

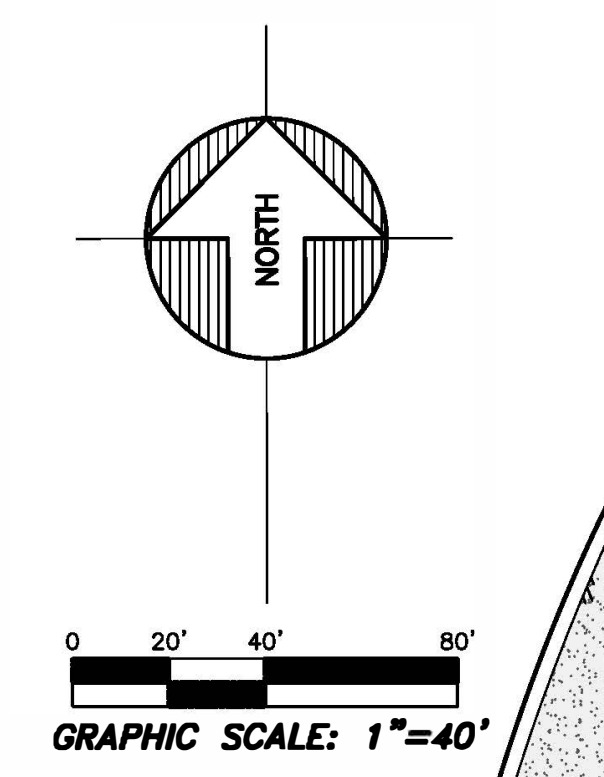
LEGEND

- FIRE HYDRANT
- CHASED "X" SET
- IRON ROD FOUND (SIZE AS NOTED)
- OVERHEAD UTILITY POLE W/ CUY
- SIGNAL BOX
- WATER MANHOLE
- WATER CLEAN OUT
- GAS VALVE
- WATER VALVE
- INHALL
- SIGNAL POLE
- STREET LIGHT
- ELECTRICAL WALL
- STREET WORKER
- CABLE BOX
- AUTO SPRINKLER
- TRANSFORMER PAD
- LIGHT POLE
- TREE

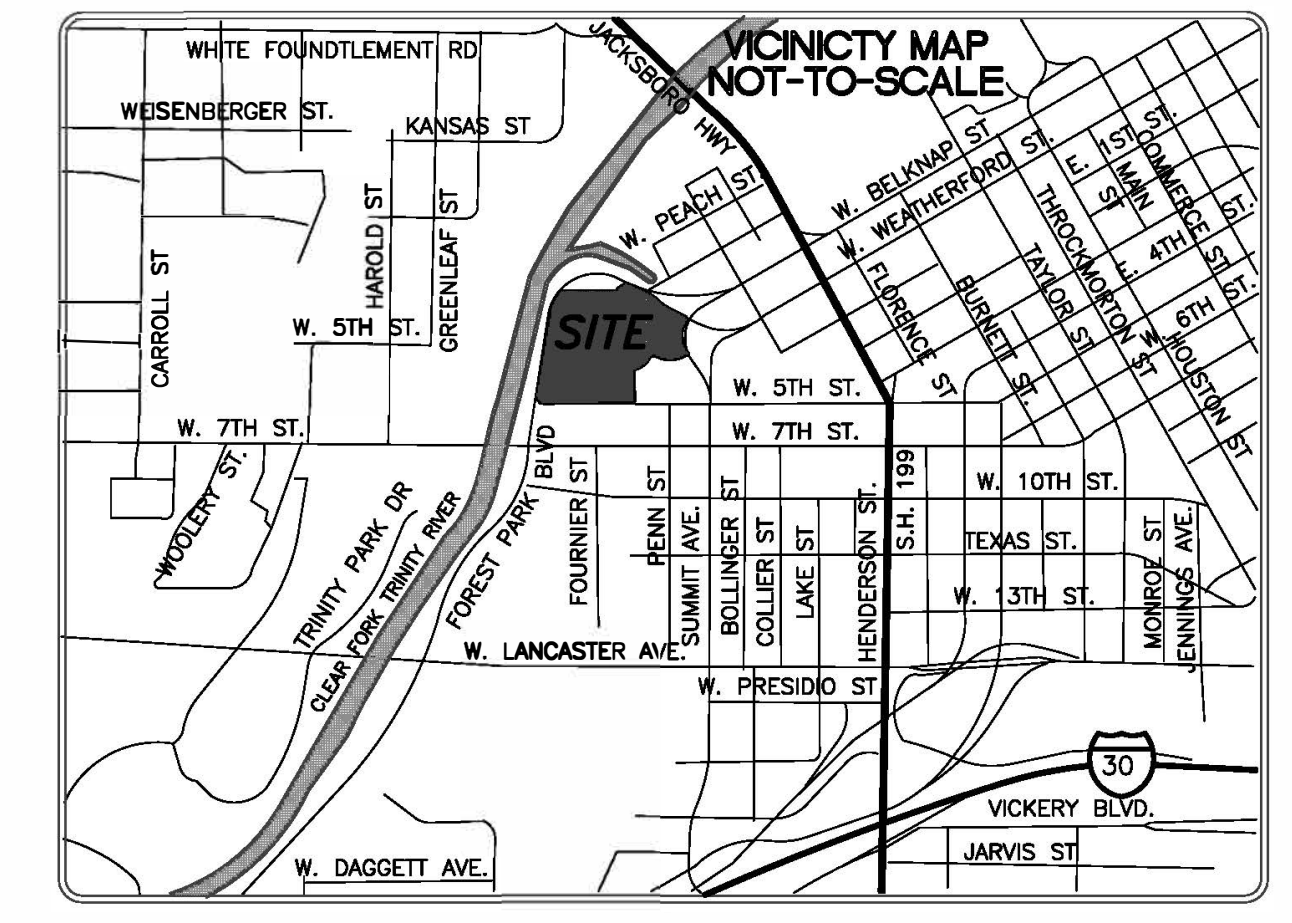
ZONING NOTES

ACCORDING TO THE ZONING REPORT PREPARED BY ZONING-INFO, INC. FOR MATIS REAL ESTATE CAPITAL LLC AND DATED JULY 24, 2018, FOR SITE #57844, THE SUBJECT PROPERTY IS ZONED "C" CENTRAL BUSINESS DISTRICT, WITHIN THE "DUD" DOWNTOWN URBAN DESIGN DISTRICT - DOWNTOWN CORE CHARACTER ZONE.

MAXIMUM BUILDING HEIGHT RESTRICTIONS: NONE
BUILDING SETBACK REQUIRED (FRONT): NONE
BUILDING SETBACK REQUIRED (SIDE): 3 FEET
BUILDING SETBACK REQUIRED (REAR): NONE
MAXIMUM STREET SETBACK: 5 FEET
MINIMUM PARKING REQUIRED: NONE

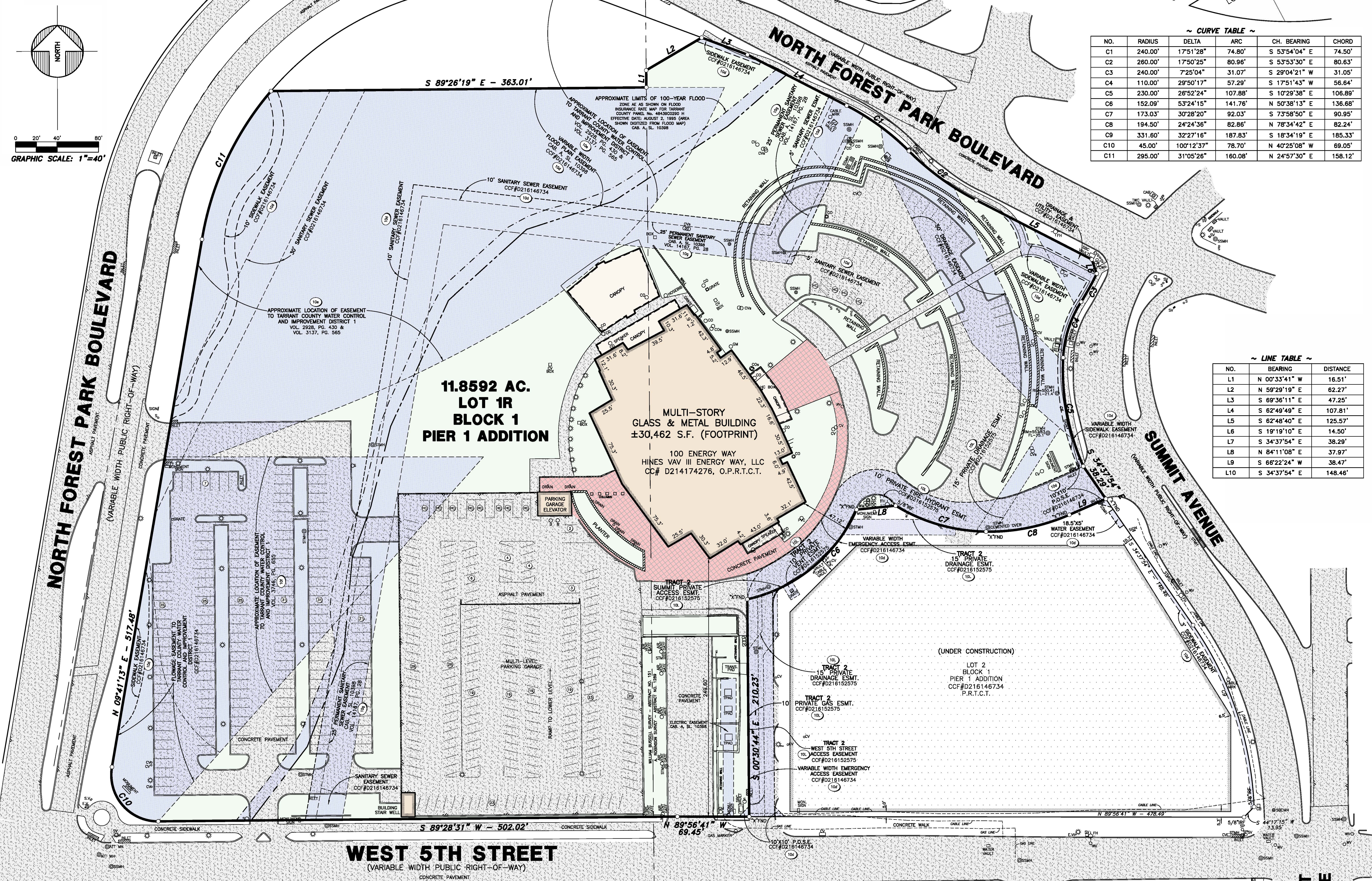


PARKING VALUATION
 REGULAR PARKING = 381
 HANDICAP PARKING = 8
 TOTAL PARKING = 389



~ CURVE TABLE ~

| NO. | RADIUS | DELTA | ARC | CH. BEARING | CHORD |
|-----|---------|------------|---------|---------------|---------|
| C1 | 240.00' | 175°1'28" | 74.80' | S 53°54'04" E | 74.50' |
| C2 | 260.00' | 175°0'25" | 80.96' | S 53°53'30" E | 80.63' |
| C3 | 240.00' | 7°25'04" | 31.07' | S 29°04'21" W | 31.05' |
| C4 | 110.00' | 29°50'17" | 57.29' | S 17°51'43" W | 56.64' |
| C5 | 230.00' | 26°52'24" | 107.88' | S 10°29'38" E | 106.89' |
| C6 | 152.09' | 53°24'15" | 141.76' | N 50°38'13" E | 136.68' |
| C7 | 173.03' | 30°28'20" | 92.03' | S 73°58'50" E | 90.95' |
| C8 | 194.50' | 24°24'36" | 82.86' | N 78°34'42" E | 82.24' |
| C9 | 331.60' | 32°27'16" | 187.83' | S 18°34'19" E | 185.33' |
| C10 | 45.00' | 100°12'37" | 78.70' | N 40°25'08" W | 69.05' |
| C11 | 295.00' | 31°05'26" | 160.08' | N 24°57'30" E | 158.12' |

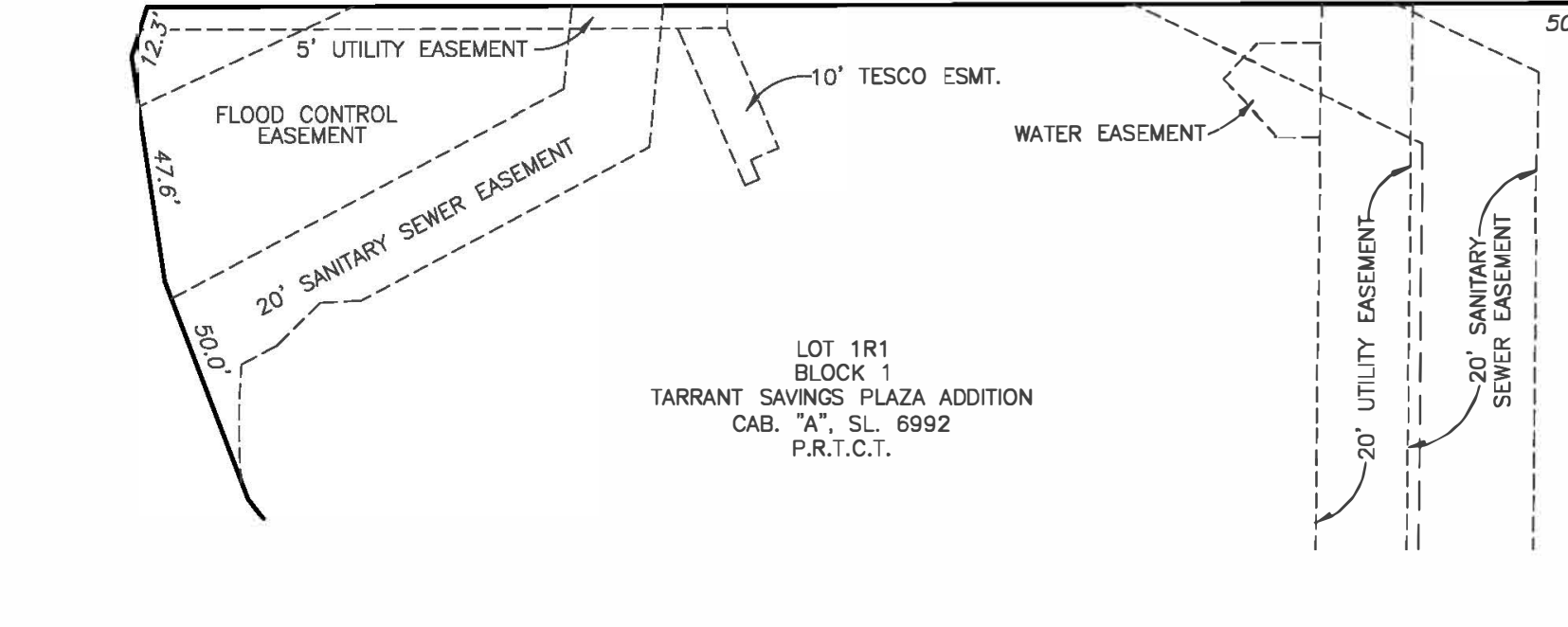


~ LINE TABLE ~

| NO. | BEARING | DISTANCE |
|-----|---------------|----------|
| L1 | N 00°33'41" W | 16.51' |
| L2 | N 59°29'19" E | 62.27' |
| L3 | S 69°36'11" E | 47.25' |
| L4 | S 62°49'49" E | 107.81' |
| L5 | S 82°48'40" E | 125.57' |
| L6 | S 19°19'10" E | 14.50' |
| L7 | S 34°37'54" E | 38.29' |
| L8 | N 84°11'08" E | 37.97' |
| L9 | S 66°22'24" W | 38.47' |
| L10 | S 34°37'54" E | 148.46' |

SURVEYOR NOTES

- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY.
- SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED.
- SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NORTH FOREST PARK BOULEVARD, WEST 5TH STREET AND SUMMIT AVENUE, EACH BEING A PUBLICLY DEDICATED ROADWAY.
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THIS SURVEY THERE WAS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE ADJOINING MULTI-FAMILY PROPERTY.



CERTIFICATION

TO: HERTZ ACQUISITIONS GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY; HINES VAV III ENERGY WAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY; MATIS REAL ESTATE CAPITAL, LLC, ITS SUCCESSORS AND ASSIGNS; AND CHICAGO TITLE INSURANCE COMPANY (CFI) NO. 4712011466;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 8, 9, 13, 14, 16, 17 & 19 OF TABLE A THEREOF.

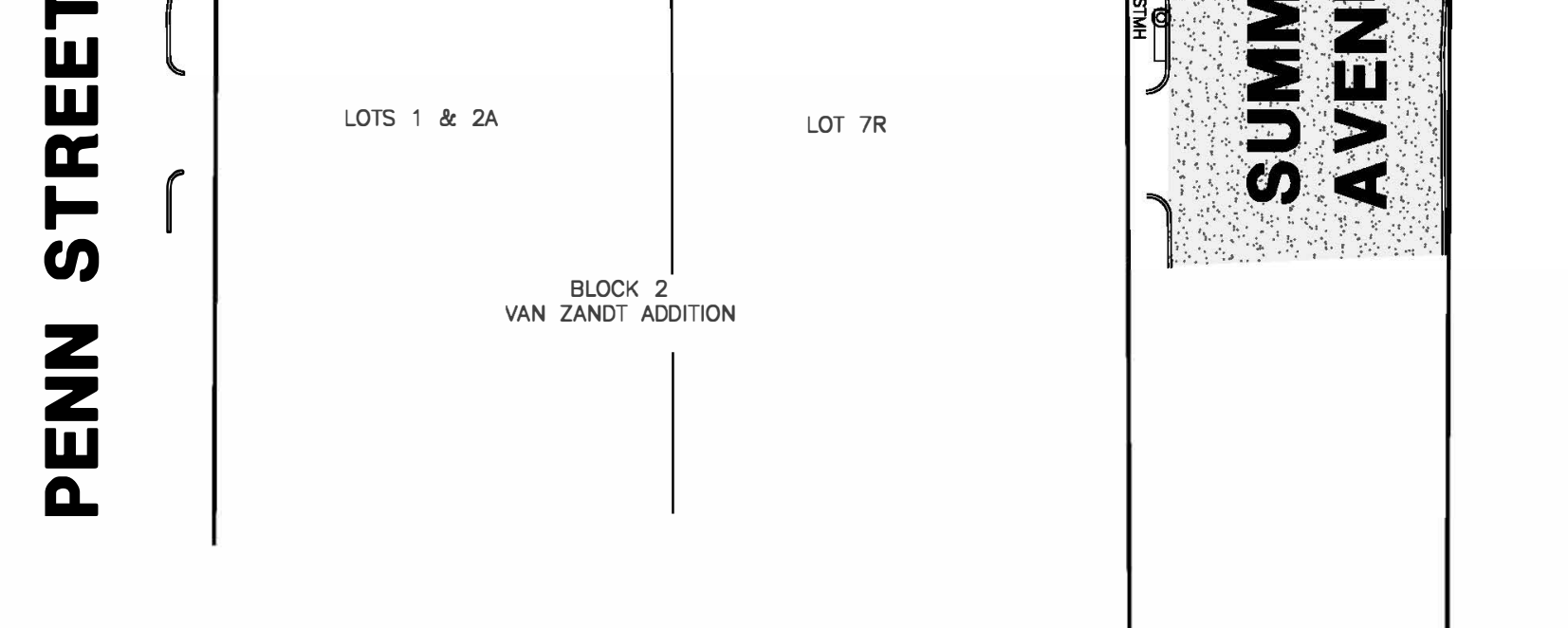
David Petree
 DAVID PETREE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 1889

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE TARRANT COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 484801000, MAP REVISED SEPTEMBER 25, 2009, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS) AND PARTIALLY IN FLOOD ZONE "AE".

ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

FLOOD ZONE "AE" SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. (BASE FLOOD ELEVATIONS DETERMINED) THIS FLOOD STATEMENT DOES NOT MEAN THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



SURVEY PLAT

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF FOLLOWING DESCRIBED PROPERTY.

TRACT 1: (FEE SIMPLE)

BEING ALL OF LOT 1R, IN BLOCK 1, OF PER 1 ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE RECORDS OF RECORD UNDER CLERK'S FILE NO. D216146734 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

TRACT 2: (EASEMENT ESTATE)

NON-EXCLUSIVE EASEMENT ESTATE CREATED BY THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY AND BETWEEN HINES VAV III ENERGY WAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BROADSTONE 5TH AND SUMMIT, A DELAWARE LIMITED LIABILITY COMPANY RECORDED UNDER CLERK'S FILE NO. D216152575, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

TITLE NOTES

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY (CFI) NO. 4712011466, EFFECTIVE DATE OF JUNE 4, 2018 AND ISSUED DATE OF JUNE 28, 2018, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO INSURANCE COVERAGE AS INDICATED ON SCHEDULE B THEREOF:

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION): CLERK'S FILE NO. D216152575, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS AND CABINET A, SLIDE 10398, PLAT RECORDS, TARRANT COUNTY, TEXAS AND UNDER CLERK'S FILE NO. D216146734, PLAT RECORDS, TARRANT COUNTY, TEXAS;
- THE FOLLOWING EASEMENTS AND/OR BUILDING LINES AS SET OUT ON PLAT RECORDED UNDER CLERK'S FILE NO. D216146734, PLAT RECORDS, TARRANT COUNTY, TEXAS: 1) VARIABLE WIDTH SIDEWALK EASEMENT; 2) DRAINAGE AND UTILITY EMERGENCY ACCESS EASEMENT; 3) 10' X 10' PUBLIC OPEN SPACE EASEMENT; 4) VARIABLE WIDTH DRAINAGE EASEMENT; 5) VARIABLE WIDTH ELECTRIC EASEMENT; 6) 50' SANITARY SEWER EASEMENT; 7) 5' SANITARY SEWER EASEMENT; 8) 10' SANITARY SEWER EASEMENT; 9) INTENTIONALLY DELETED; 10) UNDETERMINED WIDTH SANITARY SEWER EASEMENT; 11) INTENTIONALLY DELETED; 12) 30' SANITARY SEWER EASEMENT; 13) 10' SIDEWALK EASEMENT; 14) VARIABLE WIDTH FLOOD PLAIN EASEMENT; AND 15) FLOWAGE EASEMENT. (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY; AS SHOWN ON SURVEY)
- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. ONE, RECORDED ON MARCH 1, 1954, UNDER VOLUME 2928, PAGE 430, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME 3137, PAGE 565 REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS: TRACT 1 AND 2 (SURVEYOR'S NOTE: LOCATED IN NORTHWEST AREA OF SUBJECT PROPERTY; AS SHOWN ON SURVEY)
- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. ONE, RECORDED ON NOVEMBER 8, 1962, UNDER VOLUME 3746, PAGE 655, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS: TRACT 1 AND 2 (SURVEYOR'S NOTE: LOCATED IN NORTHWEST AREA OF SUBJECT PROPERTY; AS SHOWN ON SURVEY)
- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO CITY OF FORT WORTH, RECORDED ON JANUARY 5, 2000, UNDER VOLUME 14167, PAGE 28, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS: TRACT 1 (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY; AS SHOWN ON SURVEY)
- LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED JULY 11, 2008, BY AND BETWEEN CHESAPEAKE PLAZA, L.L.C. AS LESSOR, AND CHESAPEAKE EXPLORATION, L.L.C. AS LESSEE, RECORDED JULY 1, 2008, UNDER CLERK'S FILE NO. D208252591 OF THE OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS, AS AFFECTED BY PARTIAL ASSIGNMENT TO CERES RESOURCES PARTNERS, L.P. AS TO 8,010,000.00, RECORDED UNDER CLERK'S FILE NO. D209297119, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AS AFFECTED BY ASSIGNMENT TO TOTAL E&P USA, INC. RECORDED UNDER CLERK'S FILE NO. D210019134, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AS AFFECTED BY AMENDMENT, EXTENSION, RATIFICATION & REVIVER OF OIL AND GAS LEASE RECORDED UNDER CLERK'S FILE NO. D212223203, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AND AS AFFECTED BY SECOND AMENDMENT TO PAID-UP OIL AND GAS LEASE RECORDED UNDER CLERK'S FILE NO. D214173632, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS: TRACT 1 AND 2
- INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED AUGUST 11, 2014, RECORDED AUGUST 12, 2014, UNDER CLERK'S FILE NO. D214174276 OF THE OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS, AFFECTS: TRACT 1 AND 2
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT, BY AND BETWEEN HINES VAV III ENERGY WAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSOR, AND PIER 1 SERVICES COMPANY, A DELAWARE STATUTORY TRUST, AS LESSEE, RECORDED ON AUGUST 12, 2014, UNDER CLERK'S FILE NO. D214174278, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT, BY AND BETWEEN HINES VAV III ENERGY WAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSOR, AND CHESAPEAKE OPERATING, INC., AN OKLAHOMA CORPORATION, AS LESSEE, RECORDED ON AUGUST 13, 2014, UNDER CLERK'S FILE NO. D214174916, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
- TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN NON-EXCLUSIVE EASEMENT PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER CLERK'S FILE NO. D216152575, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS: TRACT 2 (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY; AS SHOWN ON SURVEY)
- (INTENTIONALLY DELETED)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED CONSTRUCTION CHANGING EASEMENT AGREEMENT, DATED JULY 1, 2016, EXECUTED BY HINES VAV III ENERGY WAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BROADSTONE 5TH AND SUMMIT, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED ON JULY 11, 2016, UNDER CLERK'S FILE NO. D216152576, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS: TRACT 1 (SURVEYOR'S NOTE: PROPERTY IS SUBJECT TO TERMS CITED THEREIN)

RE-PRINTED JULY 25, 2018 - ZONING REPORT & TITLE COMMITMENT UPDATE
 RE-PRINTED JULY 6, 2018 - CERTIFICATION, NOTES, FLOOD, & OTHER COMMENTS

ALTA/NSPS LAND TITLE SURVEY
11.8592 ACRE PARCEL
LOT 1R - BLOCK 1
PIER 1 ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING CORPORATION
 1015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600

DATE: JUNE 29, 2018
 SCALE: 1" = 40'
 DRPETREE@BLUESKYSURVEYING.COM
 TPLS REGISTRATION NO. 10105700
 PLSUMMITS18NCC18