

4.8837 (CALLED 4.869) ACRES OF LAND
OUT OF
BLOCK 13, RANGE "I",
PORT ARTHUR LAND COMPANY SUBDIVISION,
CITY OF PORT ARTHUR,
JEFFERSON COUNTY, TEXAS

BEING 4.8837 (Called 4.869) acres of land out of and a part of Lots 3 and 4, Block 13, Range "I", Port Arthur Land Company Subdivision, City of Port Arthur, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being the same tract of land known as Parcel E, conveyed to South Jeff Trust, recorded in Film Code 104-10-0464, Official Public Records, Jefferson County, Texas; said 4.8837 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a brass disc found in concrete on the North right of way line of a dedicated road named Central Mall Drive; said brass disc being the most Southerly Southeast corner of a (Called 62.0424) acre tract of land conveyed to GG&A Central Mall Partners, LP, recorded in File No. 2004046117, Official Public Records, Jefferson County, Texas; also being the Southwest corner of the herein described tract;

THENCE, Ref. Line = North 48 deg., 35 min., 00 sec., West, on a Southeasterly line of the (Called 62.0424) acre tract, a distance of 461.17' (Called 461.046') to a brass disc found in concrete for an interior corner of the (Called 62.0424) acre tract and being the Northwest corner of the herein described tract;

THENCE, North 41 deg., 21 min., 47 sec., East (Called North 41 deg., 25 min., 00 sec., East), on a Southeasterly line of the (Called 62.0424) acre tract, a distance of 463.87' (Called 462.115') to an aluminum cap found in concrete for the Northwest corner of a tract of land conveyed to Mickey Phelan B. Land, LP, recorded in File No. 2001000212, Official Public Records, Jefferson County, Texas; said aluminum cap in concrete being the Northeast corner of the herein described tract;

THENCE, South 48 deg., 22 min., 48 sec., East (Called South 48 deg., 35 min., 00 sec., East), on the West line of the Mickey Phelan B. Land, LP tract, a distance of 457.67' (Called 456.825') to an aluminum cap found in concrete on the North right of way line of said Central Mall Drive; said aluminum cap being the Southeast corner of the herein described tract;

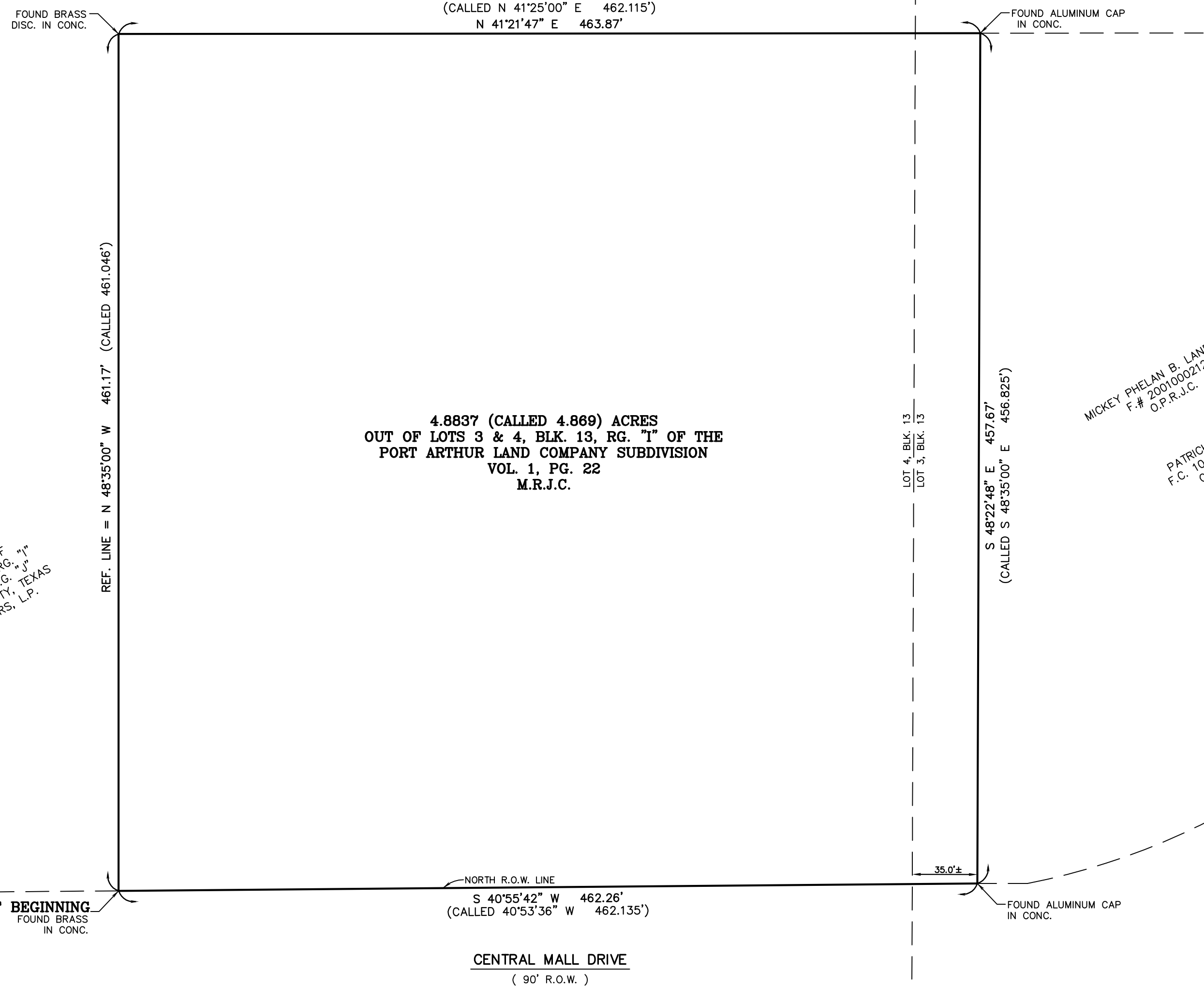
THENCE, South 40 deg., 55 min., 42 sec., West (Called South 40 deg., 53 min., 36 sec., West), on the North right of way line of said Central Mall Drive, a distance of 462.26' (Called 462.135') to the POINT OF BEGINNING and containing 4.8837 acres of land, more or less.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on August 15, 2007.

ITEX Professional Park, LLC
LS-07-0969

62.0424 ACRES OF LAND PART OF
LOTS 2, 3, 4, 5, 6, & 7, BLK. 13, RG. "I"
& LOTS 1, 2, 7, & 8, BLK. 13, R.G. "J"
P.A.L.C.O. SUBD. JEFFERSON COUNTY, TEXAS
G.G. & A. CENTRAL MALL PARTNERS, L.P.
F# 2004046117
O.P.R.J.C.

62.0424 ACRES OF LAND PART OF
LOTS 2, 3, 4, 5, 6, & 7, BLK. 13, RG. "I"
& LOTS 1, 2, 7, & 8, BLK. 13, R.G. "J"
P.A.L.C.O. SUBD. JEFFERSON COUNTY, TEXAS
G.G. & A. CENTRAL MALL PARTNERS, L.P.
F# 2004046117
O.P.R.J.C.



4.8837 (CALLED 4.869) ACRES
OUT OF LOTS 3 & 4, BLK. 13, RG. "I" OF THE
PORT ARTHUR LAND COMPANY SUBDIVISION
VOL. 1, PG. 22
M.R.J.C.

MICKY PHELAN B. LAND, L.P.
F.# 2001000212
O.P.R.J.C.

PATRICK PHELAN
F.C. 104-36-2528
O.P.R.J.C.

POINT OF BEGINNING
FOUND BRASS
IN CONC.

NORTH R.O.W. LINE
S 40°55'42" W 462.26'
(CALLED 40°53'36" W 462.135')

CENTRAL MALL DRIVE
(90' R.O.W.)

FOUND ALUMINUM CAP
IN CONC.

Census Tract: 70.01
FEMA Flood Zone: B
Community Panel NO.:
485499-0010-E
Panel Date: 4/17/84

RESTRICTIONS
F.C. 100-07-2065, O.P.R.J.C.
F.C. 100-07-1837, O.P.R.J.C.
AIRPORT ZONING REGULATIONS
VOL. 787, PG. 488, D.R.J.C.

RECIPROCAL EASEMENT AGREEMENT:
F.C. 100-07-2087, O.P.R.J.C.
F.# 9726492, O.P.R.J.C. (AMENDMENT)
F.# 2003041658, O.P.R.J.C. (SECOND AMENDMENT)

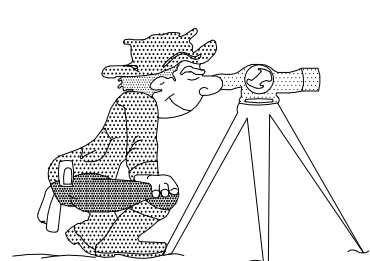
NOTE:
PROPERTY SUBJECT TO RESTRICTIONS AND NON-EXCLUSIVE EASEMENTS,
FOR INGRESS, EGRESS, PARKING, UTILITIES, AND SIGNAGE
F.C. 100-07-2087, O.P.R.J.C.

G.F. #: 5P34403C

TITLE COMMITMENT
EFFECTIVE: 7/27/07

DESCRIPTION OF SERVICES: LOCATE CORNERS AND SHOW IMPROVEMENTS
SURVEYOR'S CERTIFICATION:
TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO CHICAGO TITLE INSURANCE COMPANY
The undersigned does hereby certify that this survey was this day 8/15/07 made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments, overlapping of improvements, easements or right of way, except as shown hereon, and that said property has access to and from a dedicated roadway. This survey is certified for this transaction only; it is not transferable to additional institutions or subsequent owners.

ANTHONY M. LEGER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481



SOUTEX
SURVEYORS INC.
3737 DOCTORS DRIVE
PORT ARTHUR, TEXAS 77642
(409) 983-2004 (409) 983-2005

©RIGHTS RESERVED

SHEET TITLE
4.8837 (CALLED 4.869) ACRES PART OF LOTS 3 & 4, BLK. 13, RG. "I" OF THE
PORT ARTHUR LAND COMPANY SUBDIVISION
VOL. 1, PG. 22
MAP RECORDS, JEFFERSON COUNTY, TEXAS
PROJECT
ITEX PROFESSIONAL PARK, LLC.
CENTRAL MALL DRIVE
PORT ARTHUR, TEXAS 77642

PROJECT NO: 07-0969
SCALE: 1" = 50'
PRINT DATE: 8/17/07
DRAWN BY: C. LEE
CHECKED BY: BL
APPROVED BY: AML
SHEET 1 OF 1