

All expenses in the construction and maintenance of said main or mains and appurtenances shall be borne by the City. In the construction of said main or mains and appurtenances, should the City find it necessary to remove any improvements now on the above-described property, all of those expenses shall also be borne by the City. Upon completion of construction, all surplus excavation, debris, trash or litter resulting from construction shall be cleaned up and hauled off the premises, and the easement property, including any fences disturbed, shall be restored to its original contour and condition.

Nothing in this easement shall be construed as a waiver by the City of any connection charge or charges imposed by ordinance or Charter of the City of Dallas.

SPECIAL PROVISIONS: "None".

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this _____ day of _____, _____.

CI DAL I-V, LLC,
a Delaware limited liability company

By: _____
Name: Lew Friedland
Title: Managing Director

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Lew Friedland, Managing Director of CI DAL I-V, LLC, a Delaware limited liability
company, on behalf of said limited liability company.

Notary Public, State of Texas

* * * * *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Mark Proctor
Water Easement Log No. 39799

EXHIBIT "A"
PAGE 1 OF 3
PARCEL 1-PE
PERMANENT EASEMENT
COBALT INDUSTRIAL REIT
0.0319 ACRES (1,389 SQUARE FEET)
MARTHA P. GREEN SURVEY, ABSTRACT NO. 519
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

DESCRIPTION

BEING a 0.0319 acre (1,389 square feet) tract of land situated in the Martha P. Green Survey, Abstract No. 519, in the City of Carrollton, Dallas County, Texas, and being a portion of a tract of land conveyed to Cobalt Industrial REIT according to the Special Warranty Deed recorded in Instrument Number 200600318009 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being a portion of Plaza 35, an addition to the City of Carrollton, Texas, according to the plat thereof recorded in Volume 79234, Page 409 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the most easterly corner of said Cobalt Industrial REIT tract, same being the most easterly corner of said Plaza 35, and being in the southwest right-of-way line of Broadway Street (variable width right-of-way), and being in the northwest line of Hutton Branch Channel (no recording information found);

THENCE S 55°50'01" W (plat~S 56°52'35" W), departing the southwesterly right-of-way line of said Broadway Street and with the southeast line of said Cobalt Industrial REIT tract and the northwest line of said Hutton Branch Channel, 30.02 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 31°57'48" W, departing the southeast line of said Cobalt Industrial REIT tract and the northwest line of said Hutton Branch Channel, 34.14 feet to an "X" set cut in concrete for corner;

THENCE N 17°40'43" E, 39.37 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the northeast line of said Cobalt Industrial REIT tract, same being the southwest right-of-way line of said Broadway Street;

THENCE S 31°57'48" E (plat~S 30°56' E), with the northeast line of said Cobalt Industrial REIT tract and the southwest right-of-way line of said Broadway Street, 58.48 feet to the POINT OF BEGINNING and containing 0.0319 acres (1,389 square feet) of land, more or less.

FIELD NOTES APPROVED:

pkc 5/1/13



Dallas Water Utilities
 72-inch ELM FORK TO HARRY HINES
 72-inch ALIGNMENT

INDM NATHAN D. MAIER
 CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8080 Park Lane / Suite 600
 Dallas, Texas 75231 / (214) 739-4741

AECOM

AECOM TECHNICAL SERVICES INC, TX
 16000 DALLAS PARKWAY, SUITE 350
 DALLAS, TEXAS 75248
 WWW.AECOM.COM
 TBPE REG. NO. F-3082

03/29/2013

PARCEL 1-PE.dwg

EXHIBIT "A"
 PAGE 2 OF 3
PARCEL 1-PE
PERMANENT EASEMENT
 COBALT INDUSTRIAL REIT
 0.0319 ACRES (1,389 SQUARE FEET)
 MARTHA P. GREEN SURVEY, ABSTRACT NO. 519
 CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



 John L. Melton, R.P.L.S. No. 4268
 Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DUNP-g0811 and DML2-g0811 were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

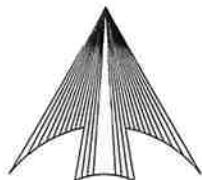
NDM
 NATHAN D. MAIER
 CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00
 Two Northpark / 8080 Park Lane / Suite 600
 Dallas, Texas 75231 / (214) 739-4741

Dallas Water Utilities
 72-inch ELM FORK TO HARRY HINES
 72-inch ALIGNMENT

AECOM
 AECOM TECHNICAL SERVICES INC, TX
 16000 DALLAS PARKWAY, SUITE 350
 DALLAS, TEXAS 75248
 WWW.AECOM.COM
 TBPE REG. NO. F-3082

03/29/2013 PARCEL 1-PE.dwg

EXHIBIT "A"
PAGE 3 OF 3
PARCEL 1-PE
PERMANENT EASEMENT
COBALT INDUSTRIAL REIT
0.0319 ACRES (1,389 SQUARE FEET)
MARTHA P. GREEN SURVEY, ABSTRACT NO. 519
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS



NORTH

SCALE: 1"=60'

COBALT INDUSTRIAL REIT
INST. NO. 200600318009
O.P.R.D.C.T.

PLAZA 35
VOL. 79234, PG. 409
D.R.D.C.T.

10' WATERLINE ESMT.
VOL. 79234, PG. 409
D.R.D.C.T.

10' UTILITY ESMT.
VOL. 79234, PG. 409
D.R.D.C.T.

"X" FND. IN CONC.
(CM)

N 31°57'48" W 1132.55'

0.0319 ACRES
1,389 SQ. FT.

N 17°40'43" E
39.37'

N 31°57'48" W
34.14'

1/2" IRS
W/CAP

(PLAT~S 30°56' E)

S 31°57'48" E

58.48'

POINT OF
BEGINNING

1/2" IRF
(CM)

(PLAT~S 56°52'35" W)

S 55°50'01" W

30.02'

"X" SET

1/2" IRS
W/CAP

S 55°50'01" W 447.35'

1/2" IRF
W/HALFF CAP
(CM)

BROADWAY STREET
(VARIABLE WIDTH R.O.W.)

HUTTON BRANCH CHANNEL
CITY OF CARROLLTON

R.O.W. DEDICATION
VOL. 92068, PG. 2750
D.R.D.C.T.

REALTY INCOME TEXAS PROPERTIES, L.P.
VOL. 2003256, PG. 11857
D.R.D.C.T.

LOT 2

JARMON ADDITION, PHASE I
VOL. 92068, PG. 2750
D.R.D.C.T.

ABBREVIATION LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
C.L.	CENTERLINE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

Dallas Water Utilities
72-inch ELM FORK TO HARRY HINES
72-inch ALIGNMENT



NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00



AECOM TECHNICAL SERVICES INC, TX
16000 DALLAS PARKWAY, SUITE 350
DALLAS, TEXAS 75248
WWW.AECOM.COM
TBPE REG. NO. F-3082