

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: AIRPORT

AGENDA DATE: December 11, 2012

CONTACT PERSON NAME AND PHONE NUMBER: Monica Lombraña, A.A.E./780-4724

DISTRICT(S) AFFECTED: All Districts

SUBJECT:

That the City Manager be authorized to sign a Second Amendment to the Butterfield Trail Industrial Park Lease by and between the City of El Paso ("Lessor") and California State Teachers Retirement Systems ("Lessee") to amend the description of the Premises to read as follows:

A portion of Lots 1, 2 and 9 and all of Lot 10, Block 2, Butterfield Trail Industrial Park Unit One, Replat A, an Addition to the City of El Paso, El Paso County, Texas, containing 277,976.0 square feet or 6.3815 acres of land and municipally known and numbered as 12 Founders Blvd., El Paso, Texas ("Premises").

That the City Manager be authorized to sign a Memorandum of Second Amendment to Butterfield Trail Industrial Park Lease.

BACKGROUND / DISCUSSION:

Lessor has developed an improvement plan for Butterfield Trail Industrial Park ("BTIP") which will upgrade public rights-of-way, reconstruct major thoroughfares, landscape medians, construct walkways and create roundabouts within BTIP.

Lessor and Lessee agree to amend the description of the Premises to delete an identified parcel measuring approximately 274.8 square feet, which fronts on a dedicated public street; as the identified parcel does not interfere with Lessee's continued occupancy. Effective July 1, 2012 the remaining adjusted square footage will be 277,976.0 square feet with a subsequent annual rent of \$38,916.64.

PRIOR COUNCIL ACTION:

6/19/83 Original Butterfield Trail Lease with A.C. Nielson Company
8/27/91 Lessor's Approval of Assignment to NCH Promotional Services, Inc.
6/27/95 First Amendment to Lease
6/27/95 Lessor's Approval of Assignment to The University of Chicago
8/31/99 Lessor's Approval of Assignment to California State Teachers Retirement Systems

AMOUNT AND SOURCE OF FUNDING:

N/A Lease is revenue generating.

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Monica Lombraña

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign a Second Amendment to the Butterfield Trail Industrial Park Lease by and between the City of El Paso and California State Teachers Retirement System) to amend the description of the Premises to read as follows:

A portion of Lots 1, 2, 9 and 10, Block 2, Butterfield Trail Industrial Park Unit 1, Replat A, an Addition to the City of El Paso, El Paso County, Texas, containing 277,976.0 square feet or 6.3815 acres of land, more or less, and municipally known and numbered as 12 Founders Blvd., El Paso, Texas, and

That the City Manager be authorized to sign a Memorandum of Second Amendment to Butterfield Industrial Park Lease.

Dated this ____ day of _____ 2012.

CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Theresa Cullen
Deputy City Attorney

APPROVED AS TO CONTENT:



Monica Lombraña, A.A.E.
Director of Aviation

STATE OF TEXAS)
)
COUNTY OF EL PASO)

**SECOND AMENDMENT TO
BUTTERFIELD TRAIL INDUSTRIAL PARK LEASE**

This Second Amendment to the Butterfield Trail Industrial Park Lease (this "Second Amendment") by and between the City of El Paso ("Lessor") and California State Teachers' Retirement System, a public entity ("Lessee") is made this ____ day of December, 2012.

WHEREAS, the Lessor entered into that certain Butterfield Trail Industrial Park Lease ("Lease") with A.C. Nielsen Company, a Delaware corporation (predecessor-in-interest to Lessee), dated effective July 1, 1983, covering the following described property:

A portion of Lots 1, 2 and 9 and all of Lot 10, Block 2, Butterfield Trail Industrial Park Unit One, Replat A, City of El Paso, El Paso County, Texas, containing 278,246.865 square feet or 6.388 acres of land and municipally known and numbered as 12 Founders Blvd., El Paso, Texas.

WHEREAS, the Lease was subsequently assigned to NCH Promotional Services, Inc., a Delaware corporation, which assignment was approved by the Lessor pursuant to that certain Lessor's Approval of Assignment filed on October 7, 1991 and recorded in Volume 2354, Page 1373 of the Real Property Records of El Paso County, Texas ("Official Records");

WHEREAS, the Lease was further assigned to 12 Founders Boulevard, Ltd., a Texas limited partnership, by Assignment of Ground Leases filed on February 7, 1995, recorded in Volume 2851, Page 1163 of the Official Records, as corrected by Correction of Assignment of Ground Leases filed on June 29, 1995, recorded in Volume 2905, Page 1062 of the Official Records, and approved by Lessor's Approval of Assignment dated January 31, 1995;

WHEREAS, the Lease was amended by that certain First Amendment to Butterfield Trail Industrial Park Lease effective June 30, 1995 (the "First Amendment") to allow for additional options to extend the term of the Lease;

WHEREAS, the Lease was further assigned to The University of Chicago, an Illinois not-for-profit corporation, by Assignment of Ground Leases filed on June 30, 1995 in Volume 2906, Page 2032 of the Official Records, and approved by Lessor's Approval of Assignment effective June 30, 1995;

WHEREAS, the Lease was further assigned to Lessee by Assignment and Assumption of Ground Leases dated September 15, 1999 and filed on December 6, 1999 in Volume 3701, Page 623 of the Official Records, and approved by Lessor's Approval of Assignment filed on December 7, 1999, and recorded in Volume 3702, Page 706 of the Official Records;

WHEREAS, Lessor has developed an improvement plan for the Butterfield Trail Industrial Park to upgrade the public rights-of-way within the Butterfield Trail Industrial Park,

which improvements include, without limitation, the reconstruction of major thoroughfares, landscaping of medians, the construction of walkways and the creation of roundabouts within the Butterfield Trail Industrial Park (collectively, the "Upgrades");

WHEREAS, Lessor has informed Lessee, and Lessee agrees, that the Upgrades will benefit the Butterfield Industrial Park because the traffic flow therein will be improved and the appearance thereof will be improved with new landscaping; and

WHEREAS, the Lessor has requested and the Lessee has agreed to amend the description of the "Premises" set forth in the Lease to exclude an identified parcel which fronts on a dedicated public street from the Lease because the use of such identified parcel is necessary in connection with the Upgrades (as so amended, the "Amended Premises").

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Article I, Section 1.01, Description of Premises Demised, of the Lease is hereby deleted in its entirety and replaced by the following:

"1.01 Description of Premises Demised. Subject to and on the terms, conditions, covenants and undertakings hereinafter set forth, Lessor does hereby demise and lease to Lessee and Lessee does hereby lease from Lessor the following described real property located in El Paso County, Texas:

A portion of Lots 1, 2, 9 and 10, Block 2, Butterfield Trail Industrial Park Unit 1, Replat A, an Addition to the City of El Paso, El Paso County, Texas, containing 277,976.0 square feet or 6.3815 acres of land, more or less, and being more particularly described by metes and bounds in **EXHIBIT 'A'** attached hereto and municipally known and numbered as 12 Founders Blvd., El Paso, Texas.

The property described above and any improvements constructed thereon are collectively hereinafter referred to as the 'Premises' or 'Leased Premises'."

2. Exhibit "A" to the Lease is hereby deleted and replaced in its entirety by the legal description attached to this Second Amendment as Exhibit "A".

3. Lessor hereby agrees that within ninety (90) days of Lessor's approval of this Second Amendment, Lessor, will begin a replatting process which will include, at its sole cost and expense, the Amended Premises in the area being replatted so that the property that remains subject to the Lease complies with all applicable laws. Lessor will advise Lessee of the replatting process and schedule.

4. As of the Effective Date, Lessor and Lessee agree that the annual rental for the Leased Premises shall be **THIRTY EIGHT THOUSAND NINE HUNDRED SIXTEEN AND**

64/100 DOLLARS (\$38,916.64), which annual rental shall be paid in twelve (12) equal monthly installments (each such installment, the "New Monthly Rental Amount").

5. Regardless of the date executed, the "Effective Date" of this Second Amendment shall be July 1, 2012. Promptly after the full execution of this Second Amendment, Lessor hereby agrees to refund or credit to Lessee the amount of any monthly rental payments made by Lessee after the Effective Date in excess of the New Monthly Rental Amount.

6. Except as expressly modified herein, all other terms and conditions of the Lease, as amended by the First Amendment, shall remain in full force and effect and shall remain as written.

7. The Recitals and Exhibits identified in this Second Amendment are incorporated herein by reference and made a part hereof.

*[Remainder of page intentionally left blank,
Signatures commence on following page]*

IN WITNESS WHEREOF, this Second Amendment to the Butterfield Trail Industrial Park Lease has been approved by the parties hereto as of the dated first noted above.

LESSOR: CITY OF EL PASO

Joyce A. Wilson
City Manager

APPROVED AS TO FORM:



Theresa Cullen
Deputy City Attorney

APPROVED AS TO CONTENT:



Monica Lombraña, A. A. E.
Director of Aviation

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this ____ day of _____, 2012 by Joyce A. Wilson, as City Manager of the City of El Paso (Lessor).

Notary Public, State of Texas

My Commission Expires:

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

LESSEE: California State Teachers' Retirement System, a public entity

By: Michelle Cunningham
Printed Name: (Acting)
Title: Deputy Chief Investment Officer
Michelle Cunningham, CFA

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss:
COUNTY OF YOLO)

On Oct 18, 2012 before me, Susan A. Butler,
Notary Public, personally appeared Michelle Cunningham, who proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public

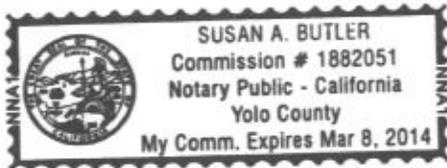


EXHIBIT "A"
METES AND BOUNDS LEGAL DESCRIPTION
[SEE ATTACHED]

METES AND BOUNDS DESCRIPTION
"REVISED LEASE AREA-12 FOUNDERS BOULEVARD"

A 6.3815 acre lease area being a portion of Lots 1, 2, 9 and 10 Block 2, Butterfield Trail Industrial Park Unit 1, Replat A, as recorded in Volume 56, Page 71, Plat Records, El Paso County, Texas, and being more particularly described by metes and bounds as follows.

COMMENCING for reference at an existing City Monument found at the centerline line intersection of Founders Boulevard (120.00 feet wide) and Zane Grey Street (90.00 feet wide); *WHENCE*, an existing City Monument found at the center line intersection of said Zane Grey Street and Butterfield Trail Boulevard (140.00 feet wide), bears South 02°12'07" West (South 00°59'34" East-record), a distance of 1745.59 feet; *THENCE*, leaving the centerline of Founders Boulevard and following the centerline of Zane Grey Street, South 02°12'07" West (South 00°59'34" East-record), a distance of 110.18 feet; *THENCE*, leaving said centerline, North 87°47'53" West (South 89°54'00" West-record), a distance of 45.00 feet to the west right-of-way line of Zane Grey Street for the *POINT OF BEGINNING* of the lease area herein described;

THENCE, following the west right-of-way line of Zane Grey Street, South 02°12'07" West, (South 00°59'34" East ~ record), a distance of 475.91 feet to the southeast corner of the lease area herein described;

THENCE, leaving the west right-of-way line of Zane Grey Street, North 87°47'53" West (South 89°00'26" West-record), a distance of 530.00 feet to the southwest corner of the lease area herein described;

THENCE, North 02°12'07" East (North 00°59'34" West-record), a distance of 525.00 feet to the south right-of-way line of Founders Boulevard for the northwest corner of the lease area herein described;

THENCE, following the south right-of-way line of Founders Boulevard, South 87°54'19" East (North 88°54'00" East-record), a distance of 479.91 feet to a point of curvature;

THENCE, continuing along the south right-of-way line of Founders Boulevard and following the arc of a curve to the right having a radius of 50.00 feet, a central angle of 90°06'26", an arc length of 78.63 feet and whose long chord bears South 87°47'53" East, a distance of 70.78 feet to the *POINT OF BEGINNING*.

Said Lease Area contains 6.3815 acres (277,976.0 square feet) more or less and being subject to easements, restrictions or covenants of record.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, N.A.D.83.

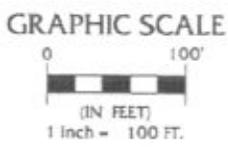
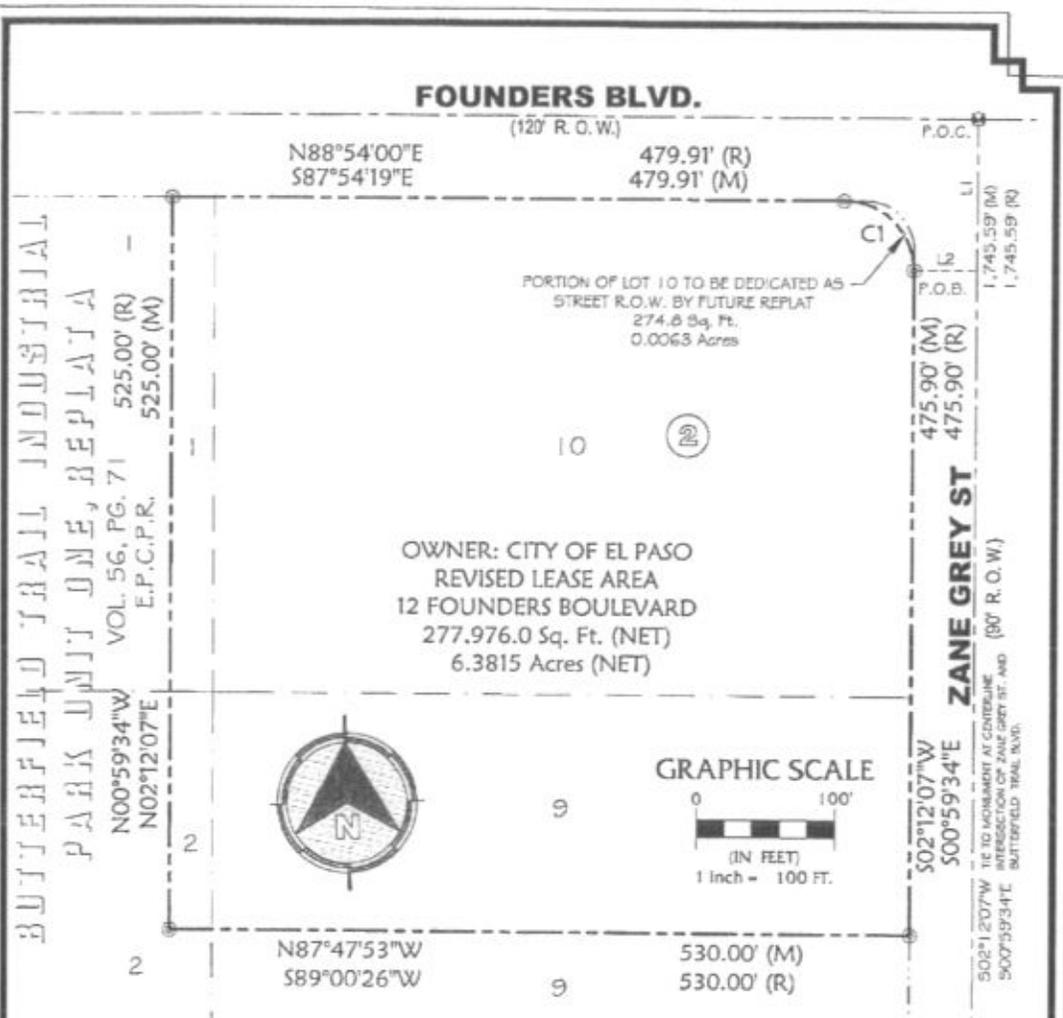
 3-29-12

Aaron Alvarado, TX R.P.L.S. No. 6223

March 27, 2012

05100-0431-L10 9 1 2-B-2-REP-A.doc





CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CI	50.00'	78.63'	90°06'26"	S 87°47'53" E	70.78'

LINE TABLE

LINE	LENGTH	BEARING
L1(M)	110.18'	S 02°12'07" W
L1(R)	110.18'	S 00°59'34" E
L2(M)	45.00'	N 87°47'53" W
L2(R)	45.00'	S 89°54'00" W

- LEGEND**
- LEASE AREA BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE OF RIGHT-OF-WAY
 - LOT LINE
 - EXISTING CITY MONUMENT
 - LEASE AREA CORNER
 - LOT NUMBER
 - BLOCK NUMBER

REFERENCE NOTES

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NO. 4203 DETERMINED THROUGH G.P.S. OBSERVATIONS AT A NATIONAL GEODETIC SURVEY (N.G.S.) BRASS DISK MONUMENT (CEN 2" Ø I.D. (209583) LOCATED IN THE OPEN AREA BETWEEN THE RIGHT TURN LANE WHERE AIRWAYS BOULEVARD TURNS INTO AIRPORT ROAD AND THE SOUTHWEST CORNER OF THE EL PASO INTERNATIONAL AIRPORT, SAID MONUMENT LIES IN A HAND WELL 141 FEET SOUTHWEST OF THE WEST RAIL AND 126 FEET NORTHEAST OF A STREET LIGHT.

CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron Alvarado 3-29-12
AARON ALVARADO, TX. R.F.L.S. NO. 6223

REV: 3-27-12



REVISED LEASE AREA MAP

DRAWN BY: A.A. CHECKED BY: A.A. DATE: 03-14-2012 SCALE: 1" = 100'

(12 FOUNDERS BOULEVARD)

PORTION OF LOTS 1, 2, 9 & 10, BLOCK 2, BUTTERFIELD TRAIL INDUSTRIAL PARK, REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

BROCK & BUSTILLOS INC.

CONSULTING ENGINEERS
LAND SURVEYORS

417 EXECUTIVE CENTER - EL PASO, TX 79902-7101 (512) 542-4900
FAX (512) 542-2867 - WWW.BROCKBUSTILLOS.COM

CAD001
 14503.000-043.BUTTERFIELD.INDUSTRIAL.PARK.REPLAT.A.00-043.L00N.A001.00-043.EDMAN/NECK.AREA-CORNER.ZANE.GREY.A04
 Mar 29, 2012 - 9:32 AM
 FILE NO: 05 | 00-0431



12 Founders Blvd

Zane Grey St.

Founders Blvd.

STATE OF TEXAS)
)
COUNTY OF EL PASO)

KNOW ALL MEN BY THESE PRESENTS:

**MEMORANDUM OF SECOND AMENDMENT TO
BUTTERFIELD TRAIL INDUSTRIAL PARK LEASE**

THIS MEMORANDUM OF SECOND AMENDMENT TO BUTTERFIELD TRAIL INDUSTRIAL PARK LEASE (this “**Memorandum**”) is made as of the ___ day of December, 2012, by and between the City of El Paso (“**Lessor**”) and California State Teachers’ Retirement System, a public entity (“**Lessee**”).

WHEREAS, the Lessor entered into that certain Butterfield Trail Industrial Park Lease (“**Original Lease**”) with A.C. Nielsen Company, a Delaware corporation (predecessor-in-interest to Lessee), dated effective July 1, 1983, as evidenced by that certain Memorandum of Lease dated July 19, 1983, recorded in Volume 1376, Page 1252 of the Official Public Records of Real Property of El Paso County, Texas (“**Official Records**”);

WHEREAS, the Original Lease was subsequently assigned to NCH Promotional Services, Inc., a Delaware corporation, which assignment was approved by the Lessor pursuant to that certain Lessor’s Approval of Assignment filed on October 7, 1991 and recorded in Volume 2354, Page 1373 of the Official Records”;

WHEREAS, the Original Lease was further assigned to 12 Founders Boulevard, Ltd., a Texas limited partnership, by Assignment of Ground Leases filed on February 7, 1995, recorded in Volume 2851, Page 1163 of the Official Records, as corrected by Correction of Assignment of Ground Leases filed on June 29, 1995, recorded in Volume 2905, Page 1062 of the Official Records, and approved by Lessor’s Approval of Assignment dated January 31, 1995;

WHEREAS, the Original Lease was amended by that certain First Amendment to Butterfield Trail Industrial Park Lease effective June 30, 1995 (the “**First Amendment**” and together with the Original Lease, the “**Lease**”);

WHEREAS, the Lease was further assigned to The University of Chicago, an Illinois not-for-profit corporation, by Assignment of Ground Leases filed on June 30, 1995 in Volume 2906, Page 2032 of the Official Records, and approved by Lessor’s Approval of Assignment effective June 30, 1995;

WHEREAS, the Lease was further assigned to Lessee by Assignment and Assumption of Ground Leases dated September 15, 1999 and filed on December 6, 1999 in Volume 3701, Page 623 of the Official Records, and approved by Lessor’s Approval of Assignment filed on December 7, 1999, and recorded in Volume 3702, Page 706 of the Official Records;

WHEREAS, Lessor and Lessee are entering in that certain Second Amendment to Butterfield Trail Industrial Park Lease of even date herewith (the “**Second Amendment**”), pursuant to which certain provisions of the Lease are being amended to, among other things, exclude from the Lease a parcel which fronts on a dedicated public street because the use of such

parcel is necessary in connection with certain upgrades being undertaken by Lessor within the Butterfield Industrial Park, thereby resulting in the premises remaining subject to the Lease being legally described on Exhibit "A" attached hereto; and

WHEREAS, Lessor and Lessee desire to provide notice that the Lease has been modified by the Second Amendment.

NOW THEREFORE, in reliance on the foregoing and in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Amendment. The Lease has been amended by the Second Amendment and Exhibit "A" to the Lease has been replaced in its entirety by the legal description attached hereto as Exhibit "A".

2. Successors. Subject to the provisions in the Lease governing assignment, the rights and obligations created in the Lease shall bind and inure to the benefit of the respective heirs, personal representatives, successors, grantees, and assigns of Lessor and Lessee.

3. Counterparts. This Memorandum may be executed in any number of counterparts, each of which when executed and delivered will be deemed to be an original and all of which, when taken together, will be deemed to be one and the same instrument.

4. Incorporation and Conflicts. All of the terms and conditions of the Second Amendment are incorporated herein by reference as though set forth fully herein. In the event of any conflict between the terms hereof and of the Second Amendment, the Second Amendment shall prevail. This Memorandum is prepared for the purpose of recordation only and it in no way modifies the provisions of the Second Amendment.

*[Remainder of page intentionally left blank,
signatures commence on following page]*

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Second Amendment to the Butterfield Trail Industrial Park Lease as of the date first written above.

LESSOR:

CITY OF EL PASO

By: _____
Joyce A. Wilson
City Manager

APPROVED AS TO FORM:

By: Theresa Cullen
Theresa Cullen
Deputy City Attorney

APPROVED AS TO CONTENT:

By: Monica Lombraña
Monica Lombraña, A.A.E.
Director of Aviation

LESSOR'S ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on this _____ day of _____, 2012, by **Joyce A. Wilson** as **City Manager** of the **City of El Paso, Texas** (Lessor).

Notary Public, State of Texas

My Commission Expires:

(SIGNATURES CONTINUE ON THE FOLLOWING PAGE)

LESSEE:

CALIFORNIA STATE TEACHERS' RETIREMENT SYSTEM, a public entity

By: Michelle Cunningham

Michelle Cunningham, CFA
Deputy Chief Investment Officer
(Acting)

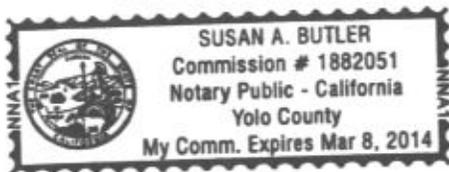
LESSEE'S ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss:
COUNTY OF YOLO)

On Oct 18, 2012 before me, Susan A. Butler,
Notary Public, personally appeared Michelle Cunningham,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



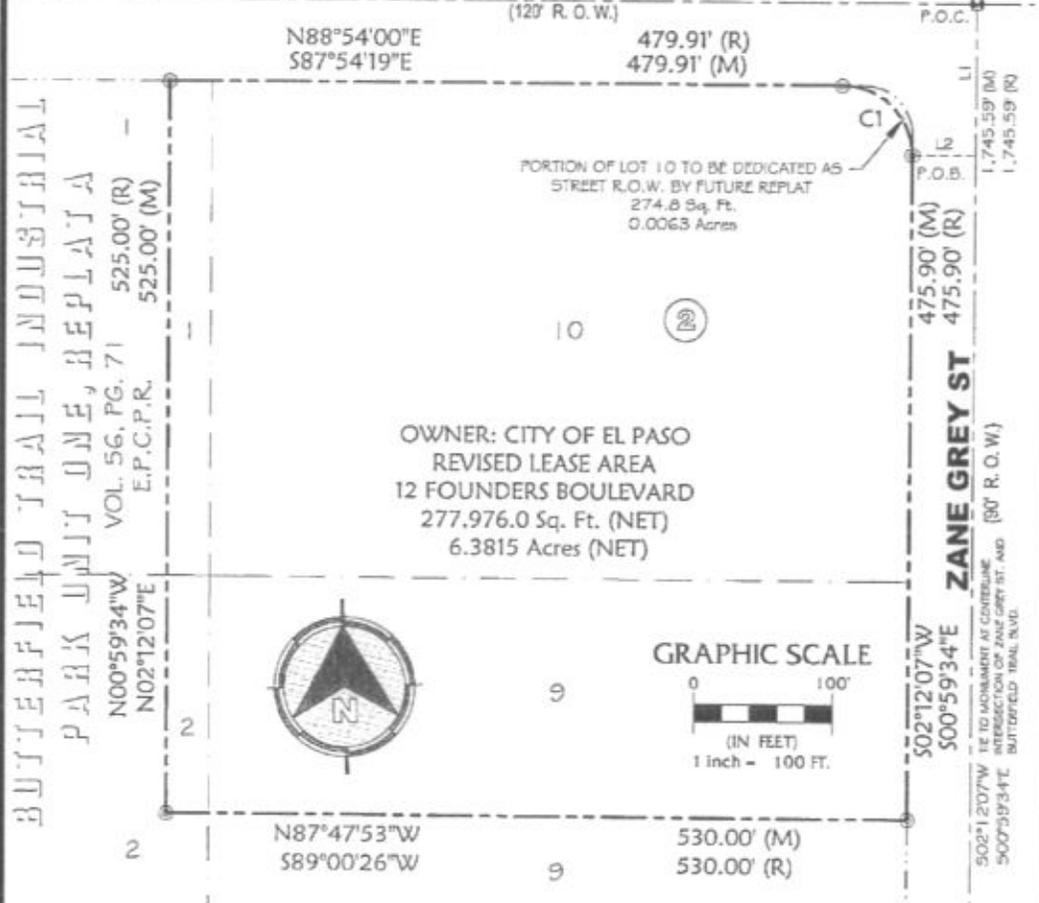
Susan A. Butler
Notary Public

(END OF SIGNATURES)

EXHIBIT "A"

LEGAL DESCRIPTION
[SEE ATTACHED]

FOUNDERS BLVD.



OWNER: CITY OF EL PASO
 REVISED LEASE AREA
 12 FOUNDERS BOULEVARD
 277,976.0 Sq. Ft. (NET)
 6.3815 Acres (NET)

BUTTERFIELD TRAIL INDUSTRIAL
 PARK UNIT ONE, REPLAT A
 VOL. 56, PG. 71
 E.P.C.P.R.
 N00°59'34"W 525.00' (R)
 N02°12'07"E 525.00' (M)

ZANE GREY ST
 502°12'07"W 500°59'34"E
 475.90' (M)
 475.90' (R)
 1,745.59' (M)
 1,745.59' (R)



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	50.00'	78.63'	90°06'26"	S 87°47'53" E	70.78'

LINE TABLE		
LINE	LENGTH	BEARING
L1(M)	110.18'	S 02°12'07" W
L1(R)	110.18'	S 00°59'34" E
L2(M)	45.00'	N 87°47'53" W
L2(R)	45.00'	S 89°54'00" W

LEGEND

- LEASE AREA BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTRALINE OF RIGHT-OF-WAY
- LOT LINE
- EXISTING CITY MONUMENT
- LEASE AREA CORNER
- LOT NUMBER
- BLOCK NUMBER

REFERENCE NOTES

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NO. 4203 DETERMINED THROUGH G.P.S. OBSERVATIONS AT A NATIONAL GEODETIC SURVEY (N.G.S.) BRASS DISK MONUMENT 'CDN 2' (P.L.D. 020583) LOCATED IN THE OPEN AREA BETWEEN THE RIGHT TURN LANE WHERE AIRWAYS BOULEVARD TURNS INTO AIRPORT ROAD AND THE SOUTHWEST CORNER OF THE EL PASO INTERNATIONAL AIRPORT. SAID MONUMENT LIES IN A HANG WELL 141 FEET SOUTHWEST OF THE WEST RAIL AND 126 FEET NORTHEAST OF A STREET LIGHT.

CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Aaron Alvarado 3-29-12
 AARON ALVARADO, TX, R.P.L.S. NO. 6223

REV: 3-27-12



REVISED LEASE AREA MAP

DRAWN BY: A.A. CHECKED BY: A.A. DATE: 03-14-2012 SCALE: 1" = 100'

(12 FOUNDERS BOULEVARD)
 PORTION OF LOTS 1, 2, 9 & 10, BLOCK 2, BUTTERFIELD TRAIL INDUSTRIAL
 PARK, REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

BROCK & BUSTILLOS INC.
 CONSULTING AND BUSINESS
 LAND SURVEYORS
 TSP# REG. NO. 1-737

FILE NO: 05100-0431

417 EXECUTIVE CENTER-EL PASO, TX 79902-PM (P I S) 342-4900
 FAX (P I S) 342-2827-WWW.BROCKBUSTILLOS.COM

CAD01
 150310010431 BUTTERFIELD TRAIL INDUSTRIAL PARK UNIT ONE, REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS
 Mar. 25, 2012 - 9:25am

METES AND BOUNDS DESCRIPTION
"REVISED LEASE AREA-12 FOUNDERS BOULEVARD"

A 6.3815 acre lease area being a portion of Lots 1, 2, 9 and 10 Block 2, Butterfield Trail Industrial Park Unit 1, Replat A, as recorded in Volume 56, Page 71, Plat Records, El Paso County, Texas, and being more particularly described by metes and bounds as follows.

COMMENCING for reference at an existing City Monument found at the centerline line intersection of Founders Boulevard (120.00 feet wide) and Zane Grey Street (90.00 feet wide); *WHENCE*, an existing City Monument found at the center line intersection of said Zane Grey Street and Butterfield Trail Boulevard (140.00 feet wide), bears South 02°12'07" West (South 00°59'34" East-record), a distance of 1745.59 feet; *THENCE*, leaving the centerline of Founders Boulevard and following the centerline of Zane Grey Street, South 02°12'07" West (South 00°59'34" East-record), a distance of 110.18 feet; *THENCE*, leaving said centerline, North 87°47'53" West (South 89°54'00" West-record), a distance of 45.00 feet to the west right-of-way line of Zane Grey Street for the *POINT OF BEGINNING* of the lease area herein described;

THENCE, following the west right-of-way line of Zane Grey Street, South 02°12'07" West, (South 00°59'34" East ~ record), a distance of 475.91 feet to the southeast corner of the lease area herein described;

THENCE, leaving the west right-of-way line of Zane Grey Street, North 87°47'53" West (South 89°00'26" West-record), a distance of 530.00 feet to the southwest corner of the lease area herein described;

THENCE, North 02°12'07" East (North 00°59'34" West-record), a distance of 525.00 feet to the south right-of-way line of Founders Boulevard for the northwest corner of the lease area herein described;

THENCE, following the south right-of-way line of Founders Boulevard, South 87°54'19" East (North 88°54'00" East-record), a distance of 479.91 feet to a point of curvature;

THENCE, continuing along the south right-of-way line of Founders Boulevard and following the arc of a curve to the right having a radius of 50.00 feet, a central angle of 90°06'26", an arc length of 78.63 feet and whose long chord bears South 87°47'53" East, a distance of 70.78 feet to the *POINT OF BEGINNING*.

Said Lease Area contains 6.3815 acres (277,976.0 square feet) more or less and being subject to easements, restrictions or covenants of record.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, N.A.D.83.

 3-29-12

Aaron Alvarado, TX R.P.L.S. No. 6223

March 27, 2012

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AFTER RECORDING RETURN TO:

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