



2055 East Rio Salado Parkway, Suite 201
Tempe, Arizona 85281
Phone: (480) 967-6752
Fax Number: (480) 966-9422
Web Site: www.netronline.com

HISTORICAL CHAIN OF TITLE REPORT

**FORMER LANDMARK CHEVROLET
9111 NORTH FREEWAY
HOUSTON, TEXAS**

Submitted to:

URS CORPORATION
1000 Abernathy Road, Northeast
Atlanta, Georgia 30328

Attention: Larry Crawford

Project No. N09-02239

Wednesday, January 6, 2010

NETR - Real Estate Research & Information hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

TWENTIETH CENTURY LAND CORPORATION

The following is the current property legal description:

All that certain piece or parcel of land being 4.5588 acres, more or less, out of the P. Tharp Survey, Abstract Number 1645, situated and lying in the City of Houston, Harris County, State of Texas

All that certain piece or parcel of land being Reserve "A" being 10.02 acres, more or less, in the subdivision of Landmark Center North, in the D. Hacker Survey, Abstract Number 1314, according to the map or plat thereof, as filed of record in Volume 340, Page 32, Harris County, State of Texas

All that certain piece or parcel of land being Reserve "B" being 8.353 acres, more or less, in the subdivision of Landmark Center North, in the D. Hacker Survey, Abstract Number 1314, according to the map or plat thereof, as filed of record in Volume 340, Page 32, Harris County, State of Texas

Assessor's Parcel Number(s): 048-182-000-0012, 116-822-000-0001, 116-822-000-0002

1. HISTORICAL CHAIN OF TITLE

I. Chain 1 - Conveys parcel number 116-822-000-0001.

1. DEED

RECORDED: 05/28/1901
GRANTOR: Walter Connolly
GRANTEE: J. M. Blair
INSTRUMENT: Book 129, Page 148

2. WARRANTY DEED

RECORDED: 02/09/1919
GRANTOR: John S. Akin
GRANTEE: W. E. Wrather
INSTRUMENT: Book 244, Page 544

3. WARRANTY DEED

RECORDED: 02/09/1919
GRANTOR: John S. Akin
GRANTEE: W. E. Wrather
INSTRUMENT: Book 244, Page 545

4. WARRANTY DEED

RECORDED: 05/27/1939
GRANTOR: The Estate of J. M. Blair, deceased
GRANTEE: N. B. Brunson, Trustee
INSTRUMENT: Book 1123, Page 159

5. WARRANTY DEED

RECORDED: 02/10/1945
GRANTOR: N. B. Brunson, Trustee
GRANTEE: Ben Taub
INSTRUMENT: Book 1364, Page 474

6. WARRANTY DEED

RECORDED: 10/28/1955
GRANTOR: First National Bank in Dallas, Trustee of the William E. Wrather Trust
GRANTEE: Raleigh A. Smith, Sr., Trustee
INSTRUMENT: Book 3076, Page 179

7. WARRANTY DEED
RECORDED: 09/17/1956
GRANTOR: Raleigh A. Smith, Sr., Inc.
GRANTEE: Southern Land Development Company
INSTRUMENT: Book 3220, Page 210
8. WARRANTY DEED
RECORDED: 04/24/1970
GRANTOR: Southern Land Development Company
GRANTEE: McMahan Chevrolet, Inc.
INSTRUMENT: D-096928
9. WARRANTY DEED
RECORDED: 08/13/1980
GRANTOR: McMahan Chevrolet, Inc.
GRANTEE: Great Western Management and Realty Company
INSTRUMENT: G-637324
10. WARRANTY DEED
RECORDED: 03/05/1981
GRANTOR: Great Western Management and Realty Company
GRANTEE: Sam D. Young
INSTRUMENT: G-886281
11. WARRANTY DEED
RECORDED: 03/05/1981
GRANTOR: Richard C. Poe
GRANTEE: Fred D. Schneider
INSTRUMENT: G-886282
12. WARRANTY DEED
RECORDED: 03/05/1981
GRANTOR: Great Western Management and Realty Company
GRANTEE: Richard C. Poe
INSTRUMENT: G-886283
13. WARRANTY DEED
RECORDED: 07/25/1983
GRANTOR: Sam D. Young
GRANTEE: Fred D. Schneider
INSTRUMENT: J-057468

14. WARRANTY DEED

RECORDED: 10/01/1985
GRANTOR: Elaine K. Schneider
GRANTEE: Fred D. Schneider
INSTRUMENT: K-250732

15. WARRANTY DEED

RECORDED: 10/01/1985
GRANTOR: Fred D. Schneider
GRANTEE: Twentieth Century Land Corporation
INSTRUMENT: K-230431

II. Chain 2 - Conveys parcel number 116-822-000-0002.

16. DEED

RECORDED: 05/28/1901
GRANTOR: Walter Connolly
GRANTEE: J. M. Blair
INSTRUMENT: Book 129, Page 148

17. WARRANTY DEED

RECORDED: 02/09/1919
GRANTOR: John S. Akin
GRANTEE: W. E. Wrather
INSTRUMENT: Book 244, Page 544

18. WARRANTY DEED

RECORDED: 02/09/1919
GRANTOR: John S. Akin
GRANTEE: W. E. Wrather
INSTRUMENT: Book 244, Page 545

19. WARRANTY DEED

RECORDED: 05/27/1939
GRANTOR: The Estate of J. M. Blair, deceased
GRANTEE: N. B. Brunson, Trustee
INSTRUMENT: Book 1123, Page 159

20. WARRANTY DEED

RECORDED: 02/10/1945
GRANTOR: N. B. Brunson, Trustee
GRANTEE: Ben Taub
INSTRUMENT: Book 1364, Page 474

21. WARRANTY DEED
RECORDED: 10/28/1955
GRANTOR: First National Bank in Dallas, Trustee of the William E. Wrather Trust
GRANTEE: Raleigh A. Smith, Sr., Trustee
INSTRUMENT: Book 3076, Page 179
22. WARRANTY DEED
RECORDED: 09/17/1956
GRANTOR: Raleigh A. Smith, Sr., Inc.
GRANTEE: Southern Land Development Company
INSTRUMENT: Book 3220, Page 210
23. WARRANTY DEED
RECORDED: 04/24/1970
GRANTOR: Southern Land Development Company
GRANTEE: McMahan Chevrolet, Inc.
INSTRUMENT: D-096928
24. WARRANTY DEED
RECORDED: 08/13/1980
GRANTOR: McMahan Chevrolet, Inc.
GRANTEE: Great Western Management and Realty Company
INSTRUMENT: G-637324
25. WARRANTY DEED
RECORDED: 03/05/1981
GRANTOR: Great Western Management and Realty Company
GRANTEE: Sam D. Young
INSTRUMENT: G-886281
26. WARRANTY DEED
RECORDED: 03/05/1981
GRANTOR: Richard C. Poe
GRANTEE: Fred D. Schneider
INSTRUMENT: G-886282
27. WARRANTY DEED
RECORDED: 03/05/1981
GRANTOR: Great Western Management and Realty Company
GRANTEE: Richard C. Poe
INSTRUMENT: G-886283

28. WARRANTY DEED

RECORDED: 07/25/1983
GRANTOR: Sam D. Young
GRANTEE: Fred D. Schneider
INSTRUMENT: J-057468

29. WARRANTY DEED

RECORDED: 10/01/1985
GRANTOR: Elaine K. Schneider
GRANTEE: Fred D. Schneider
INSTRUMENT: K-250732

30. WARRANTY DEED

RECORDED: 10/01/1985
GRANTOR: Fred D. Schneider
GRANTEE: Twentieth Century Land Corporation
INSTRUMENT: K-230431

31. WARRANTY DEED

RECORDED: 09/19/1986
GRANTOR: Henry J. N. Taub
GRANTEE: Twentieth Century Land Corporation
INSTRUMENT: K-737068

III. Chain 3 - Conveys parcel number 048-182-000-0012.

32. DEED

RECORDED: 07/18/1923
GRANTOR: George A. Burns
GRANTEE: John Weiner, Trustee
INSTRUMENT: Book 539, Page 483

33. WARRANTY DEED

RECORDED: 04/14/1955
GRANTOR: Mabel C. McGlynn and husband, Jack McGlynn
GRANTEE: John C. Bybee
INSTRUMENT: Book 2933, Page 317

34. QUIT CLAIM DEED

RECORDED: 04/14/1955
GRANTOR: J. F. Gilhooley
GRANTEE: Mabel C. McGlynn
INSTRUMENT: 1411415

35. QUIT CLAIM DEED

RECORDED: 04/14/1955
GRANTOR: William McNamara
GRANTEE: Mabel C. McGlynn
INSTRUMENT: 1411416

36. QUIT CLAIM DEED

RECORDED: 04/14/1955
GRANTOR: Joseph Jeffrey
GRANTEE: Mabel C. McGlynn
INSTRUMENT: 1411417

37. QUIT CLAIM DEED

RECORDED: 04/14/1955
GRANTOR: Margaret Weiner Fleming
GRANTEE: Mabel C. McGlynn
INSTRUMENT: 1411418

38. QUIT CLAIM DEED

RECORDED: 04/14/1955
GRANTOR: Marie Weiner
GRANTEE: Mabel C. McGlynn
INSTRUMENT: 1411419

39. WARRANTY DEED

RECORDED: 07/19/1971
GRANTOR: John C. Bybee
GRANTEE: Robert G. Magnusson, Max Garrett, Reagan M. Marshall
and E. E. Garrett
INSTRUMENT: D-383551

40. SPECIAL WARRANTY DEED

RECORDED: 12/28/1983
GRANTOR: Robert G. Magnusson and wife, Frances Mildred
Magnusson, Max Garrett and wife, Mary Lea Garrett,
Reagan M. Marshall, Vera Mae Garrett, Individually and
as Independent Executrix of the Estate of E. E. Garrett,
deceased
GRANTEE: Northway Land Joint Venture
INSTRUMENT: J-298459

41. WARRANTY DEED

RECORDED: 07/01/1985
GRANTOR: Northway Land Joint Venture
GRANTEE: Vorelco, Inc.
INSTRUMENT: K-098362

42. SPECIAL WARRANTY DEED

RECORDED: 12/14/2000
GRANTOR: Volkswagen of America, Inc., a New Jersey corporation,
formerly known as Vorelco, Inc., a New Jersey corporation
GRANTEE: Twentieth Century Land Corporation
INSTRUMENT: U-788952

2. LEASES AND MISCELLANEOUS

1. A search of encumbrances was not part of the scope of work for this report.

LIMITATION

This report was prepared for the use of URS Corporation, exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. NETR- Real Estate Research & Information does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.