

FORMER TACO BUENO

1321 DESIREE LN. | NORTH RICHLAND HILLS, TX | FOR LEASE

RYAN TURNER

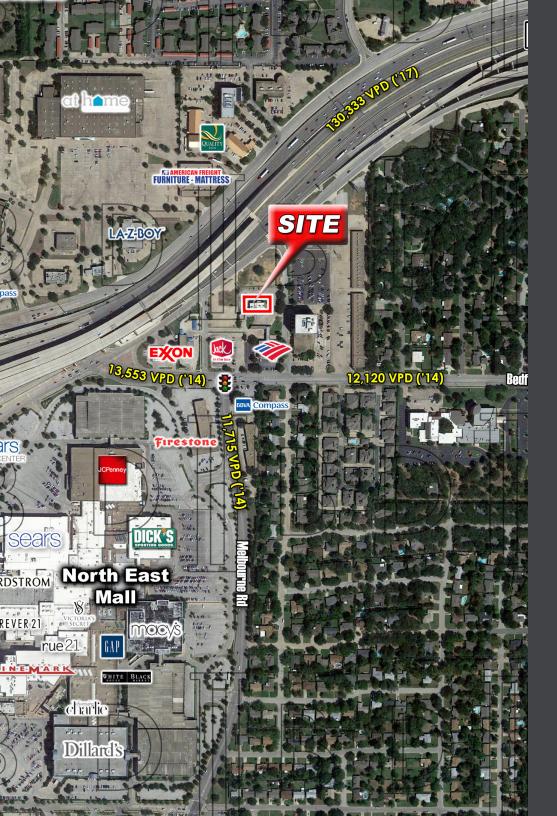
RTurner@db2re.com 214.526.3626 x 105

SIMON BEAKLEY

SBeakley@db2re.com 214.526.3626 x 122

DAVID DAVIDSON, JR.

DDavidson@db2re.com 214.526.3626 x 101



PROPERTY INFORMATION



SIZE: ± 3,001.55 SF



TRAFFIC COUNTS:

TX 183: 130,333 VPD

Bedford Euless Rd.: 13,553 VPD Melbourne Rd.: 11,715 VPD



ZONING:

C - 1 (Commercial)



UTILITIE<u>S:</u>

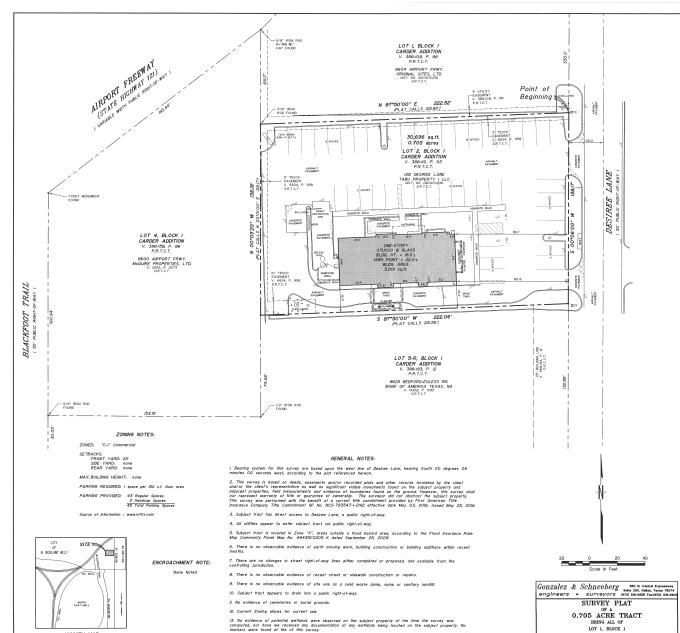
Available To Site

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2021 Population	12, <i>7</i> 28	49,691	106,523
% Proj Growth 2021-2026	0.6%	0.3%	0.1%
2021 Average HH Income	\$ <i>7</i> 3,507	\$80,047	\$86,474
2021 Median HH Income	\$58,116	\$64,709	\$71,496

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information continened in this flyer. You and your advans should perform a detailed, independent, investigation of the property to determine whether it meets your suitations and the Self-tie expressly disclaims up representation or warranty with respect to the accuracy of the Submission items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission items.

J.N.: 16-05-67-1700



VICINITY MAP

PROPERTY DESCRIPTION:

Description of a 0.708 are frect of land situated in the E. S. Carder Curvey, Abstract No. 506, Tercent County, Fears and being of al Cut 2, Block Carder Addition, on addition the Gity of Aringhout, Texas carding to the plat Thereof recorded in Volume 3884-99, Page 68, Plat Records, Terrant County, Texas, sold 0.705 acre fract being more particularly described by metals and bounds as follows;

BECOMBING, of a point of the northeast corrar of sold Lat 2, Block 1, and point due being the prohestic correct of Lat 2, Block 1, Carder Addition, on sending his new correct of Lat 1, Block 1, Carder Addition, on sedime his new for Addition, to Rest according to the paint Selector Correct of Volume 308-100, Props 80, Flori Records, Tarront County, Texas, sold point disc being on the west right-of-way like of Desired Lond Coll Feet wide).

TRESICE, Suith CO degrees 16 minutes CO escribe West, with sold year right of year year, o discover of 1807 year to a doubt of the southwest corner of self Lot 2, Bock 4, seed and it can be then the certifiest corner of 160 db. 8 Bock 1, cert and it can be the me certifiest corner of 160 db. Bock 1, Corder Addition, an addition to the City of Arthopton, Texas according to the plot thereof recorded in Volums 380-80, Year (2) Point Records, Texan County, Texas occording to the plot thereof recorded in Volums 380-80, Year (2) Point Records, Texan County, Texas occording to the plot thereof recorded in Volums 380-80, Year (2) Point Records, Texan County, Texas occording to the plot thereof recorded in Volums 380-80, Year (2) Point Records, Texan County, Texas occording to the plot thereof recorded in Volums 380-80, Year (2) Point Records, Texan County, Texas (2)

THENCE, South 87 degrees 50 minutes OO seconds West, leaving said west right-of-way line and with the common line of said Lots 2 and 5-8, Block 1, a distance of 222.06 feet [lot cals 22.56 feet] to a point of the southwest corner of said Lot 2. Block 1 as also point data being an enotherm must northered corner of said Lot 5-8, Block 1, Second tale being an time was level 41, Block 2, Corder Addition, an addition to the City of Admighton, Texas according to the with threat recorded in Notions 350-260, Baye 68, Per Records, Texas recording to the south threat recorded in Notions 350-260, Baye 68, Per Records, Texas records and the south threat recorded in Notions 350-260, Baye 68, Per Records, Texas records.

THENCE, North 87 degrees 50 minutes 00 seconds East, leaving said east line of Lot 4, Block I and with the common line of said Lats I and 2, Block I, a distance of 222.52 feet (plat calls 221.80 feet) to the POINT OF BEG

CONTAINING, 30,696 square feet or 0.705 acres of land, more or less.

NOTE: A new legal description has been written to accurately reflect our findings on the date of this survey

SURVEYOR'S CERTIFICATION

To: Spirit Master Funding X, L.L.C, a Delawere limited Biobility company, Spirit Reality Capital, Inc., a Maryland corporation, First American Title Insurance Company, and The Matthews Company, Inc. and their respective attiliates, successors and assigns,

This is to certify that this map or just and the server on which it is based were made in secondaries with the 2006 Minimum Stondard Default Represents for ALTANESS Load This Curveys, justifyer established and adapted by ALTA and HSPS, and includes Hems I. 2, 3, 4, 6(a), (6)b), 7(a), 7(b), 7(c), 6, 9, 10a, 13, 14, 16, 17 and 20 of Table A threact. The Halbarock was completed on June 2, 2016.

Robert W. Schneberg, Teasy R.P.L.S, No. (4803, Gonzoler & Schneberg, Enjeare & Surveyor, fac 787, St. (4803, Gonzoler & Schneberg, Enjeare & Surveyor, fac 7800 N. Central Expressory, State 250 Photo, 1972 Sci-8901 amplic John Schnebertaffon-independent Commission (1972) Sci-8901 amplic John Science (1972) Sci-8901 amplication (1 Phone (972) Dis-BUDD rax (ere) www. email: robert-schneeberg@gs-engineers.c GSES No.: 6503-16-05-06 Date: June 8, 2016 Date of Lost Revision: June 15, 2016

The property described and shown hereon is the same property described in First American Title insurance Company Title Commitment GF No. NCS-793547-i-CHi2 effective date May 03, 2016, issued May 25, 2016.

NOTES REGARDING SCHEDULE B EXCEPTIONS:

10b. Term, Condition, and Stipulations in the Option and Subardination Agreement by and between Good To-Remonder L. Loca Deleaves bireful Boility company and Table Property L.L.C. a Diseases bireful Boility company recorded in County Clerk's File Mo. DDC4HT2244, of the Official Public Records, of Tarrant County, Texas office The subject Intro bur or no plotted Service on Siny are bilanted in nature.

IO. Tens. Conditions, and Staudaliens in the Tiperfile Agreement by and between Taco Buson Restaurant, INC. or Detween Composition and Good To Remember L. L.C. or Detween Emilied liability Company recorded in CAUTY Clerks File No. DIOMYTEACH, of the Official Public Records, of Torrant County, Texas affect the subject fraction and one on the Cauty of the Cauty County of the Cauty Ca

10). Term: Conditions and Statedines in the Disputition Agreement by one between Good Tap Resolute (LLC, or Detainer Bother Control Bother Company and Tobe Property L.C., or Detainer Bother Bother Company Company Control County (Early File No. DECTRETES), of the Official Public Records, of Terrant County, Texas affect the subject tree but are not pletted factors on they are bloomed in nature.



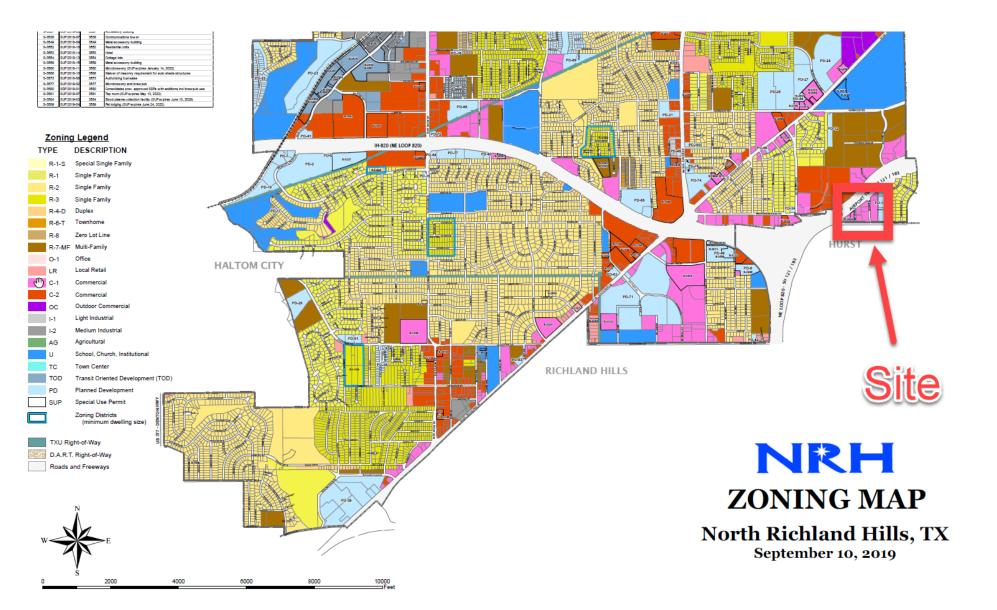
projections used are speculative in nature and do not represent the current or future performance of the size and femole should not be reliable to except the position for the reliable to the projection used are speculative in nature and do not represent the current or future performance of the size and femole should not be reliable to the projection of the Selfer representation or normally with respect to the current of the source of the size and some performance of the size and femole should not be reliable to the size and some performance of the size and size

LOT 1, BLOCK 1

CARDER ADDITION
E. S. CARDER SURVEY, ABSTRACT NO. 308
CITY OF N. RICHLAND HILLS, TARRANT COUNTY, TEXAS

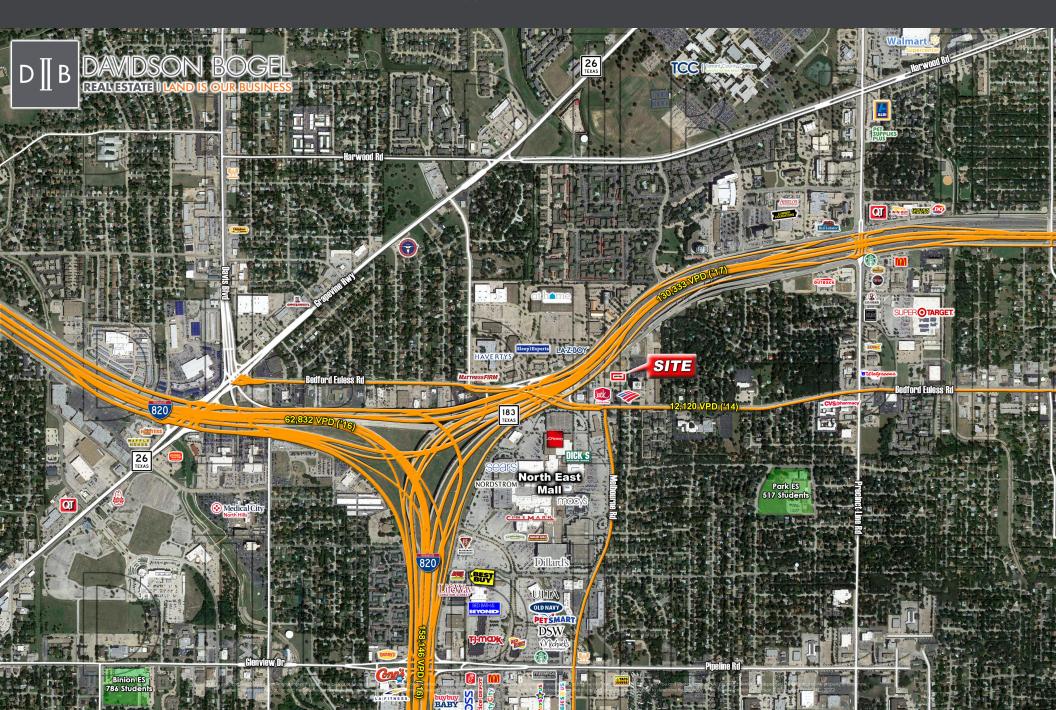
PROJ. NO.: 6501-16-05-04

DWG. NO.: \$6501



1321 DESIREE LN.

WIDE AERIAL



1321 DESIREE LN.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to thew owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
DAVID DAVIDSON, JR.	593731	DDAVIDSON@DB2RE.COM	214-526-3626
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
SIMON BEAKLEY	653368	SBEAKLEY@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
David Davidson JR.	593731	ddavidson@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Turner	672133	rturner@db2re.com	214-526-362
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord	Initials Date	



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Designated Broker of Firm	License No.	Email	Phone
Simon Beakley	653368	sbeakley@db2re.com	214.526.3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buver/Ten	ant/Seller/Landlord	Initials Date	