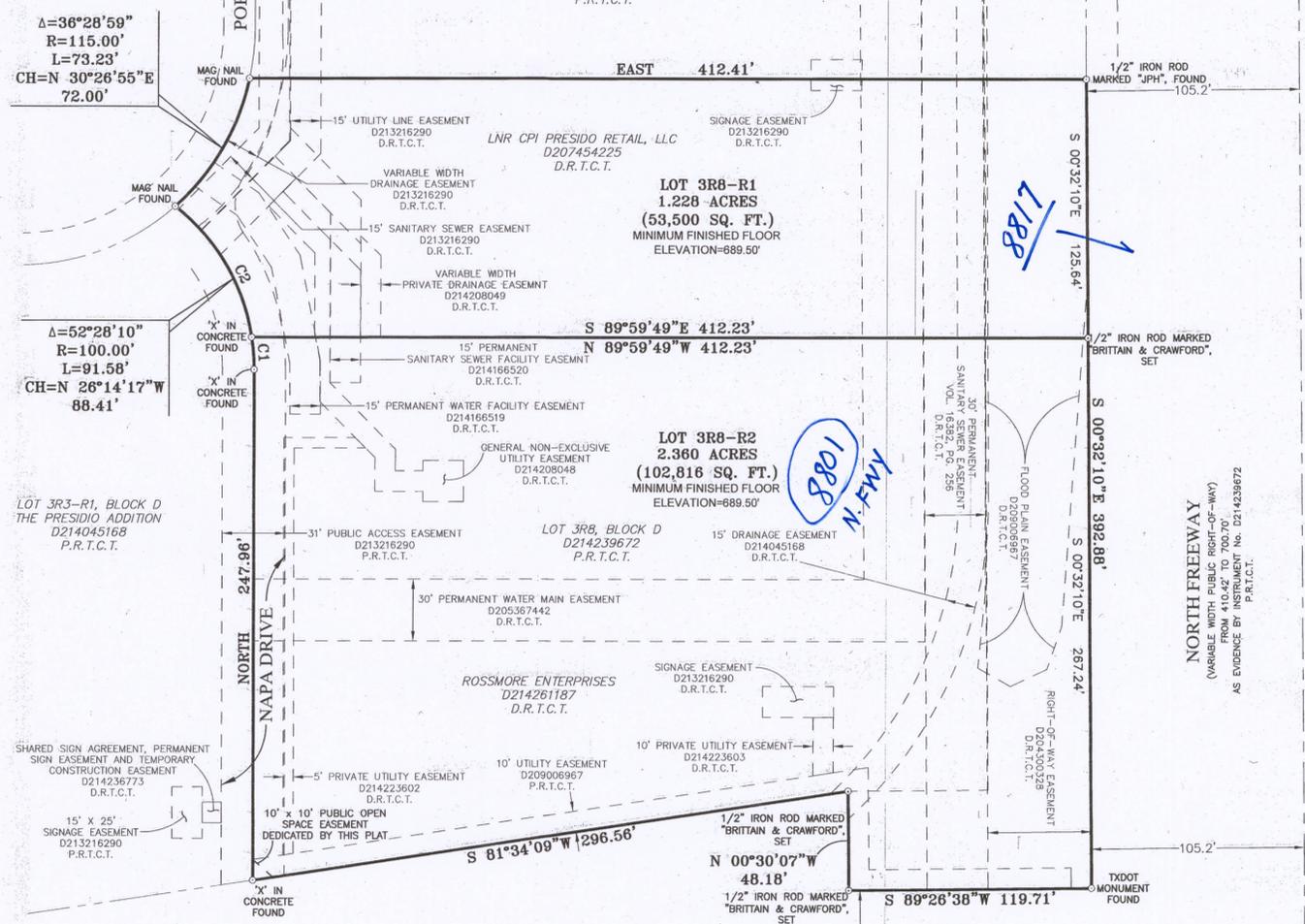


WILLIAM McCOWAN SURVEY
ABSTRACT No. 999

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	100.00'	15.82'	9°03'51"	15.80'	N 04°32'07" W
C2	100.00'	75.76'	43°24'19"	73.96'	N 30°46'13" W

- Sidewalks**
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".
- Private Pressure Reducing Valves**
Pressure Reducing Valves will be required, water pressure exceeds 80 p.s.i.
- PARKWAY PERMIT:**
PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- Construction Prohibited Over Easements**
No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
- Utility Easements**
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- Building Permits**
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.
- Site Drainage Study**
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.
- Transportation Impact Fees**
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.



Public Open Space Easements
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easements as shown on this plat.

Urban Forestry
Compliance with the Tree Ordinance #18615-05-2009 will be required.

Flood Plain/Drainage-Way: Maintenance
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

OWNER (Lot 3R8-R1):
 LNR CPI Presidio Retail, LLC
 4350 Von Karman Ave, Ste 200
 New Port Beach, CA 92660

OWNER (Lot 3R8-R2):
 ROSSMORE ENTERPRISES
 605 E. Main Street, Suite 7
 Aspen, CO 81611

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, LNR CPI PRESIDIO RETAIL, LLC, and ROSSMORE ENTERPRISES, acting by and through the undersigned, their duly authorized representatives, are the sole owners of 3.589 acres of land located in the William McCowan Survey, Abstract Number 999, according to their respective deeds recorded in County Clerk's File No. D207454225 and D214261187, of the Deed Records of Tarrant County, Texas. The foregoing being more particularly described as follows:

LEGAL DESCRIPTION
 BEING all of Lot 3R8, Block D, The Presidio Addition, according to the plat recorded in County Clerk Instrument Number D214239672, of the Plat Records of Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, LNR CPI PRESIDIO RETAIL, LLC, and ROSSMORE ENTERPRISES, acting by and through the undersigned, their duly authorized representatives, do hereby adopt this plat designating the hereinabove described property as Lots 3R8-R1 and 3R8-R2, Block D, THE PRESIDIO ADDITION, to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS MY HAND at Woodland Hills, LA County, California, this 8 day of July, 2015.

LNR CPI PRESIDIO RETAIL, LLC
 a Texas Limited Liability Company

By: LNR CPI A&D Holdings, LLC,
 a Delaware limited liability company,
 Its: Member

By: LNR Commercial Property Investment Fund Limited Partnership
 a Delaware limited partnership,
 Its: Member

By: LNR CPI Fund, GP, LLC,
 a Delaware limited liability company,
 Its: General Partner

By: Ric Kern
 Title: Vice President

STATE OF CALIFORNIA
 County of Los Angeles

On July 8, 2015 before me, Sheena A. Bellinger, Notary Public, personally appeared Ric Kern, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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: Sheena A. Bellinger
 SHEENA A. BELLINGER
 Commission # 202421
 Notary Public - California
 Los Angeles County
 My Comm. Expires Jul 1, 2017

WITNESS MY HAND at Aspen, Pitkin County, Colorado, this 8 day of July, 2015.

ROSSMORE ENTERPRISES
 a California corporation

By: Phillip Sirianni, Jr.
 Title: President

STATE OF COLORADO
 COUNTY OF PITKIN

The foregoing instrument was subscribed and affirmed before me on this day of July 6, 2015 by PHILIP SIRIANNI, JR., PRESIDENT OF ROSSMORE ENTERPRISES, A CALIFORNIA CORPORATION.

Gail G. Mason
 Notary Public
 My commission expires 9/17/19

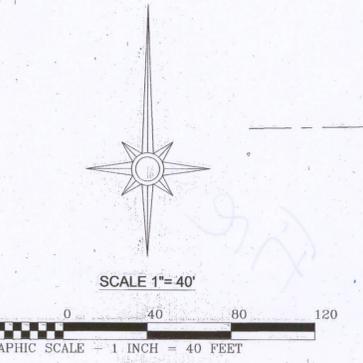
GAIL G. MASON
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID # 20114052578
 MY COMMISSION EXPIRES AUGUST 17, 2019

THIS IS TO CERTIFY THAT I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points and points of curve are properly marked on the ground and that this plat correctly represents that survey made by me.



Chris L. Blevins
 CHRIS L. BLEVINS, R.P.L.S.
 State of Texas No. 5792

FS14-227



Water/Wastewater Impact Fees
 The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

PRIVATE MAINTENANCE NOTE
 THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

Private Common Areas and Facilities
 The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities.

Covenants or Restrictions are Un-altered
 This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Floodplain Restriction
 No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 7/17/2015

By: Philip R. Roof
 Chairman

By: Daniel Bughoff
 Secretary

THIS PLAT FILED IN INSTRUMENT # D21515278 DATE 07/17/2015

FINAL PLAT
 OF
LOTS 3R8-R1 AND 3R8-R2,
BLOCK D
THE PRESIDIO ADDITION
 AN ADDITION TO THE CITY OF
 FORT WORTH, TARRANT COUNTY, TEXAS
 BEING A REPLAT OF ALL OF LOT 3R8, BLOCK D
 THE PRESIDIO ADDITION AN ADDITION TO
 THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
 ACCORDING TO THE PLAT RECORDED IN
 COUNTY CLERK INSTRUMENT NUMBER D214239672, P.R.T.C.T.
 LOCATED IN THE WILLIAM McCOWAN SURVEY, ABSTRACT No. 999
 TARRANT COUNTY, TEXAS

REPAVED: November 2014
 REVISED: March 2015
 3.589 ACRES GROSS, 2 LOTS

F.S.-14-227
 SIN FIN #720