

THE STATE OF TEXAS
COUNTY OF HARRIS

We, CARS CNI-2 L.P., a Delaware Limited Partnership, acting by and through Roger Stattel, SVP and Chief Financial Officer, being officers of CARS CNI-2 L.P., owner hereinafter referred to as Owners of the 9.376 acre tract described in the above and foregoing map of CENTRE BUSINESS PARK REPLAT NO 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gulches, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant to agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

CARS CNI-2 L.P.
BY: Roger Stattel
SVP and Chief Financial Officer

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

BEFORE ME, the undersigned authority, on this day personally appeared Roger Stattel, SVP and Chief Financial Officer of CARS CNI-2 L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ day of ____, 2022.

NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES: _____

I, Glen H. Freeland, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Glen H. Freeland, R.P.L.S. (gfreeland@peagroup.com)
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5758
Agent of PEA Group, Inc.

We, CITIBANK, N.A., a banking association chartered under the laws of the United States of America, having an address at 388 Greenwich Street, New York, New York 10013, in our capacity as Indenture Trustee (the "Lienholder"), the owner and holder of certain liens upon the "CARS Tract" (as defined in that certain Reciprocal Drainage Easement Agreement dated on or about even date herewith between WISCH Leasing Group, L.P. and CARS CNI-2, L.P. ("Agreement") to which this Consent is attached) pursuant to the terms of those certain Deeds of Trust, Assignment of Leases and Rents and Security Agreements dated as of April 17, 2017, and recorded as Instrument Nos. RP-2017-170934 and RP-2017-170930, both in the Real Property Records of Harris County, Texas (collectively, the "Deeds of Trust"), hereby consent and subordinate the liens of the Deeds of Trust and all other liens and security interests held by the Lienholder on such CARS Tract in connection with the indebtedness secured by the Deeds of Trust to the execution of this instrument.

CITIBANK, N.A., not in its individual capacity, but solely as Indenture Trustee

By: _____
(Name)

(Title)

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ (Name) _____ (Title) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ day of ____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CENTRE BUSINESS PARK REPLAT NO 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this ____ day of ____, 2022.

BY: Martha L. Stein or M. Sonny Garza
Title Chair or Vice Chairman

BY: Patrick Walsh, P.E.
Secretary

STATE OF TEXAS
COUNTY OF HARRIS

I, Tenshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on ____, 2022, at ____ o'clock ____, M., and duly recorded on ____, 2022, at ____ o'clock ____, M., and at Film Code Number ____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Tenshia Hudspeth
County Clerk
Of Harris County, Texas

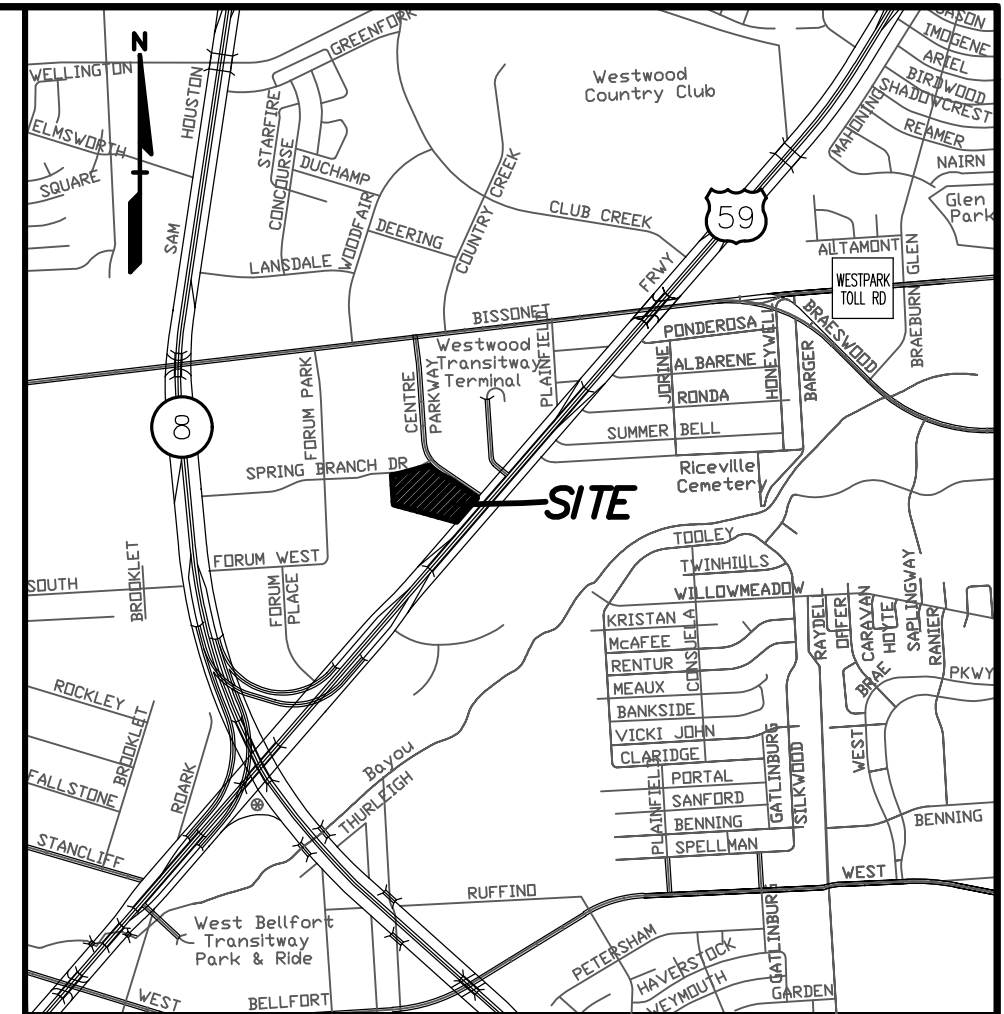
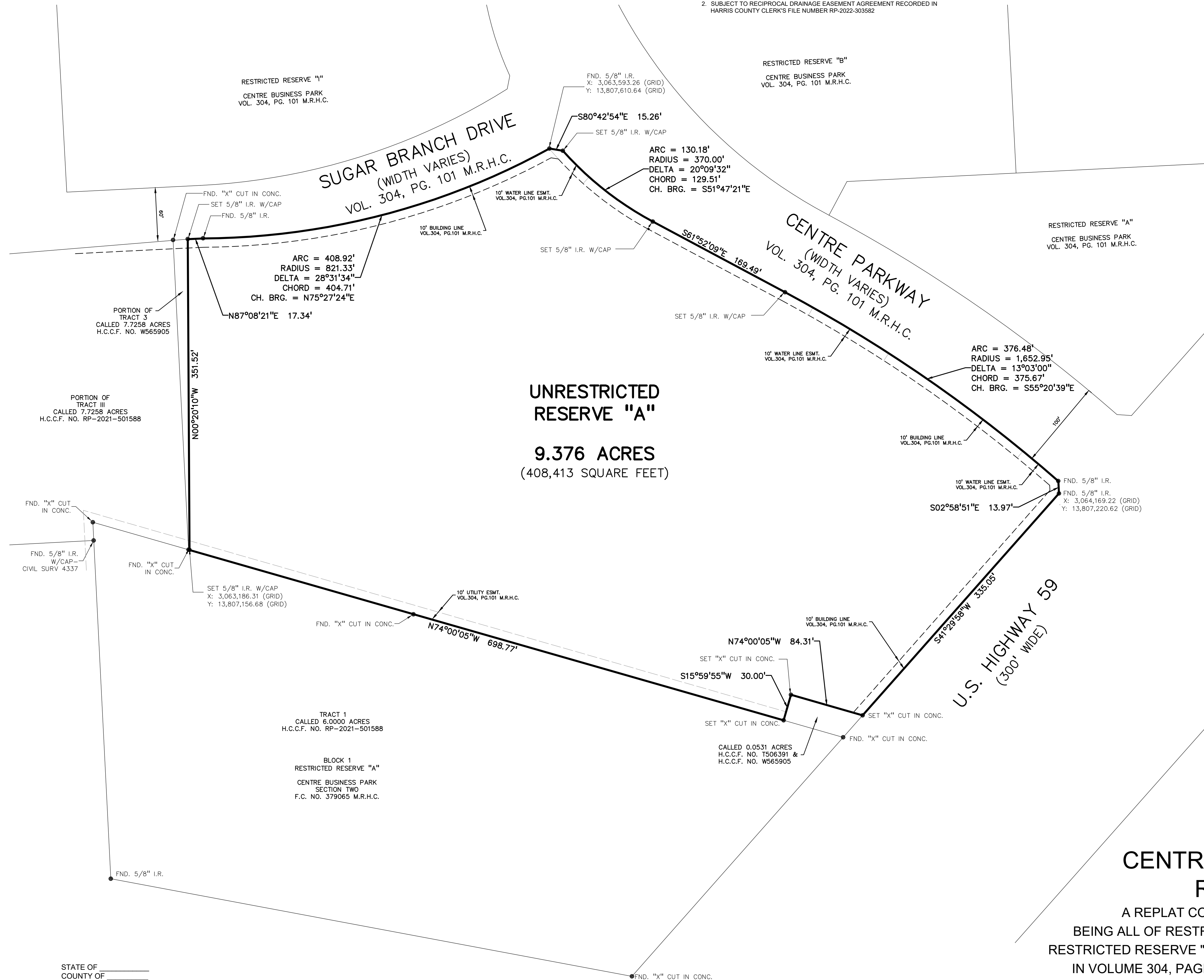
By: _____
Deputy

GENERAL NOTES:

- 1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE CONVERTED TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99998157
- 2. SUBJECT TO RECIPROCAL DRAINAGE EASEMENT AGREEMENT RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER RP-2022-303582

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, THIS PROPERTY LIES IN ZONE "X" (SHADED) ACCORDING TO THE OFFICIAL FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 46201C0845M, MAP REVISED 08/02/2019.



VICINITY MAP
NOT TO SCALE
KEY MAP NO. 529V



0 30 60 120
SCALE: 1" = 60'

LEGEND

- H.C.C.F. = HARRIS COUNTY CLERK FILE
- M.R.H.C. = MAP RECORDS HARRIS COUNTY
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- I.R. = IRON ROD
- I.P. = IRON POLE
- FND. = FOUND
- ESMT. = EASEMENT

OWNER:
CARS CNI-2 L.P.
A Delaware Limited Partnership
8484 Westpark Dr # 200, McLean, VA 22102

SURVEYOR:



16660 DILLARD DR., SUITE 250
HOUSTON, TEXAS 77040
713-688-3530
T.B.P.E.L.S. FIRM
F-21237 & 10194679
PEA JOB #2021-0541

CENTRE BUSINESS PARK
REPLAT NO 1

A REPLAT CONTAINING 9.376 ACRES OF LAND
BEING ALL OF RESTRICTED RESERVE "L" AND A PORTION OF
RESTRICTED RESERVE "K" OF CENTRE BUSINESS PARK, RECORDED
IN VOLUME 304, PAGE 101 OF THE MAP RECORDS OF HARRIS
COUNTY, TEXAS AND SITUATED IN THE H.T. & B. R.R. CO. SURVEY,
SEC. 7, BLOCK 10, ABSTRACT 398 AND IN THE H.T. & B. R.R. CO.

SURVEY, SEC. 5, BLOCK 10, ABSTRACT 397,
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE
REASON FOR REPLAT:
TO CREATE ONE RESERVE

JULY 22, 2022