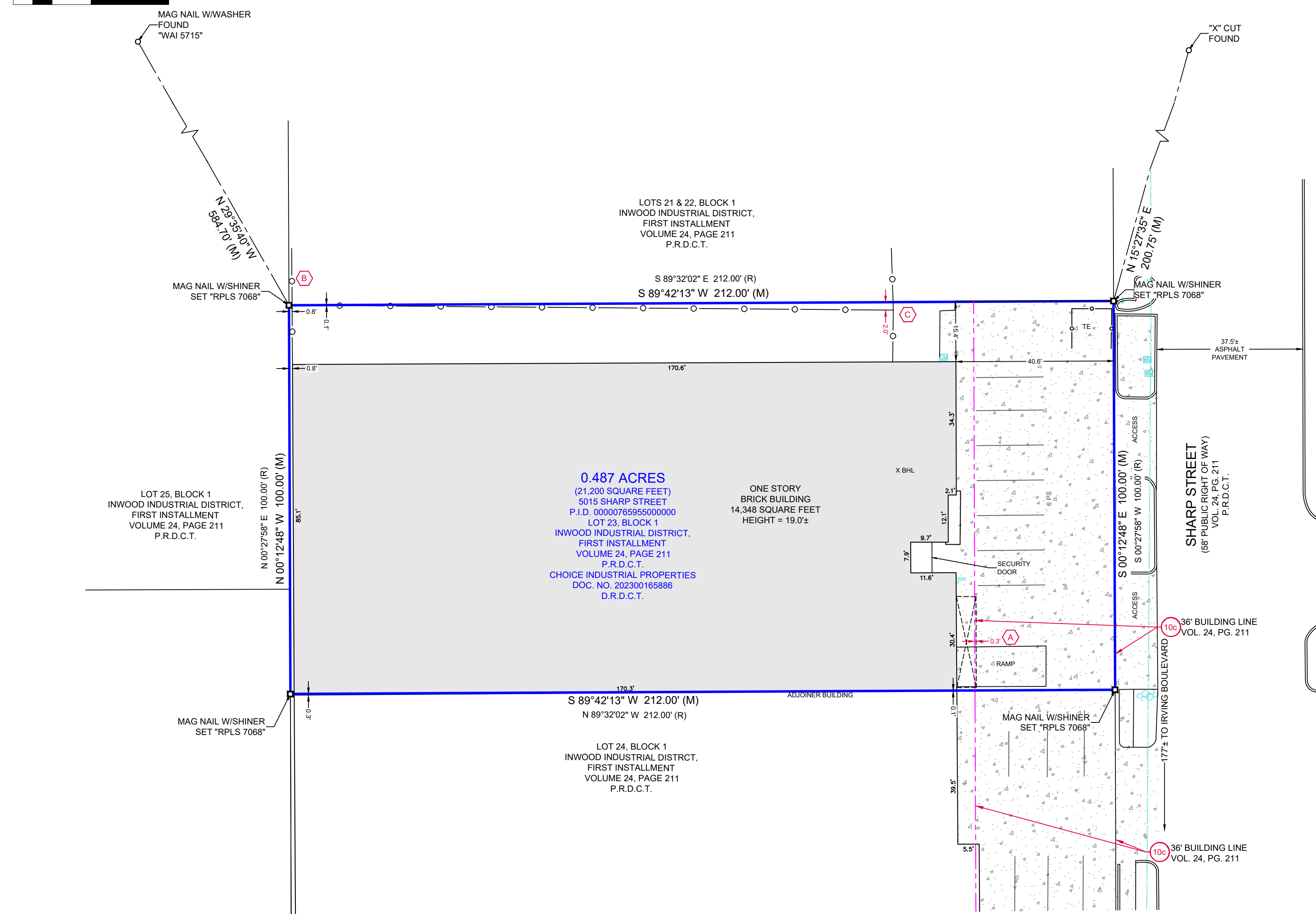


BASIS OF BEARING
Bearings and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

TITLE COMMITMENT INFORMATION
The Title Description and Schedule 'B' items are the same as shown in the title commitment provided by FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment No. 1002-414854-B-RTT, issued AUGUST 22, 2025 with an effective date and time of AUGUST 8, 2025 AT 8:00 A.M.

TITLE DESCRIPTION
Being Lot 23, Block 1, of FIRST INSTALLMENT OF INWOOD INDUSTRIAL DISTRICT, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 24, Page 211, Map Records, Dallas County, Texas.
The surveyed property is the same property as described in the title commitment provided by FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment No. 1002-414854-B-RTT, having an effective date and time of AUGUST 8, 2025 AT 8:00 A.M.



| BUILDING AREA |
|--------------------|
| 14,348 SQUARE FEET |

| BUILDING HEIGHT |
|-----------------|
| 19.0 FEET ± |

| LAND AREA |
|-------------------------------------|
| 0.487 ACRES (21,200 SQUARE FEET) |

| PARKING |
|---------------------------------------|
| REGULAR HANDICAP 6 SPACES 0 SPACES |
| TOTAL SPACES 6 SPACES |

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

SURVEYOR'S NOTES CORRESPONDING TO SCHEDULE 'B' ITEMS IS INTENDED TO GIVE AN OPINION WHETHER THE SUBJECT PROPERTY IS WITHIN THE BOUNDS OF THE REFERENCED DOCUMENTS' SPATIAL COVERAGE. THERE MAY BE OTHER LANGUAGE IN SAID DOCUMENTS THAT PROVIDES ADDITIONAL CONTEXT OR LEGAL INTERPRETATIONS; HOWEVER, THE PRIMARY FOCUS OF THESE NOTES IS TO DELINEATE THE PHYSICAL EXTENT OF THE PROPERTY WITH RESPECT TO THE DOCUMENT.

(10c) The following easements and/or building lines, as shown on plat recorded in Volume 24, Page 211, Map Records, Dallas County, Texas:
36' building line (Lot 23 and 24)
45' building line (Lot 24)
PLOTTABLE, SHOWN HEREON

(10d) Terms, provisions, and conditions of Unity Agreement filed 03/28/1983, recorded in Volume 83062, Page 1640, Real Property Records, Dallas County, Texas.
DOES NOT AFFECT SUBJECT PROPERTY, AFFECTS LOT 24, NOT SHOWN

SURVEYOR'S NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO SHARP STREET, A DEDICATED PUBLIC RIGHT-OF-WAY.
- THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- 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.
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
- THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
- ALL RECIPROCAL EASEMENT AGREEMENTS ('PREAS') THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, 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.
- THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
- NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
- THERE NO EVIDENCE OF A SOLID WASTE DUMP, SUMP OR LANDFILL.
- ALL VISIBLE IMPROVEMENTS, EASEMENTS, AND UTILITIES WERE LOCATED AND SHOWN ON THE SURVEY.

LEGEND

- UTILITY POLE
- GUY ANCHOR
- WATER METER
- FIRE DEPARTMENT CONNECTION
- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (AS NOTED)
- MONUMENT NOT FOUND OR SET
- CONCRETE
- WALL
- PARKING STRIPE
- RECORD CALL
- MEASURED CALL
- BUILDING HEIGHT LOCATION
- TRASH ENCLOSURE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- OVERHEAD UTILITY LINE

ZONING INFORMATION

| ITEM | REQUIRED | CONTACT: |
|----------------------------|----------|-----------------------|
| ZONING DESIGNATION | | REPORT DATE: |
| MINIMUM LOT AREA (SQ. FT.) | | REVISION DATE: |
| MINIMUM FRONTAGE | | PROJECT NO.: |
| MINIMUM LOT WIDTH | | |
| MAX IMPERVIOUS COVERAGE | | PARKING REQUIREMENTS: |
| MAX BUILDING HEIGHT | | |
| MINIMUM SETBACKS | | |

NOTES: AWAITING ZONING REPORT

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE 'X', AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4813C0340J WHICH BEARS AN EFFECTIVE DATE OF AUGUST 23, 2001, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
ZONE 'X' DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AREA IS LOCATED WITHIN A REDUCED FLOOD RISK DUE TO LEVEE

SIGNIFICANT OBSERVATIONS

- (A) BUILDING OVERHANG IS IN BUILDING SETBACK LINE UP TO 0.3 FEET
- (B) FENCE CONTINUES INTO ADJOINER
- (C) FENCE IS IN SUBJECT PROPERTY UP TO 2.0 FEET

SURVEYOR'S CERTIFICATE

TO: CHOICE INDUSTRIAL PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY; FORMATION ACQUISITIONS, LLC, A TEXAS LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; FI IRVING BLVD, LLC, A TEXAS LIMITED LIABILITY COMPANY AND FI SHARP ST, LLC, A TEXAS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPPS 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(C), 8, 9, 10, 13, 14, 16, 17, 18 (GRAPHICALLY DEPICTED) AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 16, 2025.

DATE OF PLAT OR MAP: JULY 22, 2025

SURVEYOR: LINDSAY JO GROSECLOSE
REGISTRATION NUMBER: R.P.L.S. NO. 7068
STATE OF REGISTRATION: TEXAS



2021 ALTA/NSPS LAND TITLE SURVEY

INDUSTRIAL BLDG-SHARP ST
SITE ADDRESS
5015 SHARP STREET
DALLAS
DALLAS COUNTY, TEXAS 75247
PARTNER PROJECT NUMBER: 25-503729.2

COORDINATED BY

PARTNER CORPORATION OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

| DATE | REVISIONS | DRAWN BY: SNE | DRAWING SCALE: 1:20 |
|------------|----------------|--|----------------------|
| 08/14/2025 | COMMENTS/TITLE | CHECKED BY: LJG | JOB NO.: 25-503729.2 |
| 08/27/2025 | COMMENTS/TITLE | FILENAME: PARTNER_5015 SHARP STREET - DALLAS 25 - 503729.2.DWG | |

SURVEYED BY

CROWLEY SURVEYING
FRN:10046500
117 WEST ARCHER STREET
JACKSBORO, TX 76458
(469) 850-CPLS(2757)
ALTA@crowleysurveying.com