



Liquor License Requirements

The Shops at Clearfork

IMPORTANT UPDATE AND DOCUMENT

Restaurants wishing to obtain a liquor license need the following information:

1. Permanent address available through tenant coordination
2. Information on the attached letter regarding the Shops of Clearfork corporate ownership.
3. Post a 60-day notice prior to obtaining your license.

If there are any questions about this letter, please request the TABC to contact Jaymie McDougal with SIMON at 317-685-7371.

60-Day Sign

Prior to or during the application process, an applicant for a new license or permit may be required to post a 60-day sign at their location address. If the location has not been previously licensed for on premise consumption of alcoholic beverages 24 months before the initial application review by the local TABC office, the applicant must prominently post an outdoor sign at the location for 60 days prior to the Agency issuing the license or permit. This sign gives public notice of the intent to seek a license/permit. Failure to display this sign could result in the delay in the issuance of the license/permit.

EXECUTIVE SUMMARY

The Alcoholic Beverage code authorizes the Texas Alcoholic Beverage Commission to regulate the sale, taxation, importation, manufacturing, transporting, and advertising of alcoholic beverages throughout the state. The Texas Alcoholic Beverage Commission, also known as the TABC is the state agency that regulates all aspects of the alcoholic beverage industry in Texas. The Commission is divided into five (5) districts; each District serving a particular area of the state and enforcing both Alcoholic Beverage Code and any provisions the individual County and/or City has adopted.

The Arlington District or "District 2" serves a large portion of Northeast Texas, which extends North, South, East and West of Dallas/Fort Worth Metroplex. There are 62 Counties within the jurisdiction of District 2, some of which border Oklahoma, Arkansas and Louisiana. District 2 is known as the "Private Club Capital" of the State, hosting more Private Clubs than any other District. The Shops at Clearfork will be situated in Tarrant County and will be served by The Arlington District "District 2".

The laws regulating the alcoholic beverage industry are consistent throughout Texas, with the Alcoholic Beverage Code allowing local determination of the types of alcoholic beverages which may be sold within each individual City or County. Dating back to Prohibition, the sale of alcoholic beverages remains illegal in certain areas of Texas. There are counties that remain "dry", prohibiting the sale of alcoholic beverages, "partially wet" counties which limit the sale and type of alcoholic beverages permitted and "wet" counties, which have no limitations. "Wet" "Dry" Spreadsheets and maps are available on the Texas Alcoholic Beverage Commission website (https://www.tabc.state.tx.us/local_option_elections/wet_and_dry_counties.asp).

The Texas Alcoholic Beverage Commission will issue an Alcoholic Beverage License to only those who qualify. However, the applicant must apply for a Food Establishment Permit with the Tarrant County Public Health Department. Additional applications, permits, licenses and fees may be required

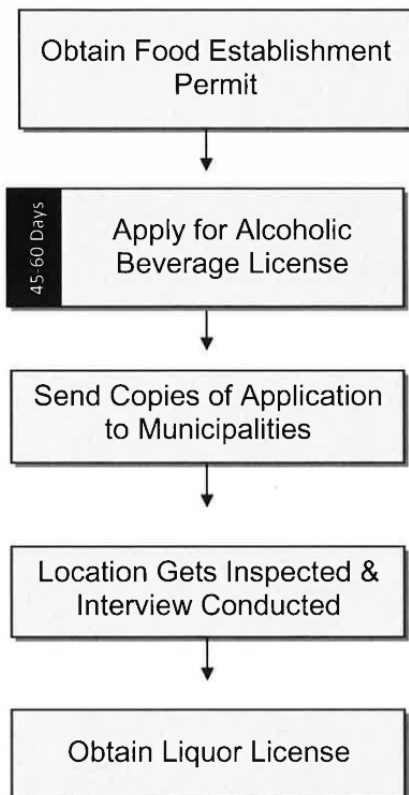


by the City of Fort Worth before an Alcoholic Beverage License can be issued by the Commission. Once the Alcoholic Beverage License is issued, it is the sole responsibility of the Licensee to provide a copy of the license, as well as any conditions associated with the license to Tarrant County and to the city of Fort Worth.

In general, there are two (2) types of liquor license classifications: “On-Premise” and “Off-Premise”. An “On-Premise” license permits the sale and consumption of alcoholic beverages as the licensed establishment, while an “Off-Premise” license permits the sale, but not the consumption of alcoholic beverages at the licensed establishment. This report solely focuses on the “On-Premise” license requirements for a bona fide restaurant establishment.

The approximate timeframe to obtain a liquor license from the Texas Alcoholic Beverage Commission is 45 to 60 days. However, timeframes vary depending on license types and City and County certifications and requirements. The Commission advises an applicant to start the process as early as possible to meet establishment opening deadlines. The fees for an alcoholic beverage license vary depending on the application and requests for additional permits/certifications in conjunction with the alcoholic beverage license requested.

All of the applications and documentation can be found on the Texas Alcoholic Beverage Commission website. Applications can be viewed, completed, and printed via Adobe Acrobat Reader. It is recommended for an applicant to contact or visit the local District 2 Office for further information.



ON-PREMISE ALCOHOLIC BEVERAGE LICENSE*

* It is recommended for an applicant to contact or visit the local District 2 Office for further information.

For further assistance with obtaining an Alcoholic Beverage License, please contact Christine Tanner (ctanner@gardere.com)

Christina M. Tanner

Licensing Assistant

Gardere

t 214.999.4477 f 214.999.3477

2021 McKinney Avenue, Suite 1600, Dallas, Texas 75201

DISCLAIMER: The information provided is for informational purposes only and is only as accurate as the information available at the time of the last update. Tenants, Tenant’s Design Team, and General Contractor are responsible for verifying all information as required for permitting and opening of the Tenant’s business.

**OWNER OF PROPERTY
THE SHOPS AT CLEARFORK**

Entity Name:

Clearfork Retail Venture, LLC, a Delaware limited liability company
FEIN: 47-2409481

Member and Operating Manager of Clearfork Retail Venture, LLC:

SPG Clearfork Member, LLC, a Delaware limited liability company
FEIN: 47-2397407

Address of All entities: 225 W. Washington St., P.O. Box 7033, Indianapolis, IN 46204

Officers of SPG Clearfork Member, LLC:

OFFICERS: Name	Address	Title
David Simon	225 W. Washington St. Indianapolis, IN 46204	Chairman of the Board and Chief Executive Officer
Richard S. Sokolov	225 W. Washington St. Indianapolis, IN 46204	President and Chief Operating Officer
David J. Contis	225 W. Washington St. Indianapolis, IN 46204	Senior Executive Vice President – President Simon Malls
John Rulli	225 W. Washington St. Indianapolis, IN 46204	Senior Executive Vice President – Chief Administrative Officer
Andrew Juster	225 W. Washington St. Indianapolis, IN 46204	Executive Vice President, Chief Financial Officer
Brian J. McDade	225 W. Washington St. Indianapolis, IN 46204	Senior Vice President - Treasurer
Steven E. Fivel	225 W. Washington St. Indianapolis, IN 46204	Secretary and General Counsel
Alexander L.W. Snyder	225 W. Washington St. Indianapolis, IN 46204	Assistant Secretary

PLEASE NOTE THAT WE DO NOT GIVE OUT LIMITED PARTNER INFORMATION AS THAT INFORMATION IS PROPRIETARY. PLEASE FEEL FREE TO HAVE THE TABC OFFICIAL CALL ME DIRECTLY IF THEY HAVE ANY QUESTIONS. Thank you.

Jaymie McDougal

Simon Property Group Corporate Paralegal HYPERLINK "<mailto:jmcdougal@simon.com>"

jmcdougal@simon.com

Phone: 317-685-7371