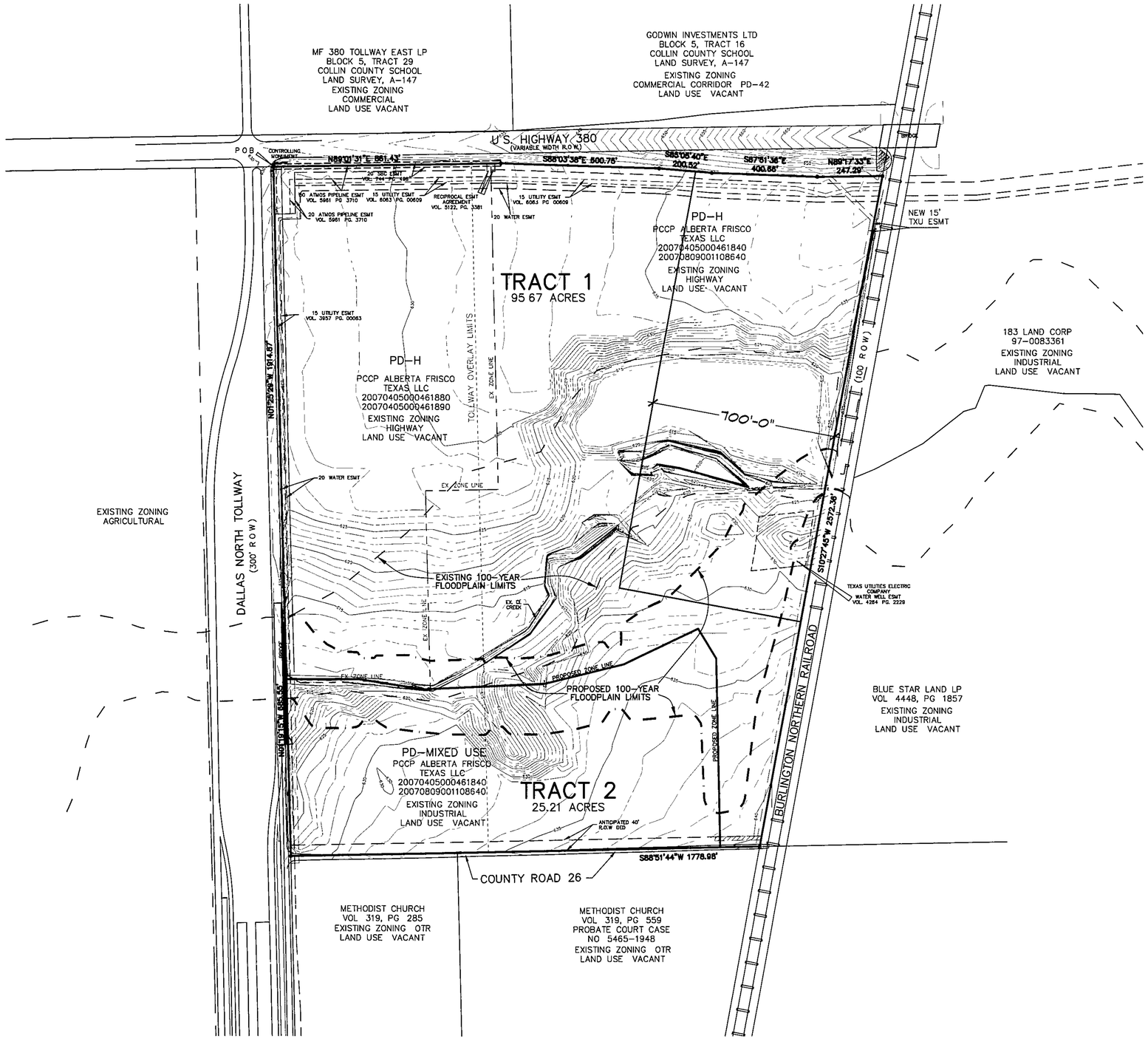

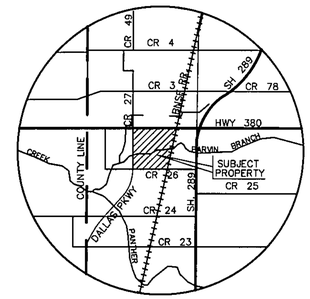

LOCATION MAP
MAPSCO PAGE 256/355

LEGAL DESCRIPTION

BEING a parcel of land located in the City of Frisco, Collin County, Texas, a part of the GERMAN EMIGRATION COMPANY SURVEY, ABSTRACT NO 358, and being all of that called 32 28 acre parcel of land conveyed to PCCP Alberta Frisco Texas, LLC, as recorded in County Clerk's File No 20070405000461880 and 20070405000461890, Deed Records Collin County, Texas, and also being all of that called 88 60 acre parcel of land conveyed to PCCP Alberta Frisco Texas, LLC, as recorded in County Clerk's File No's 20070405000461840 and 20070809001108640, Deed Records Collin County, Texas, and being further described as follows

BEGINNING at a five-eighths inch iron rod found at the northwest corner of called 32 28 acre tract, said point also being at the intersection of the east line of the Dallas North Tollway (a 300 foot right-of-way) with the south line of U S Highway 380 (a variable width right-of-way),

THENCE along the south line of U S Highway 380 as follows
North 89 degrees 01 minutes 31 seconds East, 861 43 feet to an aluminum disc monument found for corner,
South 88 degrees 03 minutes 38 seconds East, 600 75 feet to an aluminum disc monument found for corner,
South 85 degrees 05 minutes 40 seconds East, 200 52 feet to an aluminum disc monument found for corner,
South 87 degrees 51 minutes 36 seconds East, 400 66 feet to a five-eighths inch iron rod found for corner;
North 89 degrees 17 minutes 33 seconds East, 247 29 feet to a five-eighths inch iron rod found at the northeast corner of called 88 60 acre tract, said point also being in the west line of St Louis and Santa Fe Railroad (a 100 foot right-of-way),

THENCE South 10 degrees 27 minutes 45 seconds West, 2,572 36 feet along the east line of called 88 60 acre tract and the west line of St Louis and Santa Fe Railroad to a one-half inch iron rod found at the southeast corner of called 88 60 acre tract,

THENCE South 88 degrees 51 minutes 44 seconds West, 1,778 98 feet along the south line of called 88 60 acre tract to a one-half inch iron rod found at the southwest corner of called 88 60 acre tract, said point also being in the east line of the Dallas North Tollway,

THENCE along the east line of the Dallas North Tollway as follows
North 01 degrees 19 minutes 15 seconds West, 685 55 feet to a point for corner,
North 01 degrees 25 minutes 29 seconds West, 1914 87 feet to the POINT OF BEGINNING
and containing 5,265,696 square feet or 120 88 acres of land

"This document was prepared under 22 TAC 663 23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared"

200 100 0 200 400
1" = 200' - 0"

EXHIBIT A: for Z#07-0025

FRISCO CROSSING

SEC HWY 380 AND DALLAS NORTH TOLLWAY

120 88 GROSS ACRES
OUT OF THE GERMAN EMIGRATION COMPANY SURVEY,
ABSTRACT NO 358
CITY OF FRISCO,
COLLIN COUNTY, TEXAS

PCCP ALBERTA FRISCO TEXAS, LLC. — APPLICANT/OWNER
5460 South Quebec St. #100
Greenwood Village, Colorado 80111
(303)771-4004
Fax: (303)771-4086

JPRA ARCHITECTS — ARCHITECT
31000 Northwestern Hwy. #100
Farmington Hills, MI 48334
(248)737-0180
Fax: (248)737-9161

JBI PARTNERS, INC. — PLANNER/SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
(972)248-7676
Fax: (972)248-1414

NOVEMBER 6, 2009

Note The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment The alignment is determined at time of final plat

Plotted by sbacak Plot Date 11/9/2009 8 26 AM
Drawing H:\Projects\ADP001\dwg\ADP001-Zoning Ex A.dwg Saved By sbacak Save Time 11/9/2009 8 26 AM