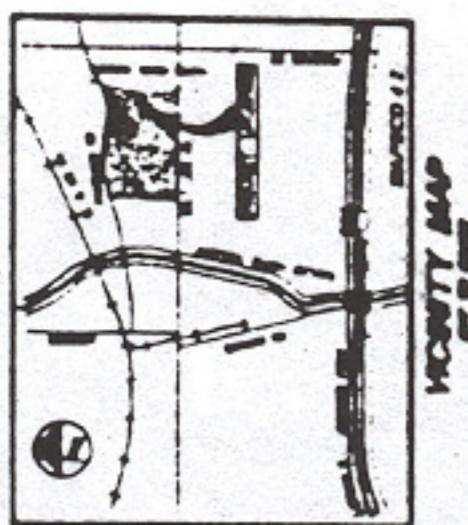
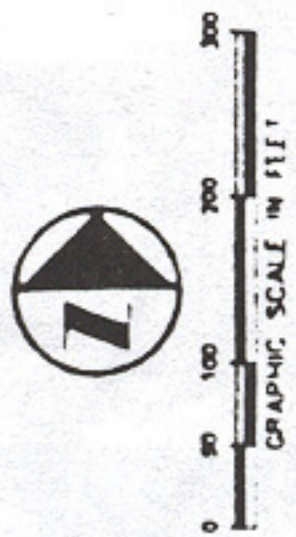


24708 EXHIBITS 614A & 614B



SITE SUMMARY FOR TRACT I

- A. TOTAL ACRES - 29.8
- B. LOT AREA - 19.8 ACRES (1,000,000 S.F.)
- C. MAXIMUM FLOOR AREA - 1,000,000 S.F.
- D. FLOOR AREA - 1,000,000 S.F.
- E. LOCAL UTILITY/TELEPHONE/STREET EXCHANGE FACILITY
- F. SOLID WASTE - 1,000,000 S.F.
- G. OFFICE
- H. RETAINED PARKING - 700
- I. PHASING PROVIDED - 700
- J. LANDSCAPE PERCENTAGE - 15.0% OF LOT AREA
- K. FLOOD AREA RATED (F.A.S.) - 5.17
- L. BUILDING HEIGHT - 5 STORIES AT 70'

OTHER USES PERMITTED BY CITY OF DALLAS (L.P. PARTNERSHIP)
 9407 BELLEVUE, SUITE 300 DALLAS, TEXAS 75243 972.358.3031
 9407 BELLEVUE, SUITE 300 DALLAS, TEXAS 75243 972.358.3031
 9407 BELLEVUE, SUITE 300 DALLAS, TEXAS 75243 972.358.3031

GENIUS DALLAS NORTH
 TRACT I
 BLOCK B/R222
 CITY OF DALLAS, TEXAS

DATE	DESCRIPTION	SCALE	BY	APP'D
JAN 1998	PRELIMINARY	1"=100'	ARLEN TERRY BOGARDUS ARCHITECTS P.C.	ARLEN TERRY BOGARDUS ARCHITECTS P.C.
MARCH 2001	REVISION	1"=100'	ARLEN TERRY BOGARDUS ARCHITECTS P.C.	ARLEN TERRY BOGARDUS ARCHITECTS P.C.

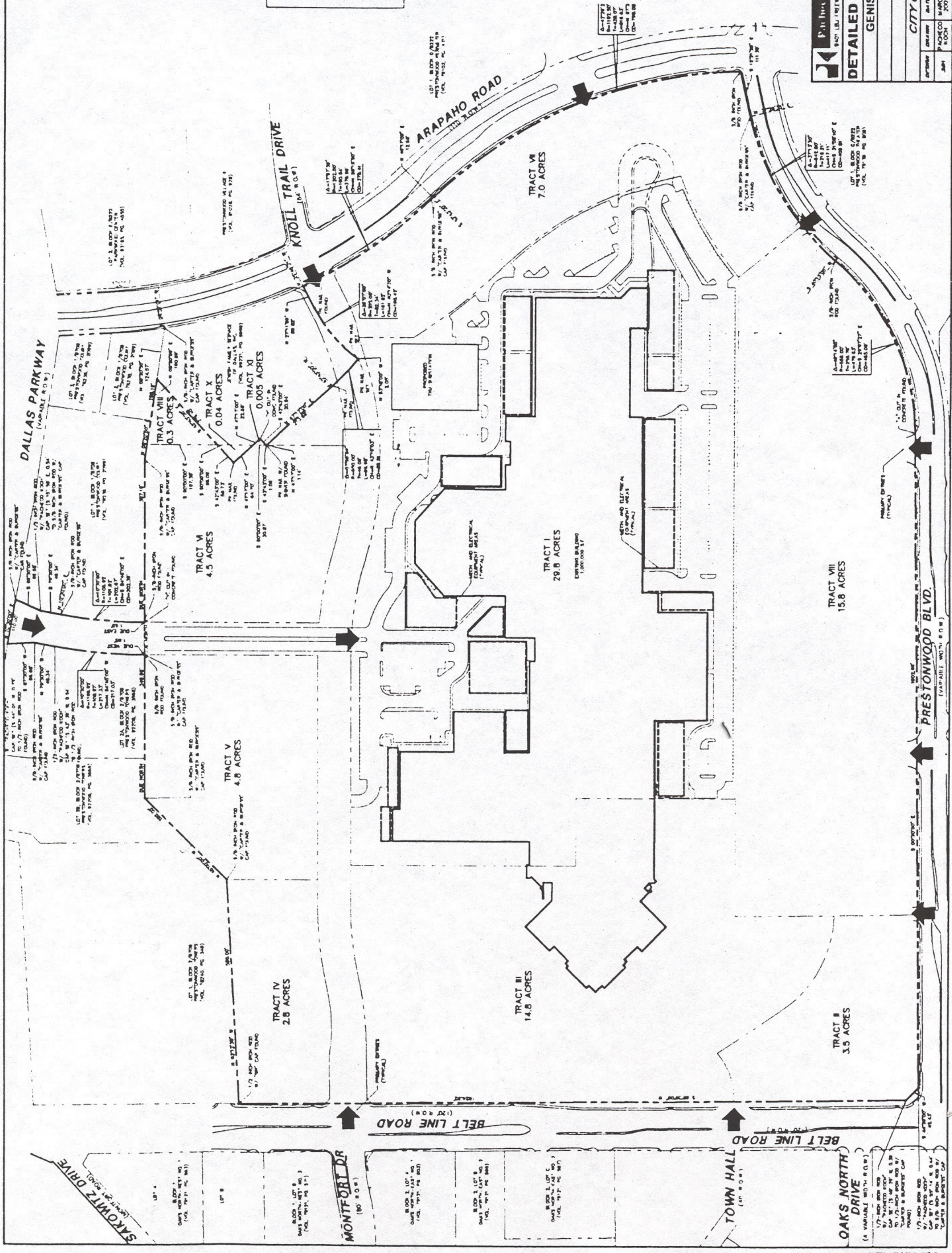


EXHIBIT 614A & Exhibit 614B