RAIL
- (C.R.) GUARD RAIL
- (R) RAILROAD
- (SCHEDULE "B" EXCEPTION)

ZONED "I - INDUSTRIAL"

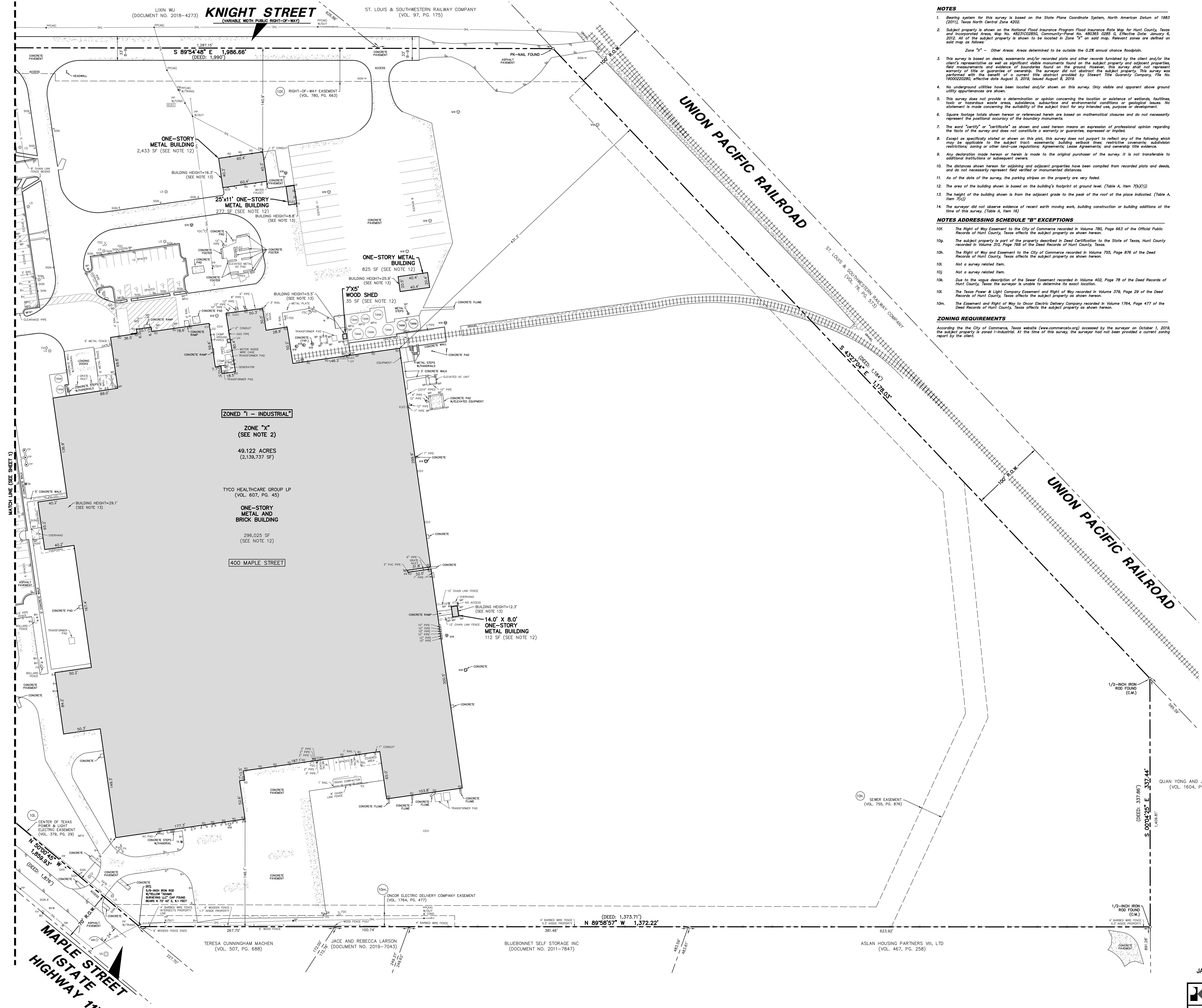
ZONE "X"
(SEE NOTE 2)
49.122 ACRES
(2,139,737 SF)

TYCO HEALTHCARE GROUP LP
(VOL. 607, PG. 45)

ONE-STORY METAL AND BRICK BUILDING
296,025 SF
(SEE NOTE 12)

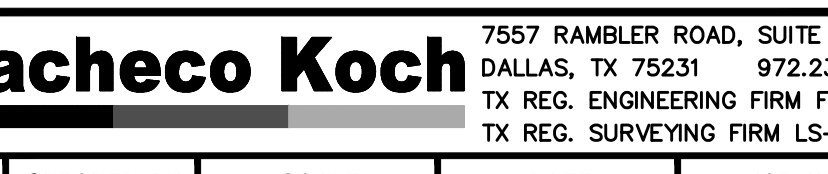
400 MAPLE STREET

14.0' X 8.0' ONE-STORY METAL BUILDING
112 SF (SEE NOTE 12)



PARKING TABLE	
REGULAR	320 SPACES
DISABLED	8 SPACES
MOTORCYCLE	8 SPACES
TOTAL	336 SPACES

SHEET 2 OF 2
ALTA/NPSLS LAND TITLE SURVEY
49.122 ACRE TRACT
LOCATED IN THE CITY OF COMMERCE, TEXAS
AND BEING OUT OF THE
WILLIAMS SURVEY, ABSTRACT NO. 1140,
HUNT COUNTY, TEXAS



7507 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM E-469
TX REG. SURVEYING FIRM LS-1000000