

ZONING DATA
FOR PROPERTY LOCATED WEST OF SANTA MARIA AVENUE

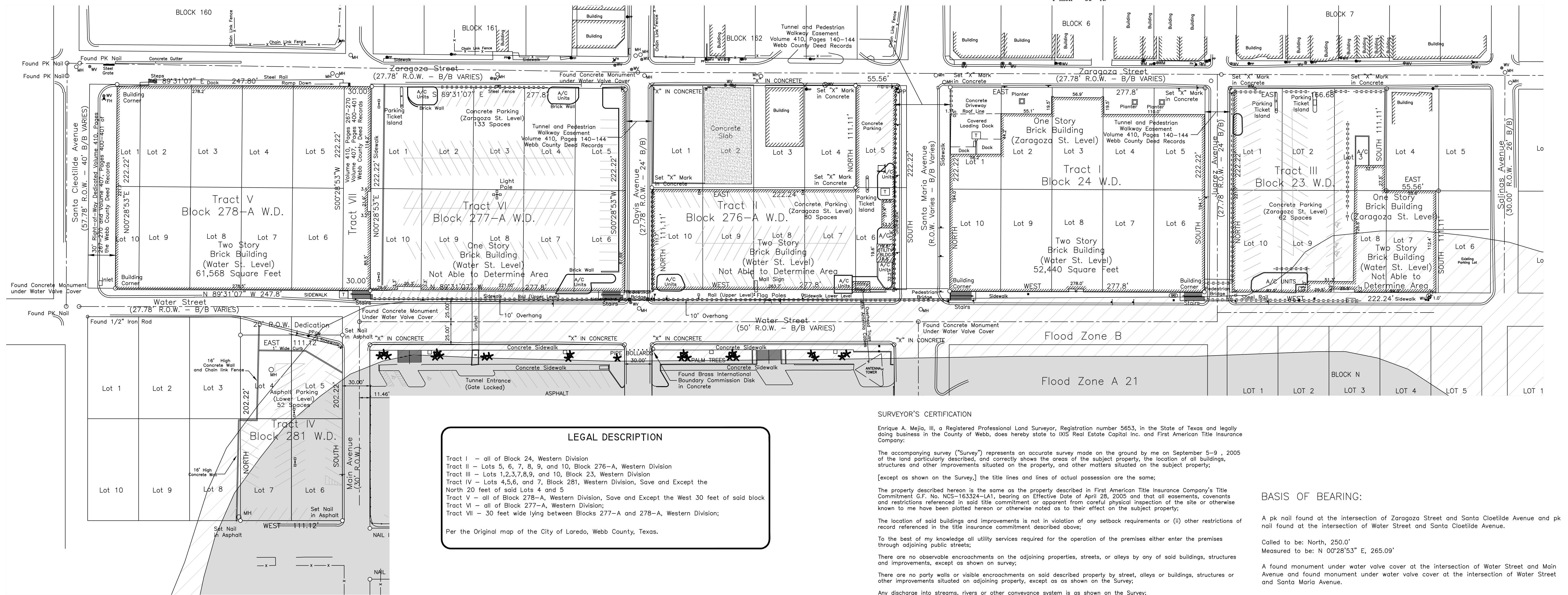
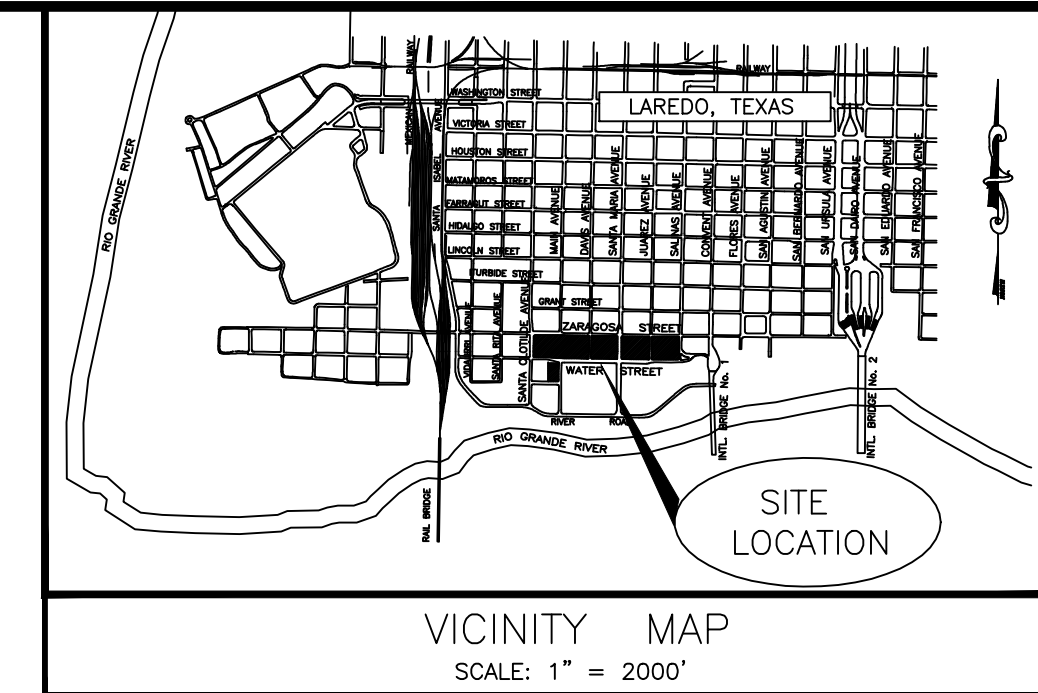
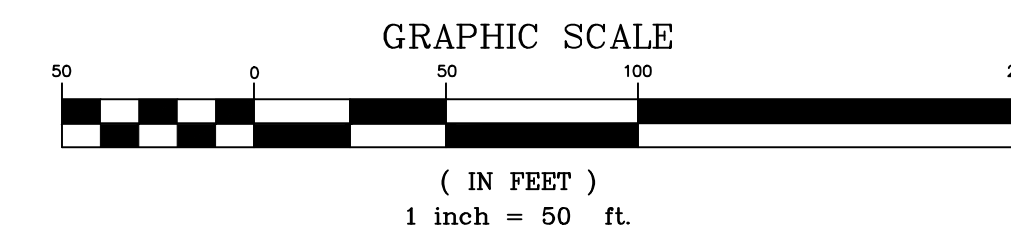
Zoning Classification: Zoned B-3, Community Business District.
Height: Limited to 13 stories or 160 feet
Setbacks: 25 Foot Front Setback
10 Foot Corner Side Setback
10 Foot Interior Side Setback
10 Foot Rear Setback
See section 24-77 of the City of Laredo - Land Development Code, for exceptions
Parking Requirements: See section 24-78 of the City of Laredo - Land Development Code
Source: City of Laredo - Land Development Code

ZONING DATA
FOR PROPERTY LOCATED EAST OF SANTA MARIA AVENUE

Zoning Classification: Zoned CBD, Central Business District
Height: Not Applicable
Setbacks: 0 Foot Front Setback
0 Foot Corner Side Setback
10 Foot Interior Side Setback
10 Foot Rear Setback
See section 24-77 of the City of Laredo - Land Development Code, for exceptions
Parking Requirements: See section 24-78 of the City of Laredo - Land Development Code
Source: City of Laredo - Land Development Code

SPECIAL USE PERMITS (S.U.P.)

For Electronic Displays:
Lot 8, Block 276-A Western Division
Ordinance Number 2003-0-172
Lot 8, Block 24 Western Division
Ordinance Number 2003-0-171
Source: City of Laredo, Planning Department



LEGAL DESCRIPTION

Tract I - all of Block 24, Western Division
Tract II - Lots 5, 6, 7, 8, 9, and 10, Block 276-A, Western Division
Tract III - Lots 1, 2, 3, 7, 8, 9, and 10, Block 23, Western Division
Tract IV - Lots 4, 5, 6, and 7, Block 281, Western Division, Save and Except the North 20 feet of said Lots 4 and 5
Tract V - all of Block 278-A, Western Division, Save and Except the West 30 feet of said block
Tract VI - all of Block 277-A, Western Division;
Tract VII - 30 feet wide lying between Blocks 277-A and 278-A, Western Division;
Per the Original map of the City of Laredo, Webb County, Texas.

SURVEYOR'S CERTIFICATION

Enrique A. Mejia, III, a Registered Professional Land Surveyor, Registration number 5653, in the State of Texas and legally doing business in the County of Webb, does hereby state to IXIS Real Estate Capital Inc. and First American Title Insurance Company:

The accompanying survey ("Survey") represents an accurate survey made on the ground by me on September 5-9, 2005 of the land particularly described, and correctly shows the areas of the subject property, the location of all buildings, structures and other improvements situated on the property, and other matters situated on the subject property;

[except as shown on the Survey,] the title lines and lines of actual possession are the same;

The property described hereon is the same as the property described in First American Title Insurance Company's Title Commitment G.F. No. NCS-163324-LA1, bearing an Effective Date of April 28, 2005 and that all easements, covenants and restrictions referenced in said title commitment or apparent from careful physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property;

The location of said buildings and improvements is not in violation of any setback requirements or (ii) other restrictions of record referenced in the title insurance commitment described above;

To the best of my knowledge all utility services required for the operation of the premises either enter the premises through adjoining public streets;

There are no observable encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and improvements, except as shown on survey;

There are no party walls or visible encroachments on said described property by street, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the Survey;

Any discharge into streams, rivers or other conveyance system is as shown on the Survey;

Said partially lies within Flood Zone "A_21", Flood Zone "B" and Flood Zone "C", as designated by current Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map Community Panel No. 480651-0010_B with a dated of May 17, 1992, in Webb County, Texas, which is the current Flood Insurance Rate Map for the community in which said premise is situated;

The subject property appears to have access to and from a duly dedicated and accepted public street;

[except as shown on the Survey,] the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress;

The total number of striped parking spaces on the subject property is 330, including 3 designated handicap accessible spaces;

The record description of the subject property forms a mathematically closed figure
The parties listed above are entitled to rely on the Survey as being accurate.

This map or plot and the survey on which it is based were made in accordance with laws regulating surveying in the State of Texas and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999 and includes Items 1, 2, 3, 4, 6, 7(c), 7(d)(1), and 7(c), 8, 9, 10, 11(c), 13, 14 and 15 in Table A thereof. Pursuant to the Accuracy Standards adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements which control Land Boundaries for ALTA/ACSM Land Title Surveys".

Enrique A. Mejia III, R.P.L.S.
Registered Professional Land Surveyor No. 5653

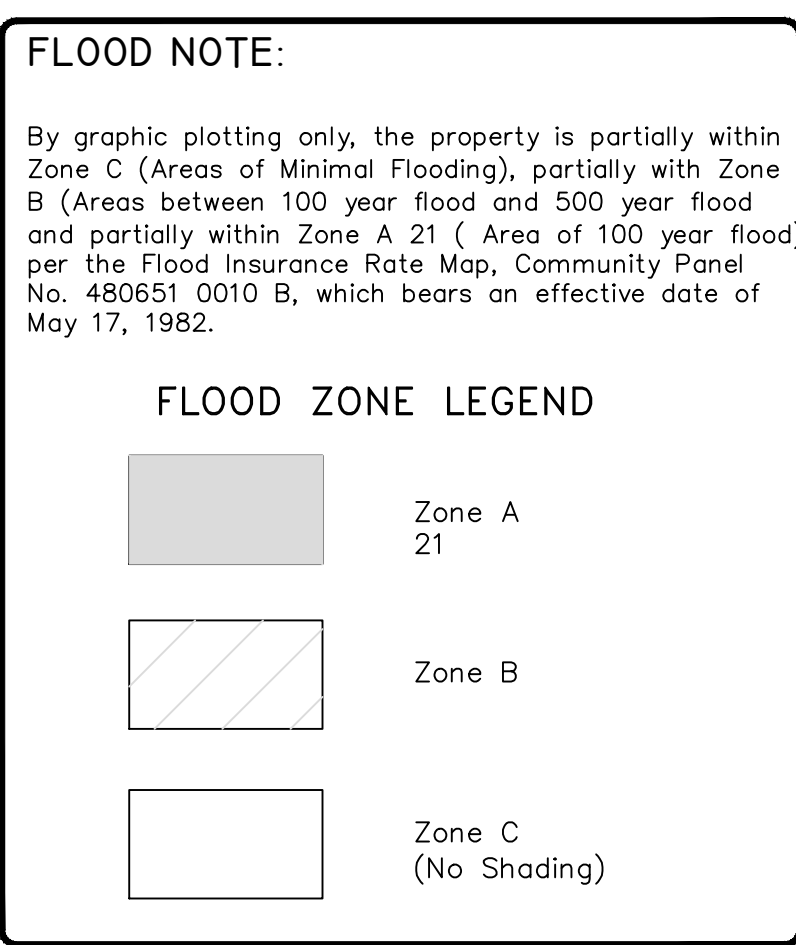
BASIS OF BEARING:

A pk nail found at the intersection of Zaragoza Street and Santa Cloetilde Avenue and pk nail found at the intersection of Water Street and Santa Maria Avenue.

Called to be: North, 250.0'
Measured to be: N 00°28'53" E, 265.09'

A found monument under water valve cover at the intersection of Water Street and Main Avenue and found monument under water valve cover at the intersection of Water Street and Santa Maria Avenue.

Called to be: East, No distance called.
Measured to be: East, 734.56'



PARKING SUMMARY:

PARKING SPACES:	327
ACCESSIBLE PARKING SPACES:	3
TOTAL NUMBER OF PARKING SPACES:	330

NOTE:
Building area shown, is for the footprint of the building and is calculated from outside of building dimensions.

LEGEND

● POWER POLE	N NORTH	○ S.I.R. = SET 1/2 INCH IRON ROD
□ LIGHT POLE	S SOUTH	○ F.I.R. = FOUND 1/2 INCH IRON ROD
⊞ ELECTRICAL TRANSFORMER	E EAST	○ MON. = CONCRETE MONUMENT
⊞ GUY WIRE	W WEST	○ P.K. = FOUND P.K. NAIL
⊞ TELEPHONE PEDESTAL	DEGREES	WEST 292.24' Boundary Dimensions
⊞ CABLE TELEVISION RISER	FEET OR MINUTES	263.7' Building Dimensions
⊞ WATER METER	" INCHES OR SECONDS	Building Walls
⊞ FIRE HYDRANT	B/B BACK OF CURB TO BACK OF CURB	
A/C AIR CONDITIONING UNIT	-o-o-o-o- Steel Rail	
⊞ SEWER MANHOLE	↑ Street Sign	

ALTA SURVEY OF

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Per the Original map of the City of Laredo, Webb County, Texas.

Based upon Title Commitment G.F. No. NCS-163324-LA1 issued by First American Title Insurance Company Bearing an Effective Date of April 28, 2005.

Mejia & Ruiz
Land Surveyors
101 West Hillside, Suite 10
Laredo, Texas 78041
Phone: (956) 724-8423
Fax: (956) 724-7208

DATE: 10-31-05
DRAWN BY: EAM
CHECKED BY: EAM
JOB No. 050499

FILE: 050499 E Portal ALTA Survey.dwg