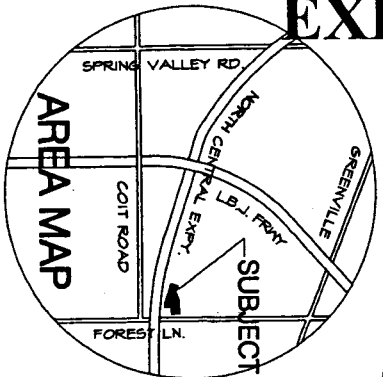


THE STAUBACH COMPANY

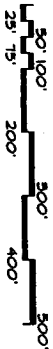
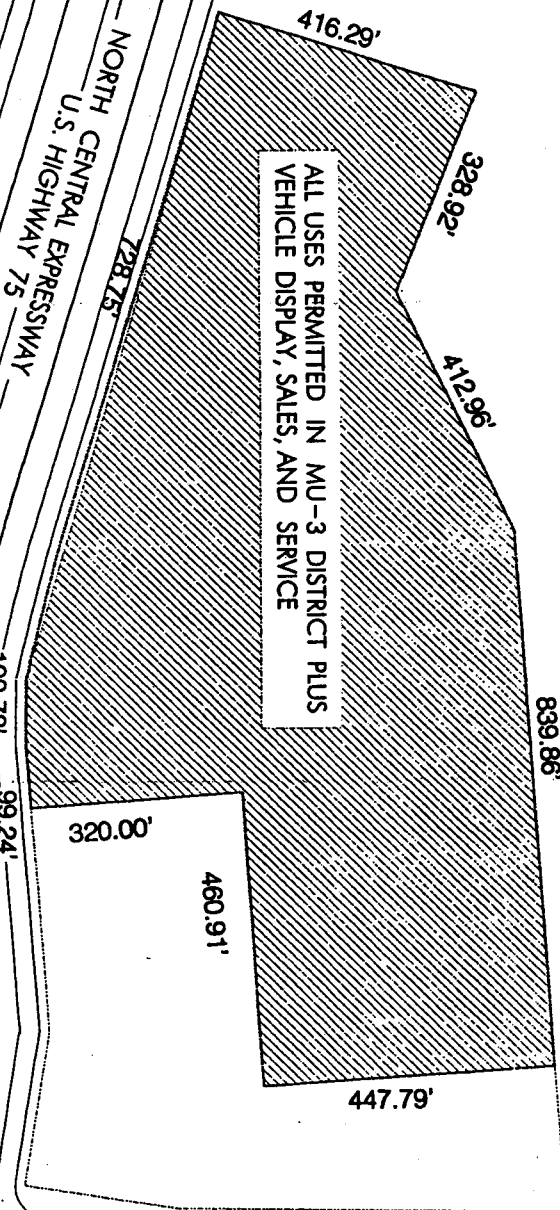
Construction Managers  
6750 LBJ Freeway, Suite 1100  
Dallas, Texas 75240  
(214) 385-0500 Fax (214) 385-8132

# EXHIBIT 441A

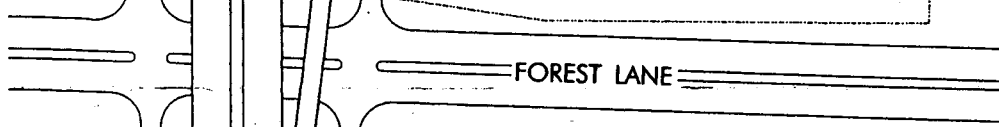


**ADVANCE ARCHITECTS**

12720 Maple Drive, Suite 600 LB 02  
Dallas, Texas 75281  
(214) 233-0400 Fax: (214) 233-2299



## CONCEPTUAL PLAN



### OWNER

SPAC Operating Corporation  
One Financial Plaza, Suite 1700  
Fort Lauderdale, Florida 33394  
Phone (305) 627-5100  
Fax (305) 764-0645

### LOCATION

11800 North Central Expwy.  
Dallas, Texas

A tract of 19.99 ac.  
out of blocks 7748 - 7749

### TABULATIONS

961636  
227 47  
APPROVED BY  
CITY COUNCIL  
MAY 8, 1996

### F.A.R.

### Floor Area

### Height

### Min. Front Yard

### Min. Side Yard

### Min. Rear Yard

*ASPA*  
Development  
will comply  
with MU-3  
standards.

PLANNED DEVELOPMENT PERMIT NO. 441

2454 - 16611901-C-NR (K9)

03 MARCH 1996