

1 TITLE DESCRIPTION

A METES AND BOUNDS description of a 3.0201 acre tract of land located in the William White Survey, Abstract No. 836, Harris County, Texas, being the same 3.0192 acre tract as described under Clerk's File No. M627379 of the Harris County Official Public Records of Real Property and also being a portion of Lot 2, Block 3 of Post Oak Subdivision as recorded in Volume 134, Page 25 of the Harris County Map Records. Said 3.0201 acres being more particularly described as follows with all bearings being based on a call of North 80 deg. 57' 15" West, along the north line of a called 4.1261 acre tract as described in Clerk's File No. P882486 of the Harris County Official Public Records of Real Property:

BEGINNING at a found 5/8-inch iron rod in the east right-of-way line of Loop 610 West marking the northwest corner of Lot 2, Block 3 and the southwest corner of a called 2.0372 acre tract conveyed to Drury Inns, Inc. by Warranty Deed recorded under Clerk's File No. P601987 of the Harris County Official Public Records of Real Property, from said 5/8-inch iron rod a found 5/8-inch iron rod bears South 37 deg. 25' 18" West, 1.09 feet;

THENCE, South 84 deg. 01' 48" East, 377.30 feet along the south line of said 2.0372 acre tract and the north line of said Lot 2, Block 3 to a 5/8-inch iron rod found in the west right-of-way line of Post Oak Park Drive (60-foot wide);

THENCE, South 01 deg. 46' 54" East, 341.52 feet along the west right-of-way line of Post Oak Park Drive to a 5/8-inch iron rod found in the south line of said Lot 2, Block 3 and being the northeast corner of a called 4.1261 acre tract conveyed to Micro Electronics, Inc. by Warranty Deed recorded under Clerk's File No. P882486 of the Harris County Official Public Records of Real Property, from said 5/8-inch iron rod a found 5/8-inch iron rod bears North 80 deg. 57' 15" West, 0.79 feet and also a 5/8-inch iron rod was found bearing South 02 deg. 17' 13" East, 312.66 feet marking the west right-of-way line of said Post Oak Park Drive and the southeast corner of said 4.1261 acre tract;

THENCE, North 80 deg. 57' 15" West, 432.49 feet along the south line of said Lot 2, Block 3 and the north line of said 4.1261 acre tract to a 5/8-inch iron rod found in the east right-of-way line of aforementioned Loop 610 West being in the arc of a non-tangent curve to the left; from said 5/8-inch iron rod a found 5/8-inch iron rod bears North 80 deg. 57' 15" West, 0.80 feet;

THENCE, in a northerly direction along the east right-of-way line of said Loop 610 West and the arc of said curve to the left having a radius of 5904.58 feet, a central angle of 03 deg. 03' 36", an arc length of 315.35 feet and a long chord bearing North 07 deg. 30' 57" East, 315.31 feet to the POINT OF BEGINNING, CONTAINING 3.0201 acre of land in Harris County, Texas.

The property described above is the same property that is described in Schedule A of Fidelity National Title Insurance Company, GF No. FAH13010104, having an effective date of October 16, 2013, and having an issue date of October 25, 2013.

SURVEY DESCRIPTION

A METES AND BOUNDS DESCRIPTION OF A 3.0201 ACRE TRACT OF LAND LOCATED IN THE WILLIAM WHITE SURVEY, ABSTRACT NO. 836, HARRIS COUNTY, TEXAS, BEING THE SAME 3.0201 ACRE TRACT AS DESCRIBED UNDER CLERK'S FILE NO. 20120239229 OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS, SAID PROPERTY BEING A PORTION OF LOT 2, BLOCK 3 OF POST OAK SUBDIVISION AS RECORDED IN VOLUME 134, PAGE 25 OF THE HARRIS COUNTY MAP RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH ALL BEARINGS BEING BASED ON A CALL OF NORTH 80 DEGREES 57 MINUTES 15 SECONDS WEST, ALONG THE NORTH LINE OF A CALLED 4.1261 ACRE TRACT AS DESCRIBED IN CLERK'S FILE NO. P882486 OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY:

BEGINNING AT A 5/8-INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF LOOP 610 WEST MARKING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 3, SAID POINT BEING THE NORTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 3, SOUTH 84 DEGREES 01 MINUTES 48 SECONDS EAST A DISTANCE OF 377.30 FEET TO A 5/8-INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF OAK PARK DRIVE (60-FOOT WIDE), SAID POINT BEING THE NORTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF OAK PARK DRIVE, SOUTH 01 DEGREES 46 MINUTES 54 SECONDS EAST A DISTANCE OF 341.52 FEET TO A 5/8-INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID LOT 2, BLOCK 3 AND BEING THE NORTHEAST CORNER OF A CALLED 4.1261 ACRE TRACT CONVEYED TO MICRO ELECTRONICS, INC. BY WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. P882486 OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, SAID POINT BEING THE SOUTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 3 AND SAID MICRO ELECTRONICS TRACT, NORTH 80 DEGREES 57 MINUTES 15 SECONDS WEST A DISTANCE OF 432.49 FEET TO A 5/8-INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED LOOP 610 WEST BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5904.58 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE AN ARC LENGTH OF 315.35 FEET, A CENTRAL ANGLE OF 03 DEG. 03' 36", A LONG CHORD BEARING NORTH 07 DEG. 30' 57" EAST, 315.31 FEET TO THE POINT OF BEGINNING, CONTAINING 131,555 SQUARE FEET OR 3.0201 ACRES OF LAND MORE OR LESS.

THE PROPERTY DESCRIBED ABOVE IS THE SAME PROPERTY THAT IS DESCRIBED IN SCHEDULE A OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO. FAH13010104, HAVING AN EFFECTIVE DATE OF OCTOBER 16, 2013, AND HAVING AN ISSUE DATE OF OCTOBER 25, 2013.

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

1. Restrictive Covenants if any, in Harris County Clerk's File No. NS55300 (AFFECTS SUBJECT PROPERTY. NO PLOTTABLE EASEMENTS.)
2. The following exception will appear in any policy issued (other than the T-1 R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgage Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:
 a. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
 Note: Upon receipt of a survey acceptable to the Title Company, this exception will be deleted. The Company reserves the right to except additional items and/or make additional requirements after reviewing said survey.
3. c. A building set-back line, as disclosed by said map/plot.
 Affects: ten (10) feet wide along the west property line (AFFECTS, PLOTTED AS SHOWN)
4. d. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot;
 Purpose: utilities easement
 Affects: strip of land twenty (20) feet in width as reflected by the recorded plat
 Recording No: Volume 134, Page 25 of the Map Records of Harris County, Texas (AFFECTS, PLOTTED AS SHOWN)
5. e. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: City of Houston
 Purpose: sanitary sewer
 Recording Date: June 2, 1972
 Recording No: Harris County Clerk's File No. D603985
 Affects: as provided in said document (AFFECTS, PLOTTED AS SHOWN)
6. f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: City of Houston
 Purpose: water meter
 Recording Date: April 11, 1997
 Recording No: Harris County Clerk's File No. S402062
 Affects: as provided in said document (AFFECTS, PLOTTED AS SHOWN)
7. g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Houston Lighting and Power Company
 Purpose: electric distribution facilities
 Recording Date: March 2, 1998
 Recording No: Harris County Clerk's File No. S883025
 Affects: as provided in said document (AFFECTS, PLOTTED AS SHOWN)

11 SURVEYOR'S NOTES

1. This survey is based on information shown on a title report prepared by Fidelity National Title Insurance Company, G.F. No. FAH13010104, effective date October 21, 2013, issue date October 26, 2013 and all Schedule B exceptions in said title report have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
2. Subject tract has direct driveway access to Post Oak Park Drive and Loop 610 Service Road.
3. There is no observable evidence of earth moving work, or building construction.
4. No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
5. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
6. All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
7. All iron rods set are 1/2" rebar with a yellow plastic cap marked "1ST AMER 4053785800".
8. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, 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.
9. Any declaration made hereon or herein is made to the parties certified to on this survey. It is not transferable to additional institutions or subsequent owners.
10. The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
11. The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
12. The surveyor did not observe any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on this survey.
13. No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
14. ALTA item nos. 10(a) and 10(b) have been certified to, however, these two items are not applicable nor do they affect this survey, there are no visible certain division or party walls with respect to adjoining properties.
15. ALTA item No. 23 as requested by the client "To the extent possible, graphically depict on survey drawing the zoning setback lines."
16. ALTA item No. 24 as requested by the client "Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A".

CONTROLLING MONUMENTS:

MONUMENTS SHOWN HEREON, DESIGNATED "C.M.", ARE PER THE PLAT OF POST OAK PARK, RECORDED IN PLAT VOLUME 134, PAGE 25 OF HARRIS COUNTY RECORDS.

4 SURVEYOR CERTIFICATION

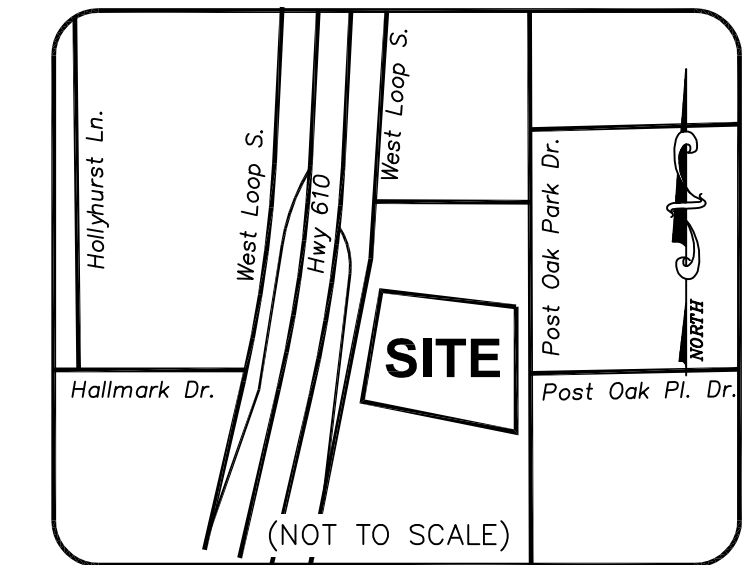
To: xxxxx
 This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11(a) (location of utilities per visible, above-ground, observed evidence), 13, 14, 16, 17, 18, 21, 23 (to the extent possible, graphically depict on survey drawing the zoning setback lines), and 24 (graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in record documents provided to the surveyor as part of the schedule "A") of Table A thereof. The field work was completed on 10/24/2013.
 Date of Plat or Map: 11/04/2013

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE PER BOARD RULE 663.18

Joseph L. Ruederer
 Texas Registered Professional Land Surveyor
 No. 5727

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16 VICINITY MAP



KEY TO ALTA-SURVEY

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE "B" ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
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- 14 BUILDING AREA
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- 17 NORTH ARROW / SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)"

This Work Coordinated By:



1700 South Broadway, Bldg E
 Moore, Oklahoma 73160
 Office: 405.378.5800 - Fax: 405.703.1851
 Toll Free: 888.457.7878

Drawn By: JMB	Date: 11-08-13
Surveyor Ref. No: 13-10-0321	Revision: QC Revision
Approved By: JLR	Date:
Field Date: 10-24-13	Revision:
Scale: 1" = 30'	Date:
	Revision:

Prepared For:
 Client Ref. No.: 963

20 PROJECT ADDRESS

1625 West Loop South, Houston, Texas

Project Name:
 Motel Project
 CDS Project Number:
 13-10-11342

The surveying company
 Commercial Due Diligence Services
 certifies to the accuracy and sufficiency
 of the survey provided hereon.



1700 S. Broadway, Building E
 Moore, Oklahoma 73160
 Office: 405.378.5800 - Fax: 405.703.1851

5 FLOOD INFORMATION

ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM PREPARED BY CORELOGIC FLOOD SERVICES ON 10-29-2013, THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C066L, EFFECTIVE DATE 06-18-2007. THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" ON SAID MAP. THE FLOOD ZONE(S) ARE DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS FOLLOWS:

ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

8 ZONING INFORMATION

THE CITY OF HOUSTON, TEXAS, DOES NOT HAVE ANY ZONING ORDINANCES. NO ADDITIONAL RESTRICTIONS HAVE BEEN RESEARCHED BY THE SURVEYOR.

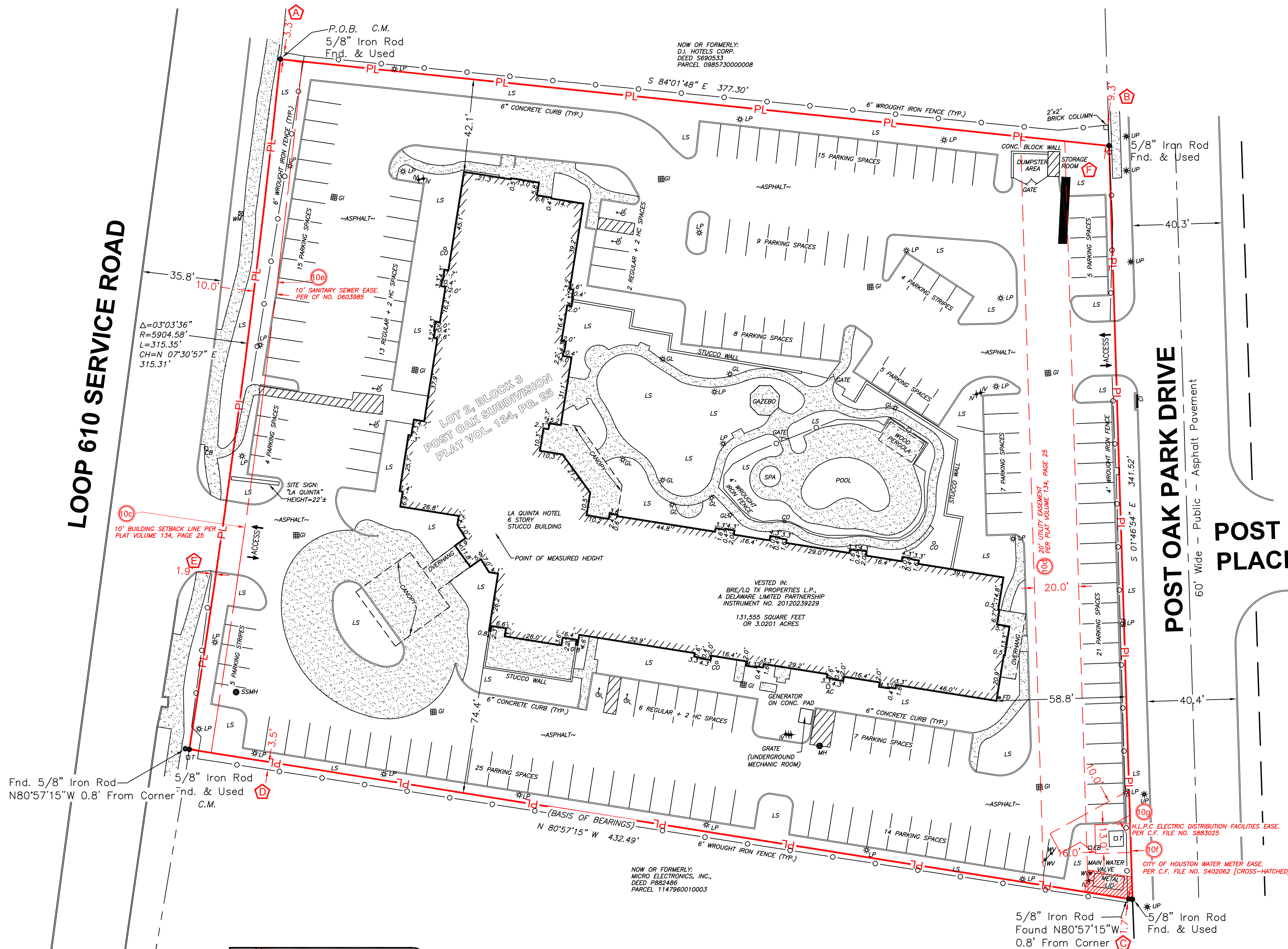
10 BASIS OF BEARINGS

THE MERIDIAN FOR ALL BEARINGS SHOWN HEREON IS THE SOUTH LINE OF THE SUBJECT PROPERTY, KNOWN AS BEING N80°57'15"W, PER DEED INSTRUMENT NO. 20120239229 OF THE HARRIS COUNTY, TEXAS RECORDS.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, C.F. NO.: FTI-18-1441301010441, EFFECTIVE DATE 10/16/2013, ISSUE DATE 10/25/2013.

19 SURVEY DRAWING



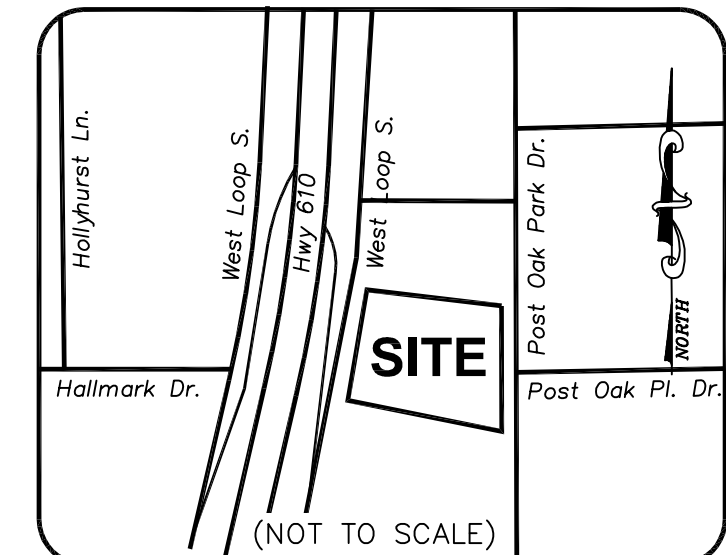
9 LEGEND

CI = CURB INLET	PIV = PRESSURE INDICATOR VALVE
GI = GRATE INLET	FR = FIRE RISER
CD = CLEAN OUT	GM = GATE MOTOR
IV = IRRIGATION VALVE	T = TRANSFORMER
PS = PIPELINE SIGN	UV = UTILITY VAULT
GM = GAS METER	UB = UTILITY BOX
GV = GAS VALVE	UR = UTILITY RISER
GA = GAS ANCHOR	EB = ELECTRIC BOX
SL = STREET LIGHT	EV = ELECTRIC VAULT
LP = LIGHT POLE	SB = SIGNAL BOX
MB = MAIL BOX	CB = CABLE BOX
MH = MANHOLE	B = BOLLARD
UP = UTILITY POLE	FD = FIRE DEPARTMENT CONNECTION
WW = WATER VALVE	RD = ROOF DRAIN
WM = WATER METER	HP = HANDICAP PARKING
EM = ELECTRIC METER	LS = LANDSCAPING
FI = FIRE HYDRANT	LS = LANDSCAPING
WC = WATER HOSE CONNECTION	LS = LANDSCAPING
CONCRETE	LS = LANDSCAPING
CENTER LINE	LS = LANDSCAPING
ADJOINING PROPERTY OVERHEAD UTILITY LINE	LS = LANDSCAPING
PROPERTY LINE	LS = LANDSCAPING
CHAIN LINK FENCE	LS = LANDSCAPING
WOOD FENCE	LS = LANDSCAPING
WIRE FENCE	LS = LANDSCAPING
IRON FENCE	LS = LANDSCAPING

7 POSSIBLE ENCROACHMENTS

- WROUGHT IRON FENCE (OWNERSHIP UNKNOWN) EXTENDS BEYOND THE BOUNDARY LINE BY A DISTANCES OF 3.3 FEET, AS SHOWN HEREON.
- WROUGHT IRON FENCE (OWNERSHIP UNKNOWN) EXTENDS BEYOND THE BOUNDARY LINE BY A DISTANCES OF 9.3 FEET, AS SHOWN HEREON.
- WROUGHT IRON FENCE (OWNERSHIP UNKNOWN) EXTENDS BEYOND THE BOUNDARY LINE BY A DISTANCES OF 1.7 FEET, AS SHOWN HEREON.
- WROUGHT IRON FENCE (OWNERSHIP UNKNOWN) EXTENDS BEYOND THE BOUNDARY LINE BY A DISTANCES OF 3.5 FEET, AS SHOWN HEREON.
- WROUGHT IRON FENCE (OWNERSHIP UNKNOWN) EXTENDS BEYOND THE BOUNDARY LINE BY A DISTANCES OF 1.9 FEET, AS SHOWN HEREON.
- STORAGE ROOM LIES WITHIN THE 20' UTILITY EASEMENT, AS SHOWN HEREON.

16 VICINITY MAP



6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

14 BUILDING AREA

22,736 SQUARE FEET (SEE NOTE 11)

15 BUILDING HEIGHT

57.1 FEET ± (SEE NOTE 10)

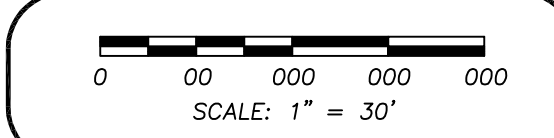
13 LAND AREA

3.0201 ACRES
131,555 SQUARE FEET

12 PARKING INFORMATION

165 STANDARD PARKING SPACES
6 HANDICAP PARKING SPACES
171 TOTAL PARKING SPACES

17 NORTH ARROW / SCALE



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DUE DILIGENCE SERVICES

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Moore, Oklahoma 73160
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