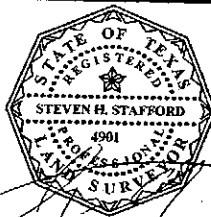


BUYER: VIRTUAL INVESTMENTS PROPERTIES, LLC 1404 MOODY STREET

DESCRIBED PROPERTY:

Lot 12, in Block 134, of RYAN ADDITION, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume Z, Page 601 of the Deed Records of Harris County, Texas.

Westar
 LAND SURVEYORS, INC.
 1610 South Gordon • Alvin, Texas 77511
 (281) 388-1159 • Fax: (281) 388-0317



I, Steven H. Stafford, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above Plat represents an actual survey made on the ground on this day under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachments, or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

G.F. 586487
 Date: 2/15/06
 Job: 36578

Registered Professional Land Surveyor
 Texas Registration No. 4901

Note: There are no natural drainage courses on this property.
 Note: This property does not lie in a flood hazard zone according to FEMA

48201C0690 K 4/20/00 Zone "X"

BC