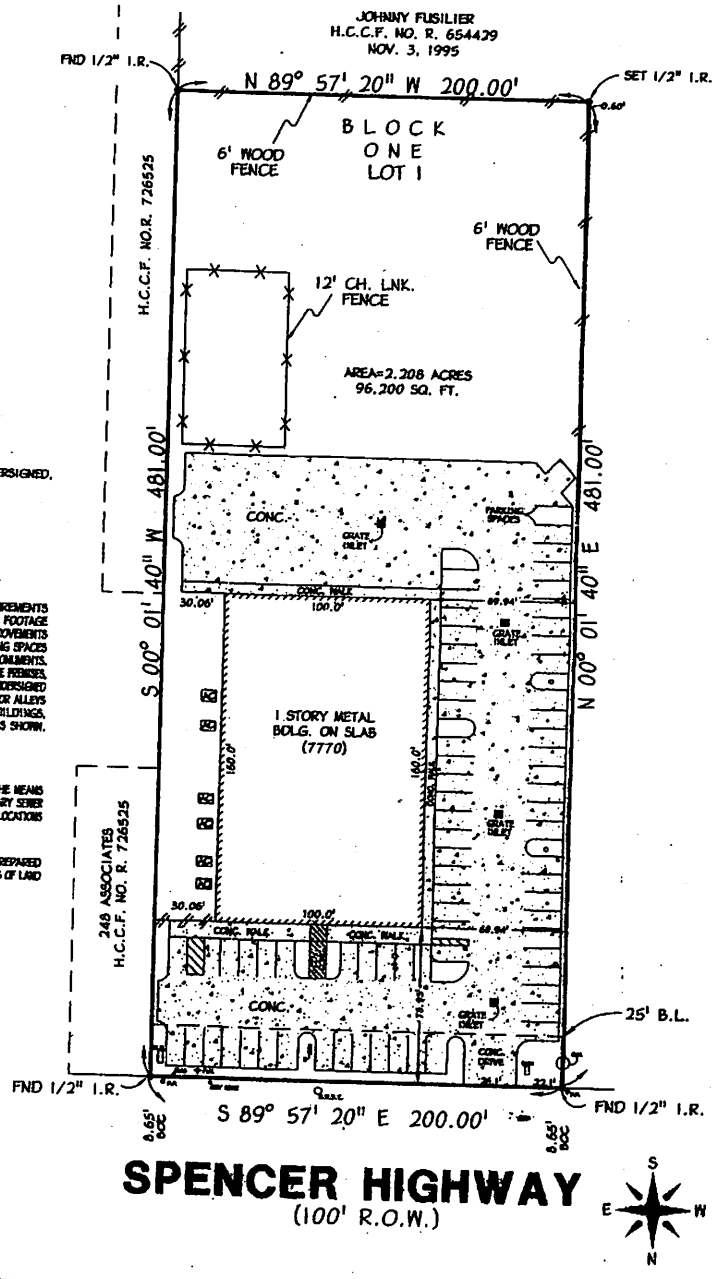
THE CERTIFICATION SHOWN HEREON IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, USED OR RELIED UPON BY ANY PERSON OTHER THAN THOSE ADDRESSED HEREON, OR DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR ON A BLUELINE COPY.

ACCORDING TO FLOOD INSURANCE RATE MAP 48201C0920J DATED 11-6-96 THIS TRACT HEREBY SURVEYED LIES WITHIN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

CITY OF PASADENA UTILITY EASEMENT BY INSTRUMENT FILED FOR RECORD IN VOLUME 6746, PAGE 121 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

SUBJECT TO THE FOLLOWING MATTERS AS DISCLOSED BY THAT CERTAIN SURVEY DATED SEPTEMBER 21, 1995, AS REVISED SEPTEMBER 27, 1995 AND SEPTEMBER 28, 1995 PREPARED BY ALLEN MUNZ, R.P.L.S. NO. 1855.

A) CONCRETE OVER EASTERLY PROPERTY LINE
B) FIRE HYDRANT WITH VALVE



SURVEYOR'S CERTIFICATION

WITH RESPECT TO THE SURVEY SHOWN HEREON, PREPARED BY THE UNDERSIGNED, THE UNDERSIGNED DOES HEREBY CERTIFY AND REPRESENT TO:

TITLE RESOURCES GUARANTY COMPANY
BUSINESS LOAN CENTER, L.L.C. AND
UNITED STATES SMALL BUSINESS ADMINISTRATION
BUSHI BAN INTERNATIONAL, L.L.C.

1. THE SURVEY WAS ACTUALLY MADE ON THE GROUND, SHOWS FIELD MEASUREMENTS AND THE RECORD DESCRIPTION OF THE LAND AND CORRECTLY SHOWS THE SQUARE FOOTAGE AND THE LOCATION OF ALL BUILDINGS, STRUCTURES, SET BACK LINES, AND OTHER IMPROVEMENTS SITUATED ON THE LAND, THE NUMBER AND LAYOUT OF ALL LOADING DOCKS AND PARKING SPACES AND FACILITIES, THE LOCATION OF WATER COURSES OR WATER BODIES, LOT LINES AND MONUMENTS. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS BENEFITING OR BURDENING THE PREMISES, OR RIGHTS-OF-WAY ACROSS THE LAND OR ANY OTHER EASEMENT OR RIGHTS-OF-WAY WHICH THE UNDERSIGNED HAS BEEN ADVISED. NO PARTY WALL, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF THE LAND OR ANY ENCROACHMENT FROM ADJOINING PREMISESS BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
2. THE LAND DOES NOT FALL WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA
3. ALL ACCESS TO AND EGRESS FROM SAID PREMISES ARE SHOWN AND ARE PROVIDED VIA THE MEANS INDICATED ON THE SURVEY. MUNICIPAL WATER, MUNICIPAL STORM SEWER, MUNICIPAL SANITARY SEWER AND PRIVATE ELECTRIC, GAS AND TELEPHONE FACILITIES AND CONNECTIONS ARE SITUATED IN THE LOCATIONS INDICATED ON THE SURVEY.
4. THIS SURVEY IS A TRUE REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF LAW AND THE MINIMUM STANDARD DETAIL REQUIREMENTS OF LAND TITLE SURVEYS ESTABLISHED BY A.L.T.A. AND A.C.S.M. IN 1999

THIS THE 18TH DAY OF FEBRUARY, 2004

SURVEYOR:

CHARLES E. BATES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4110

STATE OF TEXAS
REGISTERED
CHARLES E. BATES
4110
PROFESSIONAL
LAND SURVEYOR

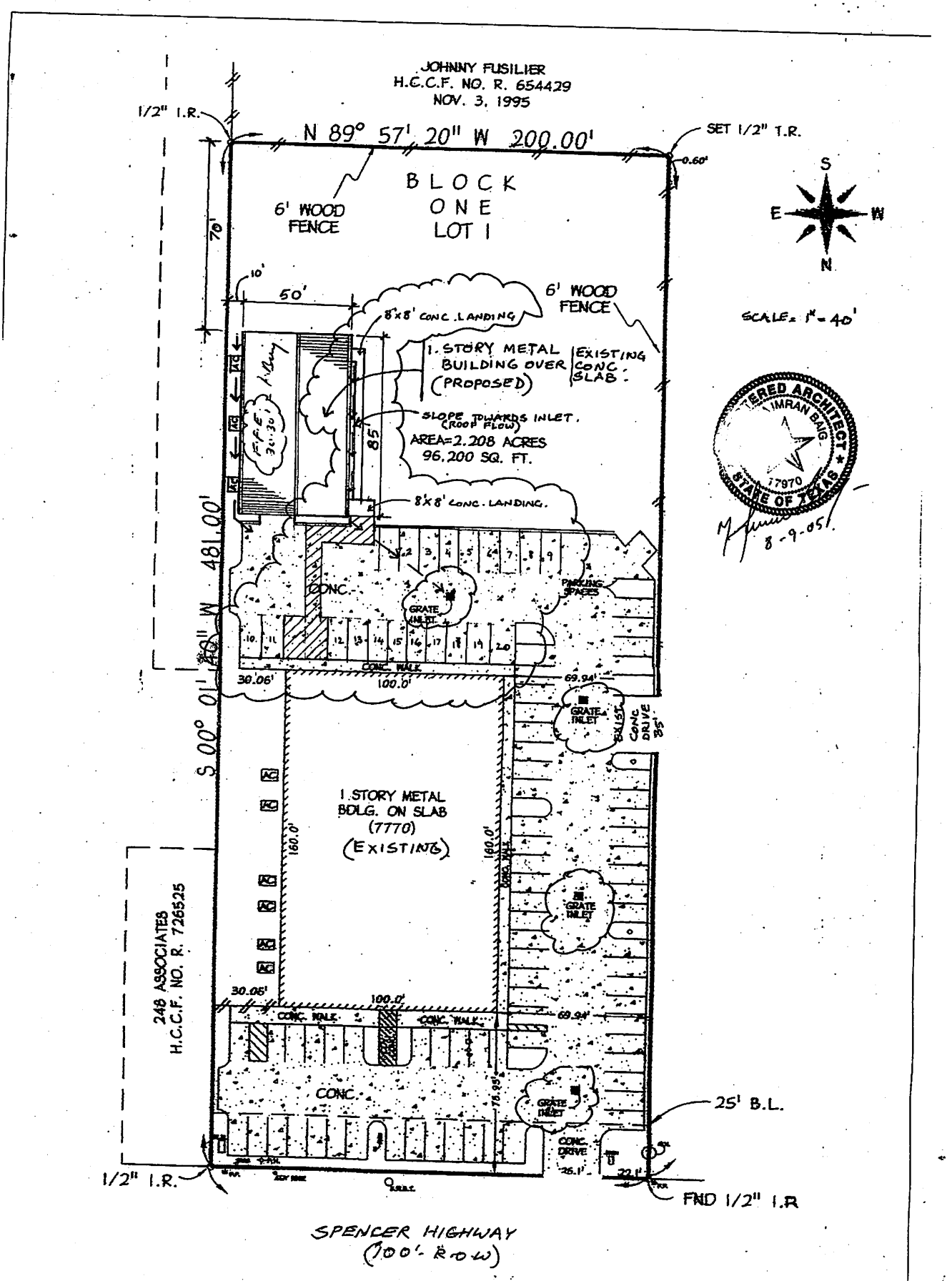
SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE CITY OF PASADENA, TEXAS.

NOTE:
-BASIS FOR BEARINGS: ASSUMED AS PLATTED
-DISTANCES SHOWN ARE GROUND DISTANCES
-ALL ABSTRACTING DONE BY TITLE COMPANY

LEGEND:
U.E. - UTILITY EASEMENT
A.E. - UNOBSTRUCTED AERIAL EASEMENT
B.L. - BUILDING LINE
C.I.R. - CAPPED IRON ROD
(ALL AS PER RECORDED PLAT OF SUBDIVISION)
-//- WOOD FENCE
-X- CHN. LINK FENCE

CHARLES E. BATES
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4110
4922 LUELLA AVENUE DEER PARK, TEXAS 77536
(281) 479-5135 FAX: (281) 479-3275

LOT: 1		BLOCK: 1		
SUBDIVISION: HERO'S FAMILY FUN ENTERTAINMENT				
BORROWER: BUSHI BAN INTERNATIONAL, L.L.C.		RECORDING FILM CODE: 378152 M/R		
ADDRESS: 7770 SPENCER HIGHWAY		SURVEY & ABSTRACT: FABRICIUS REYNOLDS SURVEY, A-643		
SCALE: 1"=60'	DATE: 2-12-04	DRAWN: JR.		
G.F. NUMBER: 2003 CS 533979-A AMERICAN TITLE COMPANY	JOB NO. 2004046	CITY: PASADENA	COUNTY: HARRIS	STATE: TEXAS



BUSHI BAN INTERNATIONAL
7770 SPENCER HIGHWAY, PASADENA, TEXAS
M. IMRAN BAIG, AIA. ARCHITECT . 12211 MONTCLIF CT. HOUSTON, TX 77066 (832) 059-0533

SITE PLAN
A.1