

NOTE: Regarding Place of Sale for this Foreclosure Sale, please see Special Note on p. 3.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**STATE OF TEXAS §
 §
COUNTY OF DALLAS §**

Date: February 9, 2026

Borrowers: **PACIFIC OAK SOR PALISADES I, LLC**
(f/k/a JP-Palisades I, LLC),
a Texas limited liability company

and

PACIFIC OAK SOR PALISADES II, LLC
(f/k/a JP-Palisades II, LLC),
a Texas limited liability company

Borrowers' Address: c/o KBS Capital Advisors LLC
800 Newport Center Drive, Suite 100
Newport Beach, California 92660
Attn: Brian Ragsdale and Jack Hall

Holder: **NEXBANK,**
a Texas state bank

Holder's Address: 2515 McKinney Avenue
Suite 1100
Dallas Texas 75201

Substitute Trustees: Mark Patterson, James Billingsley, Veronica C. Law, Cahlen Cheatham, Rich Marshall, and Kristi Bracey, each of whom is an individual and may act alone or together (each a "Substitute Trustee")

Substitute Trustees' Address: c/o Duane Morris LLP
200 Crescent Court, Suite 900
Dallas, Texas 75201-1514
Attention: Mark L. Patterson, Esq.

Deed of Trust: Deed of Trust, Assignment of Leases and Rents, Security Agreement, Fixture Filing and Financing Statement

Date: November 1, 2018

Original Grantors: JP-PALISADES I, LLC, a Texas limited liability company, JP-PALISADES II, LLC, a Texas limited liability company, JP-PALISADES GREENWAY I, LLC, a Texas limited liability company, and JP-PALISADES GREENWAY III, LLC, a Texas limited liability company

Original Beneficiary: NEXBANK SSB,
a Texas state bank

Successor Trustee: Rhett Miller, an individual
(who has been replaced)

Secures: Obligations under that certain Amended and Restated Promissory Note, dated November 1, 2022 (the "Note"), in the stated principal amount of \$39,000,000.00, executed by Borrowers in favor of Holder, the Note currently held by Holder, and all other indebtedness described in the Deed of Trust.

Recording Info: Recorded on November 2, 2018, as Instrument Number 201800292073, in the Official Public Records of Dallas County, Texas (the "Records"), as modified pursuant to that certain Deed of Trust Modification Agreement and Partial Release of Lien executed by Holder as of December 27, 2022 but effective as of January 24, 2022 (the "Partial Release"), recorded on February 22, 2023, as Instrument Number 202300033586 in the Records.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described in Exhibits A-1, A-2, A-3 and A-4, collectively, attached hereto and made a part hereof for all purposes; however, the description of the real property,

improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale (as defined below) will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust, **SAVE AND EXCEPT ANY AND ALL REAL PROPERTY THAT HAS BEEN RELEASED OF RECORD BY ORIGINAL BENEFICIARY OR HOLDER FROM THE LIEN OF THE DEED OF TRUST AS DESCRIBED ON EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES (THE SAME REFERENCING, FOR CONVENIENCE ONLY, THAT CERTAIN REAL PROPERTY RELEASED FROM THE DEED OF TRUST PURSUANT TO THE PARTIAL RELEASE).**

Foreclosure Sale

Date of Sale:

Tuesday, March 3, 2026

Time of Sale:

The sale of the Property will take place between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the sale will take place is 1:00 P.M., and the sale will commence within three hours of such time.

Special Note
Regarding Place of Sale:

Because the Property is located in two (2) counties (i.e., Dallas and Collin Counties), pursuant to Section 51.002(a) of the Texas Property Code, the Foreclosure Sale may be made in any county in which the Property is located. Holder has instructed Substitute Trustees, or any one of them acting alone, to conduct the Foreclosure Sale in Dallas County, Texas, at the Place of Sale designated below.

Place of Sale:

George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, at the area outside on the north side of the Building and facing Commerce Street below the overhang or, if the preceding area is no longer the designated area, at the area most recently designated by the Commissioners Court of Dallas County, Texas, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or as otherwise designated by the Dallas County Commissioners.

Holder, the present owner and holder of the Note, has appointed Mark Patterson, James Billingsley, Veronica C. Law, Cahlen Cheatham, Rich Marshall, and Kristi Bracey, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. The Note evidences a loan (the "**Loan**"), secured by the Deed of Trust and further evidenced and/or secured by the other documents in connection therewith (collectively, the "**Loan Documents**"). The Loan has matured according to its terms and, accordingly, the indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Holder's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Pursuant, in part, to Section 51.009 of the Texas Property Code, notice is hereby given that on the Date of Sale, Substitute Trustees, or any one of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, in "AS IS, WHERE IS" condition, without any express or implied warranties (except as to the warranties [if any] provided for under the Deed of Trust), at the purchaser's own risk, expressly subject to any valid leases of the Property (which leases shall not terminate as a result of the Foreclosure Sale), and further expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his or her option, postpone the Foreclosure Sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the Foreclosure Sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the Foreclosure Sale shall be concluded by no later than 3:45 p.m. local time on the Date of Sale. If Holder postpones the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee conducting the Foreclosure Sale reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened by the Substitute Trustee.

Pursuant to the endorsements, assignments and/or transfers of the Loan Documents as described herein, Holder is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Holder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Dallas County, Texas

(including just prior to the Foreclosure Sale). You may contact Mr. Steve Eberhardt, Senior Vice President, NexBank, 2515 McKinney Avenue, Suite 1100, Dallas, Texas 75201, e-mail address steve.eberhardt@nexbank.com, to determine whether Holder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if it has, to obtain the name, address and other contact information of the successor holder of the Note.

[END OF TEXT – SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS]

Mark Patterson

MARK PATTERSON,
As Substitute Trustee

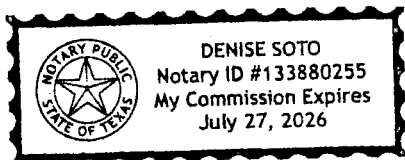
STATE OF TEXAS

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COUNTY OF DALLAS

Before me, Denise Soto, Notary Public, on this day personally appeared Mark Patterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of February, 2026.



Denise Soto
Notary Public, State of Texas
Print Name: Denise Soto
My Commission Expires: July 27, 2026

[AFFIX NOTARY STAMP ABOVE]

After filing return to:

DUANE MORRIS LLP
200 Crescent Court, Suite 900
Dallas, Texas 75201-1514
Attn: Mark Patterson, Esq.
Office: (214) 257-7200
Fax: (214) 257-7201

Exhibit A-1

LEGAL DESCRIPTION OF THE PALISADES I LAND

Parcel C - Palisades I

Tract 1: (Fee Simple)

BEING a tract of land situated in the John U. Vance Survey, Abstract No. 1513, City of Richardson, Dallas County, Texas and being part of Lot 1, Block A, Second Replat Palisades Central, an addition to the City of Richardson, Texas according to the plat recorded in Volume 85164, Page 2204, Deed Records of Dallas County, Texas; same being part of a called 5.9533 acre tract of land described as Tract 1 in Special Warranty Deed to JP-Palisades I, LLC recorded in Instrument No. 20111123001274290, Land Records, Collin County, Texas and Clerk's File No. 201100307789, Real Property Records, Dallas County, Texas, and being all of Lot 1, Block T, Palisades Town Central, an addition to the City of Richardson, Texas according to the plat recorded in Volume 2015, Page 472, Official Public Records of Collin County, Texas and in Instrument No. 201500222136, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found at the intersection of the west right-of-way line of US Highway 75 (Central Expressway) (a variable width right-of-way) with the north right-of-way line of Palisades Boulevard (a 60-foot wide right-of-way) for the beginning of a non-tangent curve to the left having a central angle of 20° 57' 14", a radius of 360.00 feet a chord bearing and distance of North 80° 19' 00" West, 130.92 feet;

THENCE with said north right-of-way line of Palisades Boulevard, the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 131.66 feet to a 1/2" iron rod with plastic cap stamped "RLG" found for corner;

South 89° 12' 23" West, a distance of 562.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the southwest corner of said Lot 1, Block T;

THENCE departing said north right-of-way line and with the east line of South Gate Drive (a private street, access and utility easement), the following courses and distances to wit:

North 0° 46' 26" West, a distance of 175.19 feet to a "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 19° 49' 45", a radius of 230.50 feet, a chord bearing and distance of North 9° 08' 27" East, 79.38 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 79.77 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the westernmost northwest corner of Lot 1, Block T and the beginning of a compound curve to the right having a central angle of 38° 09' 48", a radius of 57.00 feet a chord bearing and distance of North 38° 08' 13" East, 37.27 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 37.97 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the westernmost northwest corner of said Lot 1, Block T, at the beginning of a non-tangent curve to the left having a central angle of 21° 20' 07", a radius of 470.00 feet, a chord bearing and distance of South 80° 06' 23" East, 174.01 feet;

THENCE with the south line of Empire Drive (a private street, access and utility easement), the following courses and distances to wit:

In a southeasterly direction, with said curve to the left, an arc distance of 175.02 feet to a 1/2" iron rod with plastic cap stamped "RLG" found for corner;

North 89° 13' 34" East, a distance of 20.44 feet to a 1/2" iron rod with plastic cap stamped "RLG" found at the beginning of a tangent curve to the left having a central angle of 47° 35' 22", a radius of 350.00 feet, a chord bearing and distance of North 65° 25' 53" East, 282.42 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 290.71 feet to a "X" cut in concrete found at the beginning of a compound curve to the left having a central angle of 2° 03' 42", a radius of 1150.00 feet, a chord bearing and distance of North 40° 36' 23" East, 41.38 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 41.38 feet to a 1/2" iron rod with plastic cap stamped "RLG" found at the northernmost northwest corner of said Lot 1, Block T;

THENCE departing said east line of Empire Drive with the north line of said Lot 1, Block T, North 89° 13' 34" East, a distance of 335.40 feet to a 1/2" iron rod with plastic cap stamped "RLG" found in said northwest right-of-way line of US Highway 75, at the northeast corner of said Lot 1, Block T and at the beginning of a non tangent curve to the right having a central angle of 1° 27' 41", a radius of 5574.65 feet, a chord bearing and distance of South 19° 26' 58" West, 142.19 feet;

THENCE with said northwest right-of-way line, the following courses and distances to wit: In a southwesterly direction, with said curve to the right, an arc distance of 142.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 20° 10' 49" West, a distance of 305.52 feet to the POINT OF BEGINNING and containing 5.685 acres or 247,617 square feet of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2: (Easement Estate)

Being non-exclusive easements for vehicular and pedestrian ingress, egress and regress over, across, through and along private roads described in the Declaration of Covenants, Conditions and Restrictions And Establishment of Easements for Palisades Central executed by JP-Palisades III, LLC, a Texas limited liability company, dated August 19, 2015, filed August 20, 2015, and recorded under Clerk's File No. 201500223523, Real Property Records, Dallas County, Texas, and under Clerk's File No. 20150820001052650, Real Property Records, Collin County, Texas; as affected by correction filed August 24, 2015, and recorded under Clerk's File No. 201500225525, Real Property Records, Dallas County, Texas, and under Clerk's File No. 20150824001066450, Real Property Records, Collin County, Texas; and as affected by Supplemental Declaration filed November 3, 2015, and recorded under Clerk's File No. 201500294690, Real Property Records, Dallas County, Texas, and under Clerk's File No. 20151104001397780, Real Property Records, Collin County, Texas.

Tract 3: (Easement Estate)

Non-Exclusive Parking Easement created in Declaration of Parking Easement, executed by JP-Palisades III, LLC, dated August 19, 2015, filed August 25, 2015, recorded under Clerk's File No. 201500227577, Real Property Records, Dallas County, Texas and under Clerk's File No. 20150825001072240, Real Property Records, Collin County, Texas, over and across the following described property:

BEING a tract of land situated in the John U. Vance Survey, Abstract No. 1513, City of Richardson, Dallas County, Texas and being part of Lot 1, Block A of Palisades Central, an addition to the City of

Richardson, Dallas County, Texas according to the plat recorded in Volume 85164, Page 2204 of the Deed Records of Dallas County, Texas; same being part of a called 1.9555 acre tract of land described in Special Warranty Deed to JP-Palisades III, LLC recorded Instrument No. 201400102999 of the Official Public Records of Dallas County, Texas and Instrument No. 20140428000407980 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with "KHA" cap set at the north corner of a right-of-way corner clip at the intersection of the south right-of-way line of Palisades Boulevard (a 60-foot wide right-of-way) with the west right-of-way line of US Highway 75 (Central Expressway) (a variable width right-of-way); from which a 1/2" iron rod with cap found for reference bears South 38° 53' East, a distance of 0.4 feet;

THENCE with said right-of-way corner clip, South 28° 17' 31" East, a distance of 13.82 feet to a 1/2" iron rod with cap found for corner in the said west right-of-way line of US Highway 75;

THENCE said west right-of-way line of US Highway 75, South 20° 07' 32" West, a distance of 127.29 feet to a 1/2" iron rod with cap found at the intersection of said west right-of-way line of US Highway 75 and the north right-of-way line of Galatyn Parkway (a variable width right-of-way); same being the beginning of a non-tangent curve to the left having a central angle of 13° 08' 54", a radius of 450.00 feet, a chord bearing and distance of North 84° 12' 22" West, 103.04 feet;

THENCE with said north right-of-way line of Galatyn Parkway, the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 103.27 feet to a PK nail found for corner; South 89° 13' 10" West, a distance of 304.08 feet to a 1/2" iron rod with cap found at the southeast corner of a tract of land described in Special Warranty Deed to the City of Richardson, Texas recorded in Instrument No. 200900312585 of the Official Public Records of Dallas County, Texas;

THENCE with said east line of the City of Richardson tract; North 0° 47' 37" West, a distance of 128.13 feet to an "X" cut in concrete found for corner in said south right-of-way line of Palisades Boulevard;

THENCE with said south right-of-way line of Palisades Boulevard, the following courses and distances:

North 89° 12' 23" East, a distance of 373.15 feet to an "X" cut in concrete found at the beginning of a tangent curve to the right having a central angle of 13° 57' 30", a radius of 300.00 feet, a chord bearing and distance of South 83° 48' 50" East, 72.91 feet;

In a southeasterly direction with said curve to the right, an arc distance of 73.09 feet to the POINT OF BEGINNING and containing 1.282 acres or 55,850 square feet of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Purported Street Address of Palisades I:

2425 N. Central Expressway
Richardson, Dallas County, TX 75080

Exhibit A-2

LEGAL DESCRIPTION OF THE PALISADES II LAND

Parcel D - Palisades II

Tract I: (Fee Simple)

BEING a tract of land situated in the John U. Vance Survey, Abstract No. 942, Collin County, Texas and the John U. Vance Survey, Abstract No. 1513, Dallas County, Texas and being part of Lot 3, Block A, Second Replat Palisades Central, an addition to the City of Richardson, Texas according to the plat recorded in Cabinet F, Page 268, Map Records of Collin County, Texas; same being part of a tract of land described as Tract I in Special Warranty Deed to JP-Palisades II, LLC recorded in Instrument No. 2011123001274300, Land Records, Collin County, Texas and under Clerk's File No. 201100307790, Real Property Records of Dallas County, Texas, and being all of Lot 2, Block S, Palisades Town Central, an addition to the City of Richardson, Texas according to the plat recorded in Volume 2015, Page 472, Official Public Records of Collin County, Texas and in Instrument No. 201500222136, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "RLG" found in the northwest line of Empire Drive (a private street, access and utility easement) at the easternmost corner of said Lot 2, Block S and at the beginning of a curve to the right having a central angle of 17° 53' 20", a radius of 1050.00 feet, a chord bearing and distance of South 32° 41' 32" West, 326.50 feet;

THENCE with said northwest line, the following courses and distances to wit:

In a southwesterly direction, with said curve to the right, an arc distance of 327.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the right having a central angle of 19° 50' 39", a radius of 250.00 feet, a chord bearing and distance of South 51° 33' 32" West, 86.15 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 86.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the southernmost corner of said Lot 2, Block S, from which a 1/2" iron rod found bears North 87° 34' East, a distance of 1.3 feet;

THENCE departing said northwest line and with the southwest, west and northwest lines of said Lot 2, Block S, the following courses and distances to wit:

North 45° 23' 56" West, a distance of 207.94 feet to a point in a creek for corner;

North 44° 36' 04" East, a distance of 35.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner; North 45° 23' 56" West, a distance of 114.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner; North 0° 23' 56" West, a distance of 128.12 feet to an "X" cut in concrete set for corner;

North 44° 36' 04" East, a distance of 93.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the south line of Lot 13, Block X, Palisades Town Center, at the northernmost northwest corner of said Lot 2, Block S and at the beginning of a non-tangent curve to the left having a central angle of 10° 11' 27", a radius of 254.46 feet, a chord bearing and distance of North 63° 24' 42" East, 45.20 feet;

THENCE with the north line of said Lot 2, Block S, the following courses and distances to wit: In a northeasterly direction, with said curve to the left, an arc distance of 45.26 feet to a "X" cut in concrete

set at the beginning of a compound curve to the left having a central angle of 19° 28' 55", a radius of 413.31 feet, a chord bearing and distance of North 48° 34' 31" East, 139.86 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 140.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 38° 50' 03" East, a distance of 2.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the northernmost corner of said Lot 2, Block S;

THENCE with the northeast line of said Lot 2, Block S, South 45° 23' 56" East, a distance of 332.03 feet to the POINT OF BEGINNING and containing 3.401 acres or 148,133 square feet of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2: (Easement Estate)

Being non-exclusive easements for vehicular and pedestrian ingress, egress and regress over, across, through and along private roads described in the Declaration of Covenants, Conditions and Restrictions And Establishment of Easements for Palisades Central executed by JP-Palisades III, LLC, a Texas limited liability company, dated August 19, 2015, filed August 20, 2015, and recorded under Clerk's File No. 201500223523, Real Property Records, Dallas County, Texas, and under Clerk's File No. 20150820001052650, Real Property Records, Collin County, Texas; as affected by correction filed August 24, 2015, and recorded under Clerk's File No. 201500225525, Real Property Records, Dallas County, Texas, and under Clerk's File No. 20150824001066450, Real Property Records, Collin County, Texas; and as affected by Supplemental Declaration filed November 3, 2015, and recorded under Clerk's File No. 201500294690, Real Property Records, Dallas County, Texas, and under Clerk's File No. 20151104001397780, Real Property Records, Collin County, Texas.

Purported Street Address of Palisades II:

2435 N. Central Expressway
Richardson, Dallas and Collin County, TX 75080

Exhibit A-3

LEGAL DESCRIPTION OF THE GREENWAY I LAND

Parcel A - Greenway I

Tract 1: (Fee Simple)

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE A.T. NANNY SURVEY, ABSTRACT NO. 1093, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, SAID TRACT BEING LOT 1, BLOCK 4 GREENWAY, AN ADDITION TO THE CITY OF RICHARDSON, ACCORDING TO THE PLAT RECORDED IN VOLUME 83006, PAGE 1314, DEED RECORDS, DALLAS COUNTY, TEXAS AS CONVEYED TO JP-GREENWAY I, LLC BY DEED RECORDED IN INSTRUMENT NO. 201100307786, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CHISELED "X" IN CONCRETE FOUND FOR CORNER IN THE SOUTHEASTERLY LINE OF LAKESIDE BOULEVARD (AN 80 FOOT RIGHT-OF-WAY), SAID "X" BEING THE MOST WESTERLY CORNER OF SAID LOT 1 AND THE MOST NORTHERLY CORNER OF LOT 2, BLOCK 4 GREENWAY, AN ADDITION TO THE CITY OF RICHARDSON, ACCORDING TO THE PLAT RECORDED IN VOLUME 83006, PAGE 1322, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 47°56'35" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LAKESIDE BOULEVARD AND THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 247.14 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 23°45'28" EAST A DISTANCE OF 0.19 FEET;

THENCE ALONG THE CURVING CUT-OFF LINE BETWEEN SAID LAKESIDE BOULEVARD AND LAWNVIEW DRIVE (AN 80' RIGHT-OF-WAY) AND THE NORTHERLY LINE OF SAID LOT 1, ALONG SAID TANGENT CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 76°44'49" EAST A DISTANCE OF 48.18 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°36'27", AND AN ARC LENGTH OF 50.27 FEET TO A MAG NAIL SET FOR CORNER AT THE END OF SAID TANGENT CURVE TO THE RIGHT AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID CURVING CUT-OFF LINE AND THE NORTHERLY LINE OF SAID LOT 1, ALONG SAID REVERSE CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 87°03'25" EAST A DISTANCE OF 51.51 FEET, HAVING A RADIUS OF 118.00 FEET, A CENTRAL ANGLE OF 25°12'55", AND AN ARC LENGTH OF 51.93 FEET TO A POINT FOR CORNER AT THE END OF SAID REVERSE CURVE TO THE LEFT AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 22°34'07" EAST A DISTANCE OF 0.16 FEET;

THENCE CONTINUING ALONG SAID CURVING CUT-OFF LINE AND THE NORTHERLY LINE OF SAID LOT 1, ALONG SAID REVERSE CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 70°51'38" EAST A DISTANCE OF 48.18 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°36'29", AND AN ARC LENGTH OF 50.27 FEET TO A POINT FOR CORNER AT THE END OF SAID REVERSE CURVE TO THE RIGHT, SAID POINT BEING IN THE SOUTHWESTERLY LINE OF SAID LAWNVIEW DRIVE AND THE NORTHEASTERLY LINE OF SAID LOT 1, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 27°12'47" EAST A DISTANCE OF 0.24 FEET;

THENCE SOUTH 42°03'25" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LAWNVIEW DRIVE AND THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 208.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LAWNVIEW DRIVE AND THE NORTHEASTERLY LINE OF SAID LOT 1, ALONG SAID TANGENT CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 39°45'16" EAST A DISTANCE OF 53.70 FEET, HAVING A RADIUS OF 668.40 FEET, A CENTRAL ANGLE OF 04°36'17", AND AN ARC LENGTH OF 53.72 FEET TO A POINT FOR CORNER AT THE END OF SAID TANGENT CURVE TO THE RIGHT AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 20°55'59" WEST A DISTANCE OF 0.19 FEET;

THENCE ALONG THE CURVING CUT-OFF LINE BETWEEN SAID LAWNVIEW DRIVE AND GREENVILLE AVENUE (A 120 FOOT RIGHT-OF-WAY), ALONG SAID COMPOUND CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 08°39'16" WEST A DISTANCE OF 129.71 FEET, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 92°12'47", AND AN ARC LENGTH OF 144.85 FEET TO A POINT FOR CORNER AT THE END OF SAID COMPOUND CURVE TO THE RIGHT AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT, SAID POINT ALSO BEING IN THE NORTHWESTERLY LINE OF SAID GREENVILLE AVENUE AND THE SOUTHERLY LINE OF SAID LOT 1, FROM WHICH A FOUND 1/2 INCH IRON BEARS SOUTH 79°24'48" WEST A DISTANCE OF 0.23 FEET;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID GREENVILLE AVENUE AND SAID REVERSE CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 49°13'44" WEST A DISTANCE OF 232.51 FEET, HAVING A RADIUS OF 1205.92 FEET, A CENTRAL ANGLE OF 11°03'51", AND AN ARC LENGTH OF 232.87 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID ROD BEING THE MOST SOUTHERLY CORNER OF SAID LOT 1 AND THE MOST EASTERLY CORNER OF SAID LOT 2;

THENCE DEPARTING THE NORTHWESTERLY LINE OF SAID GREENVILLE AVENUE AND SAID REVERSE CURVE TO THE LEFT AND ALONG THE COMMON LINE BETWEEN SAID LOT 1 AND SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES:

NORTH 42°03'25" WEST, A DISTANCE OF 34.26 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

NORTH 47°56'35" EAST, A DISTANCE OF 20.00 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

NORTH 42°03'25" WEST, A DISTANCE OF 177.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET FOR CORNER;

SOUTH 47°56'35" WEST, A DISTANCE OF 22.00 FEET TO A CHISELED "X" IN CONCRETE SET FOR CORNER;

NORTH 42°03'25" WEST, A DISTANCE OF 187.00 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

SOUTH 47°56'35" WEST, A DISTANCE OF 12.00 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

NORTH 42°03'25" WEST, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 140,092 SQUARE FEET OR 3.216 ACRES OF LAND MORE OR LESS.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2: (Easement Estate)

Non-exclusive Access Easement Estate created in Mutual Access Easement dated May 2, 1985, filed for record on May 9, 1985 and recorded in Volume 85092, Page 963, Real Property Records, Dallas County, Texas; as amended by First Amendment to Mutual Access Easement filed December 19, 1996, and recorded in Volume 96247, Page 3322 of the Real Property Records of Dallas County, Texas; and as amended by Second Amendment to Mutual Access Easement filed August 1, 2007, and recorded under Clerk's File No. 20070275777, Real Property Records of Dallas County, Texas.

Tract 3: (Easement Estate)

Non-exclusive Parking Easement Estate created in Mutual Access Easement dated May 2, 1985, filed for record on May 9, 1985 and recorded in Volume 85092, Page 963, Real Property Records, Dallas County, Texas; as amended by First Amendment to Mutual Access Easement filed December 19, 1996, and recorded in Volume 96247, Page 3322 of the Real Property Records of Dallas County, Texas; and as amended by Second Amendment to Mutual Access Easement filed August 1, 2007, and recorded under Clerk's File No. 20070275777, Real Property Records of Dallas County, Texas.

Exhibit A-4

LEGAL DESCRIPTION OF THE GREENWAY III LAND

Parcel B - Greenway III

Tract 1: (Fee Simple)

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE A.T. NANNY SURVEY, ABSTRACT NO. 1093, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND BEING LOT 2, BLOCK 4, GREENWAY, AN ADDITION TO THE CITY OF RICHARDSON, ACCORDING TO THE PLAT RECORDED IN VOLUME 83006, PAGE 1322, DEED RECORDS, DALLAS COUNTY, TEXAS, AS CONVEYED TO JP-GREENWAY III, LLC BY DEED RECORDED IN INSTRUMENT NO. 201100307788, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CHISELED "X" IN CONCRETE FOUND FOR CORNER IN THE SOUTHEASTERLY LINE OF LAKESIDE BOULEVARD (AN 80 FOOT RIGHT-OF-WAY), SAID "X" BEING THE MOST NORTHERLY CORNER OF SAID LOT 2 AND THE MOST WESTERLY CORNER OF LOT 1, BLOCK 4 GREENWAY, AN ADDITION TO THE CITY OF RICHARDSON, ACCORDING TO THE PLAT RECORDED IN VOLUME 83006, PAGE 1314, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE BETWEEN SAID LOT 1 AND SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42°03'25" EAST, DEPARTING THE SOUTHEASTERLY LINE OF SAID LAKESIDE BOULEVARD, A DISTANCE OF 43.00 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

NORTH 47°56'35" EAST, A DISTANCE OF 12.00 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

SOUTH 42°03'25" EAST, A DISTANCE OF 187.00 FEET TO A CHISELED "X" IN CONCRETE SET FOR CORNER;

NORTH 47°56'35" EAST, A DISTANCE OF 22.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET FOR CORNER;

SOUTH 42°03'25" EAST, A DISTANCE OF 177.00 FEET TO A CHISELED "X" IN CONCRETE SET FOR CORNER;

SOUTH 47°56'35" WEST, A DISTANCE OF 20.00 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

THENCE SOUTH 42°03'25" EAST A DISTANCE OF 34.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWESTERLY LINE OF GREENVILLE AVENUE (A 120 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY LINE OF SAID LOT 2, SAID ROD BEING THE MOST EASTERLY CORNER OF SAID LOT 2 AND THE MOST SOUTHERLY CORNER OF SAID LOT 1, AND BEING IN A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID GREENVILLE AVENUE, THE SOUTHERLY LINE OF SAID LOT 2, AND SAID NON-TANGENT CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 36°31'45" WEST A DISTANCE OF 300.92 FEET, HAVING A RADIUS OF 1205.92 FEET, A CENTRAL ANGLE OF 14°20'06", AND AN ARC LENGTH OF 301.71 FEET TO A CHISELED "X" IN CONCRETE SET FOR CORNER, SAID "X" BEING THE MOST SOUTHERLY CORNER OF SAID LOT 2 AND THE MOST EASTERLY CORNER OF LOT 3, BLOCK 4, REPLAT OF GREENWAY, AN ADDITION TO THE CITY OF RICHARDSON, ACCORDING TO THE PLAT RECORDED IN VOLUME 85202, PAGE 195, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 60°38'18" WEST, DEPARTING THE NORTHWESTERLY LINE OF SAID GREENVILLE AVENUE AND THE SOUTHERLY LINE OF SAID LOT 2, ALONG THE COMMON LINE BETWEEN SAID LOT 2 AND SAID LOT 3, A DISTANCE OF 84.99 FEET TO A CHISELED "X" IN CONCRETE SET FOR CORNER;

THENCE NORTH 69°03'25" WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 332.84 FEET TO A POINT FOR CORNER IN THE SOUTHEASTERLY LINE OF SAID LAKESIDE BOULEVARD, SAID ROD BEING THE MOST NORTHERLY CORNER OF SAID LOT 3 AND THE MOST WESTERLY CORNER OF SAID LOT 2, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 14°04'58" WEST A DISTANCE OF 0.54 FEET;

THENCE NORTH 20°56'35" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LAKESIDE BOULEVARD AND THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 90.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LAKESIDE BOULEVARD AND THE NORTHERLY LINE OF SAID LOT 2, ALONG SAID TANGENT CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 34°26'35" EAST A DISTANCE OF 354.84 FEET, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 27°00'00", AND AN ARC LENGTH OF 358.14 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET FOR CORNER;

THENCE NORTH 47°56'35" EAST, CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID LAKESIDE BOULEVARD AND THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 33.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 175,593 SQUARE FEET OR 4.031 ACRES OF LAND MORE OR LESS.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2: (Easement Estate)

Non-exclusive Easement Estate created in Mutual Easement Agreement executed by and between Dal-Mac Greenway 1A, Ltd., a Texas limited partnership and Crow-TCB-Richardson, a Texas limited partnership, dated March 15, 1985, filed for record on June 14, 1985 and recorded in Volume 85117, Page 2633, Real Property Records, Dallas County, Texas.

Tract 3: (Easement Estate)

Non-exclusive Access Easement Estate created in Mutual Access Easement dated May 2, 1985, filed for record on May 9, 1985 and recorded in Volume 85092, Page 963, Real Property Records, Dallas County, Texas; as amended by First Amendment to Mutual Access Easement filed December 19, 1996, and recorded in Volume 96247, Page 3322 of the Real Property Records of Dallas County, Texas; and as

amended by Second Amendment to Mutual Access Easement filed August 1, 2007, and recorded under Clerk's File No. 20070275777, Real Property Records of Dallas County, Texas.

Tract 4: (Easement Estate)

Non-exclusive Parking Easement Estate created in Mutual Access Easement dated May 2, 1985, filed for record on May 9, 1985 and recorded in Volume 85092, Page 963, Real Property Records, Dallas County, Texas; as amended by First Amendment to Mutual Access Easement filed December 19, 1996, and recorded in Volume 96247, Page 3322 of the Real Property Records of Dallas County, Texas; and as amended by Second Amendment to Mutual Access Easement filed August 1, 2007, and recorded under Clerk's File No. 20070275777, Real Property Records of Dallas County, Texas.

EXHIBIT B

**LEGAL DESCRIPTION OF REAL PROPERTY RELEASED FROM THE DEED OF TRUST
PURSUANT TO THE PARTIAL RELEASE OF LIEN**

See following Exhibits A-1 and A-2, collectively

EXHIBIT A-1

Legal Description of Greenway I

Greenway I:

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE A.T. NANNY SURVEY, ABSTRACT NO. 1093, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, SAID TRACT BEING LOT 1, BLOCK 4 GREENWAY, AN ADDITION TO THE CITY OF RICHARDSON, ACCORDING TO THE PLAT RECORDED IN VOLUME 83006, PAGE 1314, DEED RECORDS, DALLAS COUNTY, TEXAS AS CONVEYED TO JP-GREENWAY I, LLC BY DEED RECORDED IN INSTRUMENT NO. 201100307786, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CHISELED "X" IN CONCRETE FOUND FOR CORNER IN THE SOUTHEASTERLY LINE OF LAKESIDE BOULEVARD (AN 80 FOOT RIGHT-OF-WAY), SAID "X" BEING THE MOST WESTERLY CORNER OF SAID LOT 1 AND THE MOST NORTHERLY CORNER OF LOT 2, BLOCK 4 GREENWAY, AN ADDITION TO THE CITY OF RICHARDSON, ACCORDING TO THE PLAT RECORDED IN VOLUME 83006, PAGE 1322, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 47°56'35" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LAKESIDE BOULEVARD AND THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 247.14 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 23°45'28" EAST A DISTANCE OF 0.19 FEET;

THENCE ALONG THE CURVING CUT-OFF LINE BETWEEN SAID LAKESIDE BOULEVARD AND LAWNVIEW DRIVE (AN 80' RIGHT-OF-WAY) AND THE NORTHERLY LINE OF SAID LOT 1, ALONG SAID TANGENT CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 76°44'49" EAST A DISTANCE OF 48.18 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°36'27", AND AN ARC LENGTH OF 50.27 FEET TO A MAG NAIL SET FOR CORNER AT THE END OF SAID TANGENT CURVE TO THE RIGHT AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID CURVING CUT-OFF LINE AND THE NORTHERLY LINE OF SAID LOT 1, ALONG SAID REVERSE CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 87°03'25" EAST A DISTANCE OF 51.51 FEET, HAVING A RADIUS OF 118.00 FEET, A CENTRAL ANGLE OF 25°12'55", AND AN ARC LENGTH OF 51.93 FEET TO A POINT FOR CORNER AT THE END OF SAID REVERSE CURVE TO THE LEFT AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 22°34'07" EAST A DISTANCE OF 0.16 FEET;

THENCE CONTINUING ALONG SAID CURVING CUT-OFF LINE AND THE NORTHERLY LINE OF SAID LOT 1, ALONG SAID REVERSE CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 70°51'38" EAST A DISTANCE OF 48.18 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°36'29", AND AN ARC LENGTH OF 50.27 FEET TO A POINT FOR CORNER AT THE END OF SAID REVERSE CURVE TO THE RIGHT, SAID POINT BEING IN THE SOUTHWESTERLY LINE OF SAID LAWNVIEW DRIVE AND THE NORTHEASTERLY LINE OF SAID LOT 1, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 27°12'47" EAST A DISTANCE OF 0.24 FEET;

THENCE SOUTH 42°03'25" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LAWNVIEW DRIVE AND THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 208.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LAWNVIEW DRIVE AND THE NORTHEASTERLY LINE OF SAID LOT 1, ALONG SAID TANGENT CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 39°45'16" EAST A DISTANCE OF 53.70 FEET, HAVING A RADIUS OF 668.40 FEET, A CENTRAL ANGLE OF 04°36'17", AND AN ARC LENGTH OF 53.72 FEET TO A POINT FOR CORNER AT THE END OF SAID TANGENT CURVE TO THE RIGHT AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 20°55'59" WEST A DISTANCE OF 0.19 FEET;

THENCE ALONG THE CURVING CUT-OFF LINE BETWEEN SAID LAWNVIEW DRIVE AND GREENVILLE AVENUE (A 120 FOOT RIGHT-OF-WAY), ALONG SAID COMPOUND CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 08°39'16" WEST A DISTANCE OF 129.71 FEET, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 92°12'47", AND AN ARC LENGTH OF 144.85 FEET TO A POINT FOR CORNER AT THE END OF SAID COMPOUND CURVE TO THE RIGHT AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT, SAID POINT ALSO BEING IN THE NORTHWESTERLY LINE OF SAID GREENVILLE AVENUE AND THE SOUTHERLY LINE OF SAID LOT 1, FROM WHICH A FOUND 1/2 INCH IRON BEARS SOUTH 79°24'48" WEST A DISTANCE OF 0.23 FEET;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID GREENVILLE AVENUE AND SAID REVERSE CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 49°13'44" WEST A DISTANCE OF 232.51 FEET, HAVING A RADIUS OF 1205.92 FEET, A CENTRAL ANGLE OF 11°03'51", AND AN ARC LENGTH OF 232.87 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID ROD BEING THE MOST SOUTHERLY CORNER OF SAID LOT 1 AND THE MOST EASTERLY CORNER OF SAID LOT 2;

THENCE DEPARTING THE NORTHWESTERLY LINE OF SAID GREENVILLE AVENUE AND SAID REVERSE CURVE TO THE LEFT AND ALONG THE COMMON LINE BETWEEN SAID LOT 1 AND SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES:

NORTH 42°03'25" WEST, A DISTANCE OF 34.26 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

NORTH 47°56'35" EAST, A DISTANCE OF 20.00 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

NORTH 42°03'25" WEST, A DISTANCE OF 177.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET FOR CORNER;

SOUTH 47°56'35" WEST, A DISTANCE OF 22.00 FEET TO A CHISELED "X" IN CONCRETE SET FOR CORNER;

NORTH 42°03'25" WEST, A DISTANCE OF 187.00 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

SOUTH 47°56'35" WEST, A DISTANCE OF 12.00 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

NORTH 42°03'25" WEST, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 140,092 SQUARE FEET OR 3.216 ACRES OF LAND MORE OR LESS.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2: (Easement Estate)

Non-exclusive Access Easement Estate created in Mutual Access Easement dated May 2, 1985, filed for record on May 9, 1985 and recorded in Volume 85092, Page 963, Real Property Records, Dallas County, Texas; as amended by First Amendment to Mutual Access Easement filed December 19, 1996, and recorded in Volume 96247, Page 3322 of the Real Property Records of Dallas County, Texas; and as amended by Second Amendment to Mutual Access Easement filed August 1, 2007, and recorded under Clerk's File No. 20070275777, Real Property Records of Dallas County, Texas.

Tract 3: (Easement Estate)

Non-exclusive Parking Easement Estate created in Mutual Access Easement dated May 2, 1985, filed for record on May 9, 1985 and recorded in Volume 85092, Page 963, Real Property Records, Dallas County, Texas; as amended by First Amendment to Mutual Access Easement filed December 19, 1996, and recorded in Volume 96247, Page 3322 of the Real Property Records of Dallas County, Texas; and as amended by Second Amendment to Mutual Access Easement filed August 1, 2007, and recorded under Clerk's File No. 20070275777, Real Property Records of Dallas County, Texas.

EXHIBIT A-2

Legal Description of Greenway III

Greenway III:

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE A.T. NANNY SURVEY, ABSTRACT NO. 1093, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND BEING LOT 2, BLOCK 4, GREENWAY, AN ADDITION TO THE CITY OF RICHARDSON, ACCORDING TO THE PLAT RECORDED IN VOLUME 83006, PAGE 1322, DEED RECORDS, DALLAS COUNTY, TEXAS, AS CONVEYED TO JP-GREENWAY III, LLC BY DEED RECORDED IN INSTRUMENT NO. 201100307788, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CHISELED "X" IN CONCRETE FOUND FOR CORNER IN THE SOUTHEASTERLY LINE OF LAKESIDE BOULEVARD (AN 80 FOOT RIGHT-OF-WAY), SAID "X" BEING THE MOST NORTHERLY CORNER OF SAID LOT 2 AND THE MOST WESTERLY CORNER OF LOT 1, BLOCK 4 GREENWAY, AN ADDITION TO THE CITY OF RICHARDSON, ACCORDING TO THE PLAT RECORDED IN VOLUME 83006, PAGE 1314, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE BETWEEN SAID LOT 1 AND SAID LOT 2 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42°03'25" EAST, DEPARTING THE SOUTHEASTERLY LINE OF SAID LAKESIDE BOULEVARD, A DISTANCE OF 43.00 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

NORTH 47°56'35" EAST, A DISTANCE OF 12.00 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

SOUTH 42°03'25" EAST, A DISTANCE OF 187.00 FEET TO A CHISELED "X" IN CONCRETE SET FOR CORNER;

NORTH 47°56'35" EAST, A DISTANCE OF 22.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET FOR CORNER;

SOUTH 42°03'25" EAST, A DISTANCE OF 177.00 FEET TO A CHISELED "X" IN CONCRETE SET FOR CORNER;

SOUTH 47°56'35" WEST, A DISTANCE OF 20.00 FEET TO A CHISELED "X" IN CONCRETE FOUND FOR CORNER;

THENCE SOUTH 42°03'25" EAST A DISTANCE OF 34.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWESTERLY LINE OF GREENVILLE AVENUE (A 120 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY LINE OF SAID LOT 2, SAID ROD BEING THE MOST EASTERLY CORNER OF SAID LOT 2 AND THE MOST SOUTHERLY CORNER OF SAID LOT 1, AND BEING IN A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID GREENVILLE AVENUE, THE SOUTHERLY LINE OF SAID LOT 2, AND SAID NON-TANGENT CURVE TO THE LEFT WHOSE

CHORD BEARS SOUTH 36°31'45" WEST A DISTANCE OF 300.92 FEET, HAVING A RADIUS OF 1205.92 FEET, A CENTRAL ANGLE OF 14°20'06", AND AN ARC LENGTH OF 301.71 FEET TO A CHISELED "X" IN CONCRETE SET FOR CORNER, SAID "X" BEING THE MOST SOUTHERLY CORNER OF SAID LOT 2 AND THE MOST EASTERLY CORNER OF LOT 3, BLOCK 4, REPLAT OF GREENWAY, AN ADDITION TO THE CITY OF RICHARDSON, ACCORDING TO THE PLAT RECORDED IN VOLUME 85202, PAGE 195, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 60°38'18" WEST, DEPARTING THE NORTHWESTERLY LINE OF SAID GREENVILLE AVENUE AND THE SOUTHERLY LINE OF SAID LOT 2, ALONG THE COMMON LINE BETWEEN SAID LOT 2 AND SAID LOT 3, A DISTANCE OF 84.99 FEET TO A CHISELED "X" IN CONCRETE SET FOR CORNER;

THENCE NORTH 69°03'25" WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 332.84 FEET TO A POINT FOR CORNER IN THE SOUTHEASTERLY LINE OF SAID LAKESIDE BOULEVARD, SAID ROD BEING THE MOST NORTHERLY CORNER OF SAID LOT 3 AND THE MOST WESTERLY CORNER OF SAID LOT 2, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 14°04'58" WEST A DISTANCE OF 0.54 FEET;

THENCE NORTH 20°56'35" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LAKESIDE BOULEVARD AND THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 90.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LAKESIDE BOULEVARD AND THE NORTHERLY LINE OF SAID LOT 2, ALONG SAID TANGENT CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 34°26'35" EAST A DISTANCE OF 354.84 FEET, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 27°00'00", AND AN ARC LENGTH OF 358.14 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET FOR CORNER;

THENCE NORTH 47°56'35" EAST, CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID LAKESIDE BOULEVARD AND THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 33.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 175,593 SQUARE FEET OR 4.031 ACRES OF LAND MORE OR LESS.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2: (Easement Estate)

Non-exclusive Easement Estate created in Mutual Easement Agreement executed by and between Dal-Mac Greenway 1A, Ltd., a Texas limited partnership and Crow-TCB-Richardson, a Texas limited partnership, dated March 15, 1985, filed for record on June 14, 1985 and recorded in Volume 85117, Page 2633, Real Property Records, Dallas County, Texas.

Tract 3: (Easement Estate)

Non-exclusive Access Easement Estate created in Mutual Access Easement dated May 2, 1985, filed for record on May 9, 1985 and recorded in Volume 85092, Page 963, Real Property Records, Dallas County, Texas; as amended by First Amendment to Mutual Access Easement filed December 19, 1996, and recorded in Volume 96247, Page 3322 of the Real Property Records of Dallas County, Texas; and as amended by Second Amendment to Mutual Access Easement filed August 1, 2007, and recorded under Clerk's File No. 20070275777, Real Property Records of Dallas County, Texas.

Tract 4: (Easement Estate)

Non-exclusive Parking Easement Estate created in Mutual Access Easement dated May 2, 1985, filed for record on May 9, 1985 and recorded in Volume 85092, Page 963, Real Property Records, Dallas County, Texas; as amended by First Amendment to Mutual Access Easement filed December 19, 1996, and recorded in Volume 96247, Page 3322 of the Real Property Records of Dallas County, Texas; and as amended by Second Amendment to Mutual Access Easement filed August 1, 2007, and recorded under Clerk's File No. 20070275777, Real Property Records of Dallas County, Texas.

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2026 FEB 10 PM 12: 53

STATE OF TEXAS *
*
COUNTY OF DALLAS *

JOHN F. WARREN
COUNTY CLERK
KNOW ALL MEN BY THESE PRESENTS
BY _____ DEPUTY

WHEREAS, by Assumption Deed, dated **MAY 1, 2025**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202500117108** of the Deed Records of **DALLAS** County, Texas, Assumed by **6706 ORCHID, LLC** to **CARRIE WAIBEL OR ROSIE ROSALES**, as Trustee, for Lender **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

WHEREAS, by Deed of Trust, dated **MAY 29, 2024**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202400108354** of the Deed Records of **DALLAS** County, Texas, executed by **ALLEO HOLDINGS CORPORATION**, to **CARRIE WAIBEL OR ROSIE ROSALES**, as Trustee, for Lender **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

LOT 11-A, IN BLOCK 10, IN REVISED UNIVERSITY ESTATES NO. 3, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 71125, PAGE 155, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
aka: 304 Amherst Ave., Richardson, TX 75081.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$402,500.00** executed by **6706 ORCHID, LLC**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER BROWN, KELLY GODDARD, LESLIE SHULER OR ROBIN SHELTON**, as Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

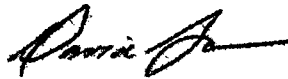
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 3rd day of MARCH, 2026**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **DALLAS County Courthouse**, or in the area designated by the Commissioners court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS County** for such sales, to the highest bidder for cash. Said sales will begin at **10:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately."

WITNESS MY HAND this **6th day of FEBRUARY 2026**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz,
Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder,
Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, Leslie
Shuler or Robin Shelton as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320
Fort Worth, TX 76179

304 Amherst Ave., Richardson, TX 75081