

STATE OF TEXAS
COUNTY OF COLLIN

BEING all that tract of land in Collin County, Texas out of the Samuel McFarland Survey, A-558 and the William Ryan Survey, A-746 and being all of Lot 1, Block A of the Greens of McKinney, Section 2 as recorded in Cabinet 2006, Slide 171 of the Plat Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2" steel rod found in the South Right of Way line of Eldorado Parkway, (120' R.O.W.), and at the Northwest corner of said Lot 1, being North 89 degrees 04 minutes 23 seconds East, 491.23 feet from the Northeast corner of Eldorado Ridge Addition, as recorded in Cabinet H, Page 77 of the Plat Records of Collin County, Texas, and the most Northerly East corner of the Greens of McKinney, Phase 2 as recorded in Document Number 2006032010001190 of the Map Records of Collin County, Texas;

THENCE North 89 degrees 04 minutes 23 seconds East, 603.80 feet with the North line of said Lot 1, and the South line of said Eldorado Parkway to a 1/2" steel rod set at the Northwest corner of that called 25.3877 acres of land described in a deed to Erwin and James Bogard as recorded in Volume 4957, Page 3591 of the Deed Records of Collin County, Texas;

THENCE South 30 degrees 55 minutes 36 seconds East, 356.53 feet to a 1/2" steel rod set;

THENCE Southeasterly, 311.54 feet with said curve to the left having a radius of 425.00 feet and a central angle of 41 degrees 59 minutes 59 seconds (Chord bears South 51 degrees 55 minutes 36 seconds East, 304.61 feet) to a 1/2" steel rod found for the Point of Tangency;

THENCE South 72 degrees 55 minutes 36 seconds East, 500.00 feet to a point for corner;
THENCE North 66 degrees 19 minutes 24 seconds East, 76.35 feet to a point for corner;
THENCE North 78 degrees 57 minutes 04 seconds East, 96.75 feet to a point for corner;
THENCE South 11 degrees 21 minutes 00 seconds East, 60.37 feet to a point for corner;
THENCE South 41 degrees 05 minutes 09 seconds West, 52.08 feet to a point for corner;
THENCE South 26 degrees 04 minutes 50 seconds West, 60.02 feet to a point for corner;
THENCE South 10 degrees 09 minutes 53 seconds East, 93.30 feet to a point for corner;
THENCE South 08 degrees 08 minutes 48 seconds West, 84.75 feet to a point for corner;
THENCE South 18 degrees 09 minutes 13 seconds East, 29.74 feet to a point for corner;
THENCE South 49 degrees 28 minutes 09 seconds East, 117.48 feet to a point for corner;
THENCE South 53 degrees 32 minutes 41 seconds East, 33.14 feet to a point for corner;
THENCE South 29 degrees 56 minutes 46 seconds West, 47.30 feet to a point for corner;
THENCE South 28 degrees 45 minutes 09 seconds East, 25.81 feet to a point for corner;
THENCE South 69 degrees 44 minutes 23 seconds East, 78.98 feet to a point for corner;
THENCE North 84 degrees 06 minutes 51 seconds East, 73.96 feet to a point for corner;
THENCE North 79 degrees 51 minutes 16 seconds East, 102.28 feet to a point for corner;
THENCE South 86 degrees 26 minutes 34 seconds East, 102.21 feet to a point for corner;
THENCE South 39 degrees 31 minutes 14 seconds East, 73.88 feet to a point for corner;
THENCE South 69 degrees 17 minutes 07 seconds East, 62.38 feet to a point for corner;
THENCE South 75 degrees 21 minutes 50 seconds East, 63.79 feet to a point for corner;
THENCE South 49 degrees 23 minutes 30 seconds East, 56.38 feet to a point for corner;
THENCE South 40 degrees 59 minutes 51 seconds West, 45.02 feet to a point for corner;
THENCE South 45 degrees 23 minutes 33 seconds West, 183.71 feet to a point for corner;
THENCE South 17 degrees 03 minutes 22 seconds East, 99.57 feet to a point for corner;
THENCE South 89 degrees 05 minutes 47 seconds East, 165.70 feet to a point for corner;
THENCE North 67 degrees 48 minutes 55 seconds East, 112.22 feet to a point for corner;

THENCE South 49 degrees 50 minutes 23 seconds East, 70.53 feet to a 1/2" steel rod set for corner, being the Easterly most corner of this, also being in the Northwestly Right-of-Way line of Spur 399, (Variable width R.O.W.);

THENCE South 34 degrees 06 minutes 46 seconds West, 263.21 feet to a 1/2" steel rod set for corner in said Right-of-Way;

THENCE South 21 degrees 05 minutes 28 seconds West, 70.00 feet to a 1/2" steel rod set for corner in said Right-of-Way;

THENCE South 40 degrees 07 minutes 34 seconds West, 290.20 feet to a 5/8" steel rod found for corner in said Right-of-Way;

THENCE South 44 degrees 26 minutes 08 seconds West, 258.53 feet to a 1/2" steel rod found for corner in said Right-of-Way;

THENCE South 45 degrees 59 minutes 03 seconds West, 931.27 feet to a 5/8" steel rod found for corner in said Right-of-Way, being in the South line of the Samuel McFarland Survey, A-558, and the North line of the Joab Butler Survey, A-68;

THENCE North 88 degrees 31 minutes 40 seconds West, 99.52 feet to a 1/2" steel rod set in the North line of Stewart Road (80' R.O.W.);

THENCE North 46 degrees 52 minutes 26 seconds West, 5.24 feet to a 1/2" steel rod set at the Point of Curve;

THENCE Northwestly 521.04 feet along said curve to the left having a radius of 640.00 feet and a central angle of 46 degrees 38 minutes 47 seconds (Chord bears North 70 degrees 11 minutes 49 seconds West, 506.77 feet), to a 1/2" steel rod set at the Southwest corner of said Lot 1, and the Southeast corner of said Greens of McKinney, Phase 2;

THENCE North 19 degrees 13 minutes 45 seconds East, 653.54 feet to a 1/2" steel rod set;
THENCE North 02 degrees 06 minutes 53 seconds East, 283.83 feet to a 1/2" steel rod set;
THENCE North 18 degrees 10 minutes 12 seconds West, 93.80 feet to a 1/2" steel rod set;
THENCE North 38 degrees 27 minutes 17 seconds West, 847.12 feet to a 1/2" steel rod set;
THENCE North 01 degrees 02 minutes 54 seconds West, 902.30 feet to a 1/2" steel rod set;
THENCE North 81 degrees 27 minutes 08 seconds West, 336.84 feet to a 1/2" steel rod set;

THENCE North 01 degrees 08 minutes 32 seconds West, 142.97 feet to the Point of Beginning, containing 73.676 acres of land.

SURVEYOR'S CERTIFICATION

The undersigned, being a registered surveyor of the State of Texas certifies to (i) CEBAM, Inc., their successors and assigns (ii) GEL Fund III Funding, LP (iii) GEL McKinney Phase I LLC (iv) GEL McKinney Phase II LLC (v) Lawyers Title Insurance Corporation (vi) Wells Fargo Bank, N.A., as trustee for the registered holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2007-C1, as follows:

I hereby certify that the survey, entitled "ALTA/ACSM LAND TITLE SURVEY LOTS 2R1, 3R, 4R1 & 5, BLOCK A, OF THE GREENS OF MCKINNEY, SECTION 3, AND LOTS 1 & 3, BLOCK A, OF THE GREENS OF MCKINNEY, SECTION 2, TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS" was prepared from an on the ground survey made under my supervision and that if and the information, courses and distances shown thereon are correct as determined by said survey; that the title lines and lines of actual possession are the same; the size, location and type of buildings and improvements are as shown and all are within the boundary lines and applicable setback lines of the property; the undersigned is not aware of any violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are not any easements or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that there are no encroachments affecting this property other than as shown; that potable and waste water, electric, gas and telephone utilities are located on the tract and appear operational; that portions of the parcel(s) described hereon appear to be located in flood zones "A" and "X", per F.I.R.M. panel number 48085C0295 G, last revision date January 19, 1996, and in zones "A" and "C", per F.I.R.M. panel number GREENS OF MCKINNEY, last revision date February 14, 2002, for which no guarantees are made as to the accuracy thereof, and for which the local F.E.M.A. agent should be contacted for verification; to the extent known by the undersigned, any utility transformers labeled as containing PCB's are specifically noted; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the property has direct access to Medical Center Drive, a public road maintained by Collin County, Texas.

This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

March 12, 2008
Revised March 25, 2008

Ray L. Vannoy
R.P.L.S. No. 1988

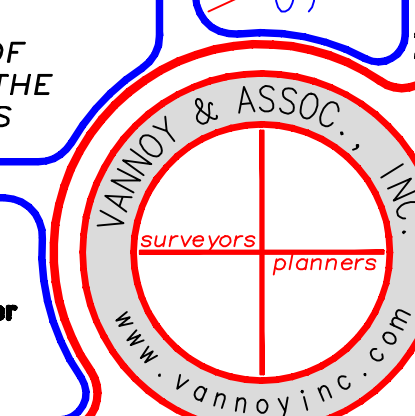
ALTA/ACSM LAND TITLE SURVEY

LOTS 2R1, 3R, 4R1 & 5, BLOCK A, OF THE GREENS OF MCKINNEY SECTION 3, AND LOTS 1 & 3, BLOCK A, OF THE GREENS OF MCKINNEY, SECTION 2, TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED FOR:
McKinney Corners, L.P.,
McKinney Corners, G.P., Inc. General Partner
P. O. Box 1068
Fayetteville, AR 72702

Address: 3191 Medical Center Drive
Drawn By: hat
Sheet 2 of 3
Vannoy Job No.: 0709-069

Vannoy & Assoc., Inc.
Surveyors/Planners
500 N. Valley Mills Dr., Suite 210
Waco, Texas 76710, (254)751-1934
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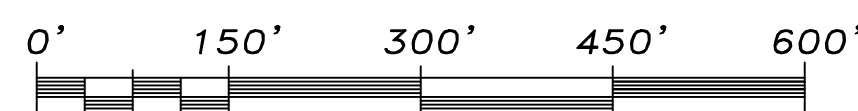


SCHEDULE B NOTES
G.F. No. 07100891-CCNJ

10.c. Drainage easement depicted in Volume 2006, Page 171, Plat Records is shown hereon.
10.d. Easement to Lone Star Gas Company recorded in 279-208 and depicted in Volume 2006, Page 171, Plat Records is shown hereon.
10.e. Easement to City of McKinney in 1590-830 affects and is shown hereon.
10.f. Twenty-four foot (24') access, utility and fireline easement and fifteen foot (15') utility easement depicted in Cabinet O, Slide 176 are shown hereon.
10.g. Sanitary sewer easement in 1989-860 affects and is shown hereon.
10.h. Pipeline easement in 3483-55 affects and is shown hereon.
10.i. Twenty-five foot (25') erosion hazard setback, fifty foot (50') drainage easement, fifteen foot (15') utility easement, twenty-four foot (24') access, utility, and fireline easement, and twenty foot (20') utility easement depicted in Cabinet O, Slide 176 affect subject tracts and are shown hereon.
10.j. Right-of-way easement in 333-212 affects and is shown hereon.
10.k. Easement in 3737-212 affects and is shown hereon.
10.l. Pipeline easement in 515-121 and 2068-265 affects and is shown hereon.
10.m. Sanitary sewer easement in 4149-2877 affects and is shown hereon.

R = 425.00'
D = 41°59'59"
L = 311.54'
CB = S51°55'36"E
304.61'

25.3877 ACRES
ERWIN & JAMES BOGARD
4957-3591



LEGEND

- 1/2" STEEL ROD FOUND
- 1/2" STEEL ROD SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- ✕ SET X MARK
- ▲ R.R. SPIKE FOUND
- △ R.R. SPIKE SET
- BENCHMARK
- CONC. R/W MARKER
- RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- ROP REINFORCED CONC PIPE
- OMP CORRUGATED METAL PIPE
- MTL METAL
- IBL BUILDING SETBACK LINE
- V/C LANDSCAPING
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- ELEC. MANHOLE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT
- GAS LINE
- GAS VALVE
- GAS METER
- CABLE TELEVISION
- OVERHEAD CABLE
- TELEPHONE MANHOLE
- TELEPHONE BOX
- TELEPHONE
- STOP SIGN
- TRAFFIC SIGNAL
- CABLE TELEVISION
- OVERHEAD CABLE
- ELECTRIC METER
- MAN HOLE
- POINT OF INGRESS/EGRESS
- SAN SEWER LINE
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- CATCH BASIN
- CURB INLET
- MONITORING WELL
- TELEPHONE LINE
- OVERHEAD TELEPHONE
- RAY MARK
- TELEPHONE
- TELEPHONE MANHOLE
- SIGN
- STOP SIGN
- TRAFFIC SIGNAL
- CABLE TELEVISION
- OVERHEAD CABLE
- ELECTRIC METER
- MAN HOLE
- POINT OF INGRESS/EGRESS

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| T1 | N66°19'24"E | 76.35' |
| T2 | N78°57'04"E | 96.75' |
| T3 | S11°21'00"E | 60.37' |
| T4 | S41°05'09"W | 52.08' |
| T5 | S26°04'50"W | 60.02' |
| T6 | S10°09'53"E | 93.30' |
| T7 | S08°08'48"W | 84.75' |
| T8 | S18°09'13"E | 29.74' |
| T9 | S49°28'09"E | 117.48' |
| T10 | S53°32'41"E | 33.14' |
| T11 | S29°56'46"W | 47.30' |
| T12 | S10°14'09"W | 60.43' |
| T13 | S28°45'09"E | 25.81' |
| T14 | S69°44'23"E | 78.98' |
| T15 | N84°06'51"E | 73.96' |
| T16 | N79°51'16"E | 102.28' |
| T17 | S66°20'34"E | 102.21' |
| T18 | S39°31'14"E | 73.88' |
| T19 | S60°17'07"E | 62.38' |
| T20 | S75°21'50"E | 63.79' |
| T21 | S49°23'30"E | 56.38' |
| T22 | S40°59'51"W | 45.02' |
| T23 | S45°23'33"W | 183.71' |
| T24 | S17°03'22"E | 99.57' |
| T25 | S89°05'47"E | 165.70' |
| T26 | N67°48'55"E | 112.22' |
| T27 | S49°50'23"E | 70.53' |
| T28 | S34°06'48"W | 263.21' |
| T29 | S21°05'28"W | 70.00' |
| T30 | S01°08'32"E | 123.03' |
| T31 | N01°08'32"E | 142.97' |

| TYPE OF SPACE | TOTAL EXISTING | REQUIRED BY ZONING |
|---------------|----------------|--------------------------|
| REGULAR | 0 | Contact City of McKinney |
| HANDICAP | 0 | Contact City of McKinney |
| TOTAL | 0 | Contact City of McKinney |

THE GREENS OF MCKINNEY, PHASE 2
Doc. Num. 2006032010001190
M.R.C.C.T.

FLOOD DATA This property is in Zones A & C of the Flood Insurance Rate Map, Community Flood Insurance Policy Number 48085C0295 G, last revision date February 14, 2002, and is in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

| UNITS OBSERVED ON SITE | MAXIMUM UNITS PERMITTED BY ZONING |
|------------------------|-----------------------------------|
| 1 | Contact City of McKinney |

