



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

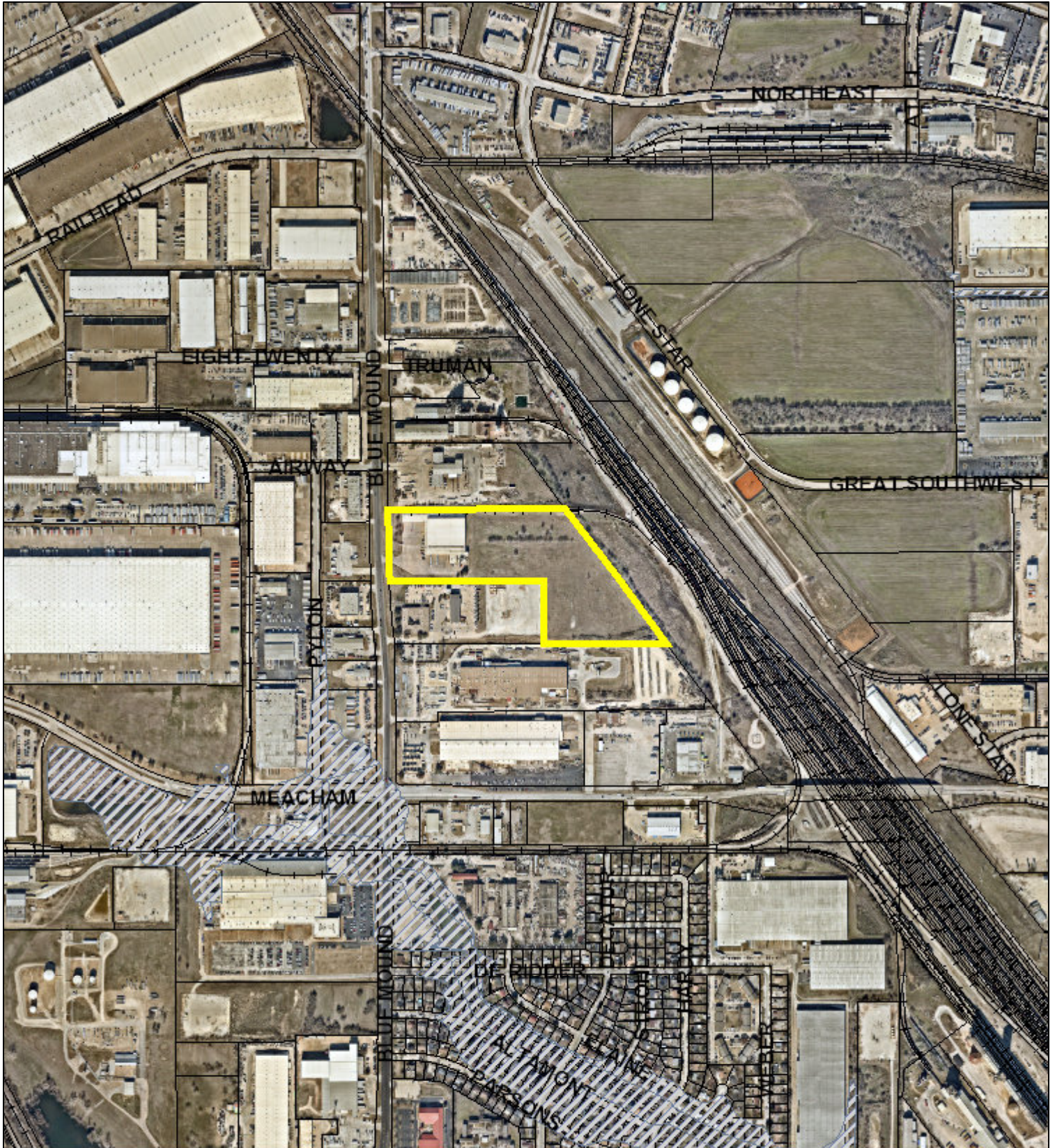
PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 200 Texas St Council Chambers, Second Floor	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

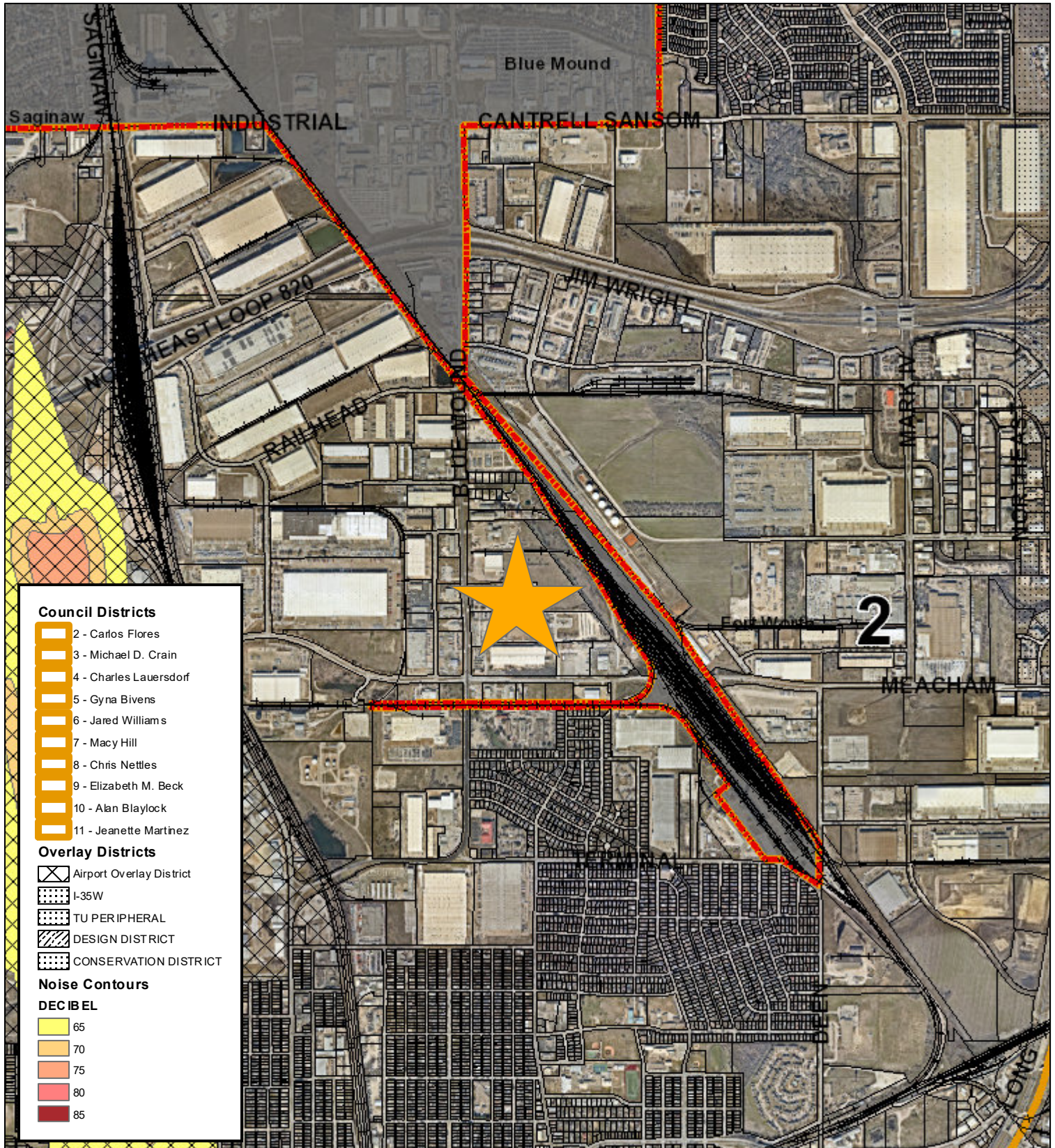
Aerial Photo Map



0 550 1,100 2,200 Feet



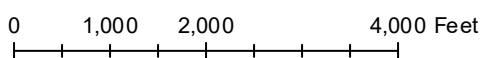
Area Map



Council Districts	
	2 - Carlos Flores
	3 - Michael D. Crain
	4 - Charles Lauersdorf
	5 - Gyna Bivens
	6 - Jared Williams
	7 - Macy Hill
	8 - Chris Nettles
	9 - Elizabeth M. Beck
	10 - Alan Blaylock
	11 - Jeanette Martinez

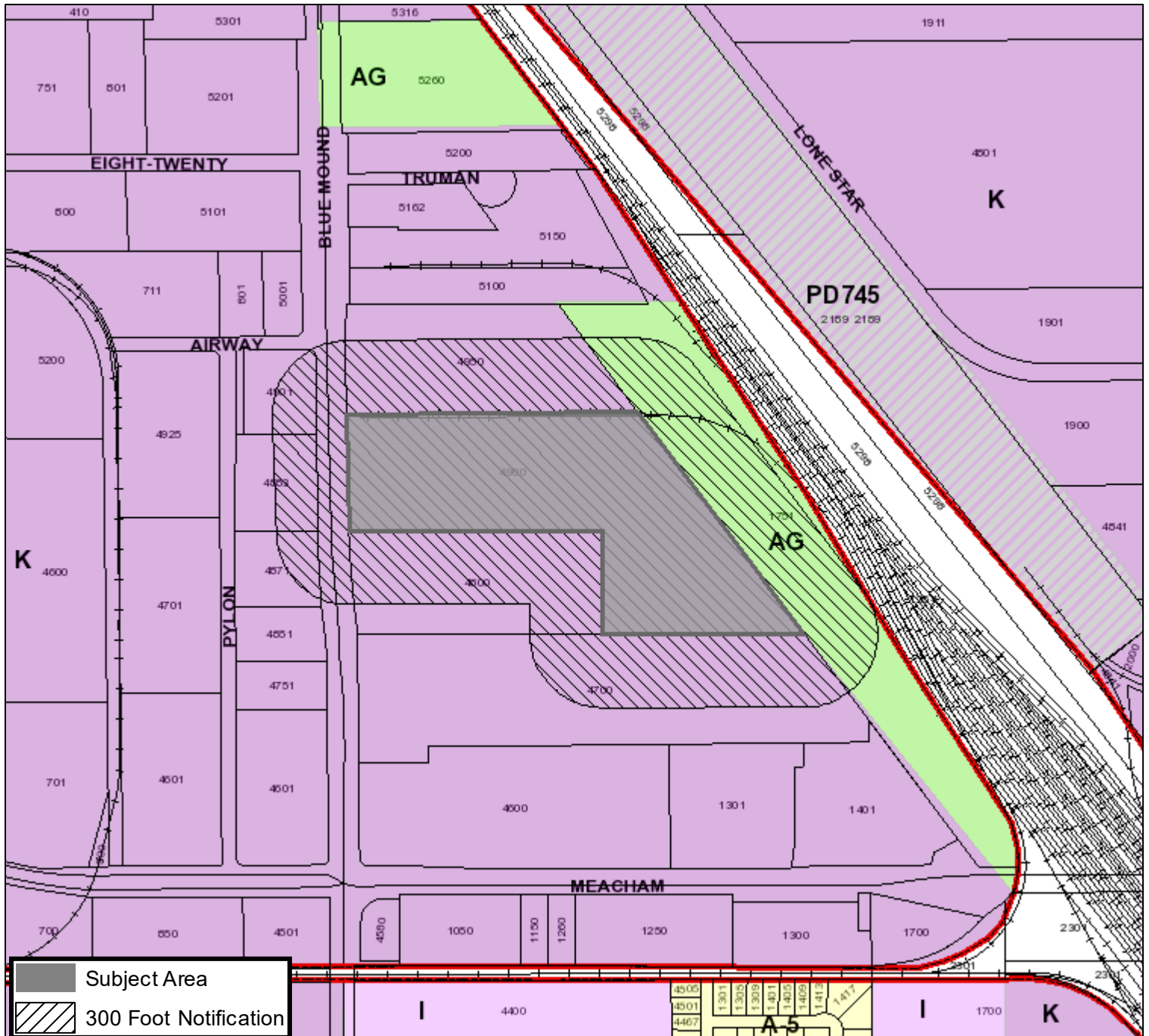
Overlay Districts	
	Airport Overlay District
	I-35W
	TU PERIPHERAL
	DESIGN DISTRICT
	CONSERVATION DISTRICT



Noise Contours	
DECIBEL	
	65
	70
	75
	80
	85

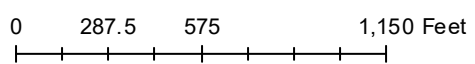


Area Zoning Map

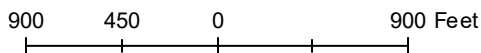
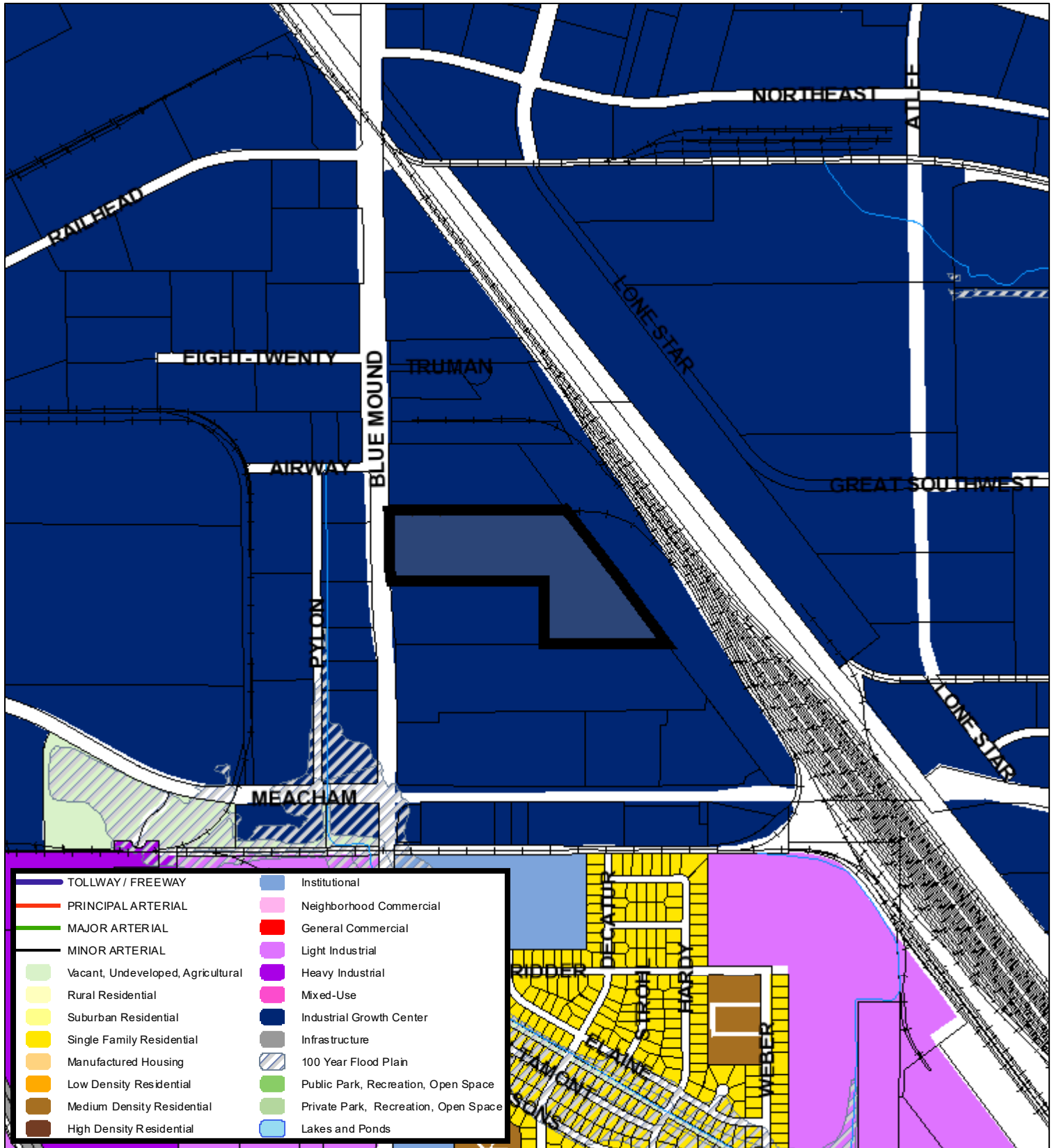
Applicant: ART Mortgage Borrow Propco by Kimley-Horn
 Address: 4900 Blue Mound Road
 Zoning From: K
 Zoning To: PD for K uses with height waiver
 Acres: 21.876
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 3/12/2025
 Contact: 817-392-8190



 Subject Area
 300 Foot Notification



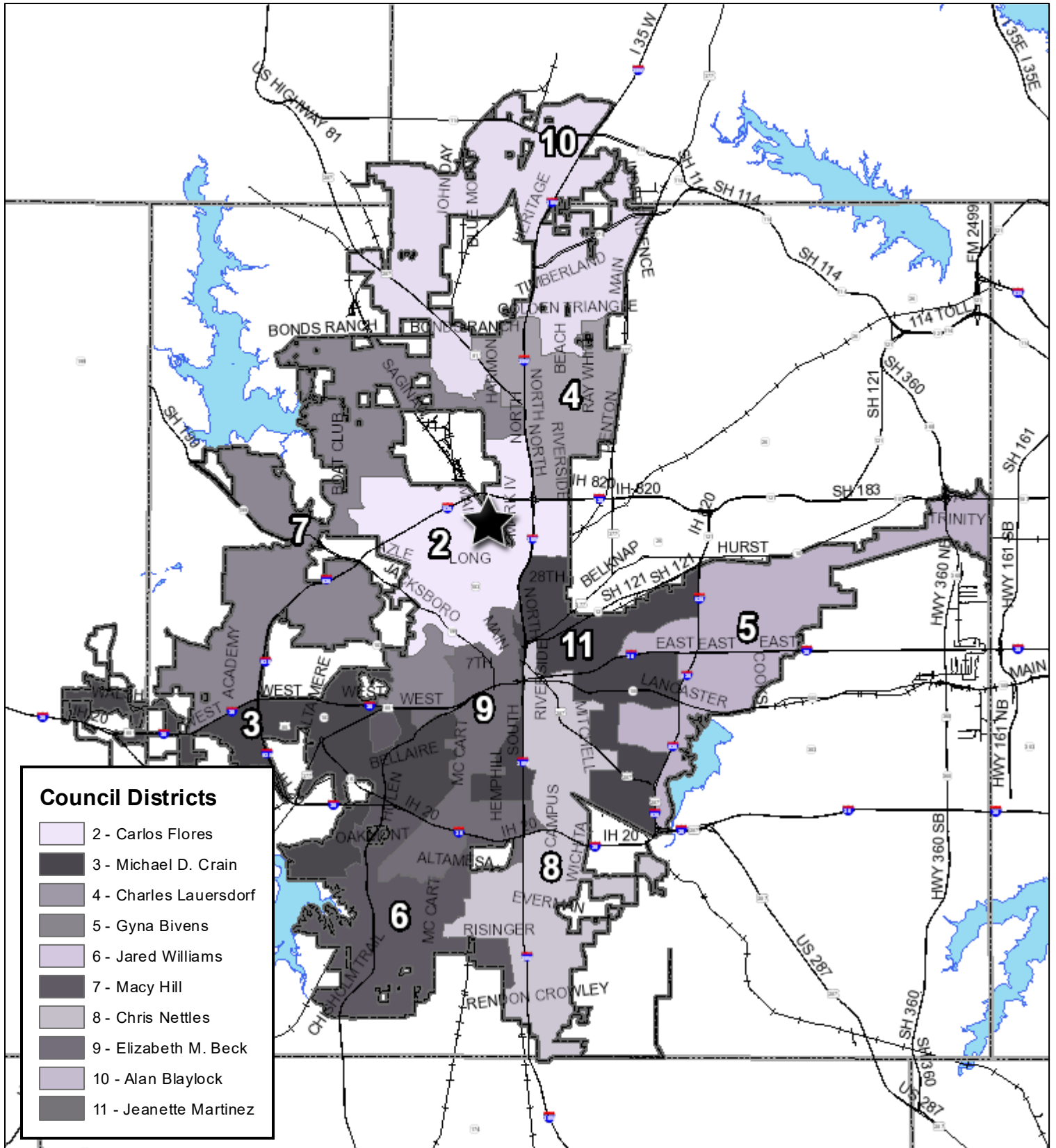
Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Location Map



0 2.5 5 10 Miles



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER ART Mortgage Borrower Propco 2010-5 LLC

Mailing Address 10 Glenlake Parkway, Suite 600, South Tower City, State, Zip Atlanta, GA 30328

Phone 404-725-3950 Email Michael.Tecza@americold.com

APPLICANT Cody Brewer/ Kimley- Horn

Mailing Address 801 Cherry Street, Suite 1300 City, State, Zip Fort Worth, TX 76102

Phone 817-339-2269 Email Cody.Brewer@kimley-horn.com

AGENT / OTHER CONTACT Cody Brewer/ Kimley- Horn and Associates, Inc.

Mailing Address 801 Cherry Street, Suite 1300 City, State, Zip Fort Worth, TX 76102

Phone 817-339-2269 Email Cody.Brewer@kimley-horn.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 4900 Blue Mound Rd, Fort Worth, TX 76106

Total Rezoning Acreage: 21.9 I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): Portions of Lot 3, Block 1 of the Hobbs Trailers Addition

Is rezoning proposed for the entire platted area? Yes No Total Platted Area: 32.6 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 21.9 acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): K Proposed Zoning District(s): PD / K "Heavy Industrial"

Current Use of Property: Industrial

Proposed Use of Property: Industrial

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: K

Land Uses Being Added or Removed: See attached Exhibit A

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

Development Standard requested with a maximum height of 130'.
Waiver requested for no site plan required. Operationally, the facility may need other accessory structures, and we need to maintain flexibility as the design progresses.

- Site Plan Included (completed site plan is attached to this application)
- Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: _____

Additional Use Proposed with CUP: _____

Are Development Standards or Waivers being requested? Yes No If yes, please list below:

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

Americold owns and operates the existing cold storage facility located at 4900 Blue Mound Road and is planning to expand the facility to incorporate an automated storage and retrieval system (ASRS) based on market demands for additional cold storage needs.

Americold is a worldwide leader in cold storage logistics and long-term holder of their facilities with over 240 facilities in operation around the globe and four facilities in the DFW market. With continued investment in the Fort Worth market, Americold is planning to expand their existing facility with an additional 205,243 square feet of Class A cold storage, capable of serving clients in the local and regional market. The expanded facility will have capacity to store 50,560 pallets, increasing Fort Worth's ability to be a hub for the regions cold storage needs.

The current facility related to this zoning change request is located in the center of industrial development near Railhead Industrial Park with K "Heavy Industrial" zoning as the primary zoning for surrounding properties.

At this time, Americold is planning to remove several uses from the property's existing K "Heavy Industrial" zoning as shown in Exhibit A based on ownerships desires to maintain high-profile uses in the area. In addition, in order for the ASRS cold storage facility to be fully-operation, a development standard allowing for a 10' increase in height is being requested. The current design of the ASRS cold storage facility includes excavating below grade by approximately 16 feet. Due to downstream stormwater restrictions, the below-grade finished floor needs to be raised in order to avoid stormwater impacts to the proposed building.

Americold appreciates the city's consideration in the Planned Development zoning change and respectfully requests approval of the PD/K zoning with Development Standards and a Site Plan waiver.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** Yes No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** Yes No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** Yes No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** Yes No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) Sí No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - Site Plan meeting requirements of attached checklist (pages 7-8)
 - A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

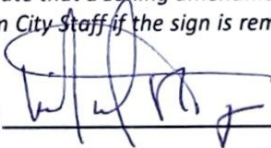
I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

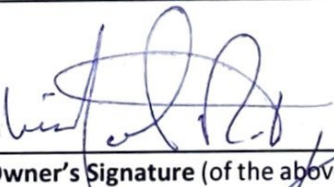
Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): 

Owner's Name (Printed): Michael R. Tecza

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Cody Brewer | Kimley-Horn ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:
Portions of Lot 3, Block 1 of the Hobbs Trailers Addition (CERTIFIED LEGAL DESCRIPTION)


Owner's Signature (of the above referenced property)

Michael R. Tecza
Owner's Name (Printed)


Applicant or Agent's Signature

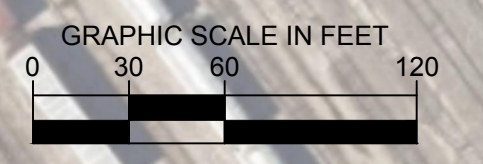
Cody Brewer, P.E.
Applicant or Agent's Name (Printed):

EXHIBIT A

USE MODIFICATIONS

IT IS DESIRED TO REMOVE THE FOLLOWING USES FROM THE SITE'S K "HEAVY INDUSTRIAL USES:

- BAR, TAVERN, COCKTAIL LOUNGE, CLUB, PRIVATE OR TEEN, DANCE HALL
- CIRCUS
- MASSAGE PARLOR
- SEXUALLY ORIENTED BUSINESS
- RECREATIONAL VEHICLE PARK
- SHORT TERM HOME RENTAL
- TATOO PARLOR
- COAL, COKE OR WOOD YARD
- CREMATORIUM
- ANIMAL BY-PRODUCTS PROCESSING
- POULTRY KILL OR DRESSING
- TAR DISTILLATION / MANUFACTURING
- TOBACCO (CHEWING) MANUFACTURE OR TREATMENT



LOT 1R, BLOCK 1
MEACHAM 3-WAY CENTER
(VOL. 388-184, PG. 25)

ZONING:
K "HEAVY INDUSTRIAL"

ZONING: K "HEAVY INDUSTRIAL"

PART OF LOT 3, BLOCK 1
HOBBS TRAILERS ADDITION
(CAB. A. SL. 1758)
BARN CEMENT (TX) LLC
(INST. NO. D214252112)

PART OF LOT 3, BLOCK 1
HOBBS TRAILERS ADDITION
(CAB. A. SL. 1758)
ART MORTGAGE BORROWER PROP CO
2010 - 5 LLC
(INST. NO. D210314964)

CURRENT ZONING: K "HEAVY INDUSTRIAL"
PROPOSED ZONING: PLANNED
DEVELOPMENT WITH BASE ZONING K
"INDUSTRIAL"

ODUM, DAVID SURVEY
ABSTRACT 1184 TRACT 6
BURLINGTON NORTHERN RR CO

ZONING: AG "AGRICULTURAL"

LOT 5R, BLOCK 1
MEACHAM 3-WAY CENTER
(INST. NO. D210043383)

ZONING:
K "HEAVY INDUSTRIAL"

LOT 2R, BLOCK 1
MEACHAM 3-WAY CENTER
(INST. NO. D200218066)

ZONING: K "HEAVY INDUSTRIAL"

LOT 2R1, BLOCK 1
HOBBS TRAILER ADDITION
(INST. NO. D209211484)

ZONING: K "HEAVY INDUSTRIAL"

LOT 3R, BLOCK 1
MEACHAM 3-WAY CENTER
(INST. NO. D200218066)

ZONING: K "HEAVY INDUSTRIAL"

LOT 1R1, BLOCK 1
HOBBS TRAILER ADDITION
(INST. NO. D221034419)

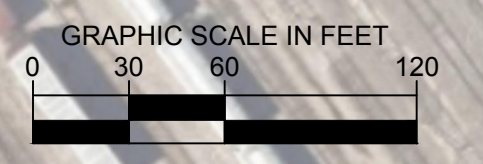
ZONING: K "HEAVY INDUSTRIAL"

Blue Mound Americold

Fort Worth, TX
FEBRUARY 2025

Kimley»Horn

801 Cherry Street, Unit 11
Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928



LOT 1R, BLOCK 1
MEACHAM 3-WAY CENTER
(VOL. 388-184, PG. 25)

ZONING:
K "HEAVY INDUSTRIAL"

ZONING: K "HEAVY INDUSTRIAL"

PART OF LOT 3, BLOCK 1
HOBBS TRAILERS ADDITION
(CAB. A. SL. 1758)
BARN CEMENT (TX) LLC
(INST. NO. D214252112)

PART OF LOT 3, BLOCK 1
HOBBS TRAILERS ADDITION
(CAB. A. SL. 1758)
ART MORTGAGE BORROWER PROP CO
2010 - 5 LLC
(INST. NO. D210314964)

CURRENT ZONING: K "HEAVY INDUSTRIAL"
PROPOSED ZONING: PLANNED
DEVELOPMENT WITH BASE ZONING K
"INDUSTRIAL"

ODUM, DAVID SURVEY
ABSTRACT 1184 TRACT 6
BURLINGTON NORTHERN RR CO

ZONING: AG "AGRICULTURAL"

LOT 5R, BLOCK 1
MEACHAM 3-WAY CENTER
(INST. NO. D210043383)

ZONING:
K "HEAVY INDUSTRIAL"

LOT 2R, BLOCK 1
MEACHAM 3-WAY CENTER
(INST. NO. D200218066)

ZONING: K "HEAVY INDUSTRIAL"

LOT 2R1, BLOCK 1
HOBBS TRAILER ADDITION
(INST. NO. D209211484)

ZONING: K "HEAVY INDUSTRIAL"

LOT 3R, BLOCK 1
MEACHAM 3-WAY CENTER
(INST. NO. D200218066)

ZONING: K "HEAVY INDUSTRIAL"

LOT 1R1, BLOCK 1
HOBBS TRAILER ADDITION
(INST. NO. D221034419)

ZONING: K "HEAVY INDUSTRIAL"

Blue Mound Americold

Fort Worth, TX
FEBRUARY 2025

Kimley»Horn

801 Cherry Street, Unit 11
Suite 1300
Fort Worth, TX 76102
817-335-6511
State of Texas Registration No. F-928

BEING a 32.6184 acre (1,420,859 square foot) tract of land situated in the David Odum Survey, Abstract No. 1184, City of Fort Worth, Tarrant County, Texas; said tract being part of Lot 3, Block 1, Hobbs Trailer Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 1758 of the Plat Records of Tarrant County, Texas; said tract being all of that tract of land described in Special Warranty Deed to ART Mortgage Borrow Propco 2010 - 5 LLC recorded in Instrument No. D210314964, Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of said Lot 3 and the northwest corner of Lot 2R1, Block 1, Hobbs Trailer Addition, an addition to the City of Fort Worth according to the plat recorded in Instrument No. D209211484 of said Official Public Records; said point being in the east right-of-way line of Blue Mound Road (a variable width right-of-way); said point also being the beginning of a non-tangent curve to the right with a radius of 5,659.58 feet, a central angle of 01°23'09", and a chord bearing and distance of North 01°55'49" West, 136.88 feet;

THENCE along the said east line of said Blue Mound Road, the following three (3) calls:

In a northerly direction, with said non-tangent curve to the right, an arc distance of 136.88 feet to a cut "X" found for corner;

North 01°14'09" West, a distance of 127.38 feet to a 3/4-inch iron rod found for corner;

North 02°04'40" West, a distance of 217.60 feet to a 1/2-inch iron rod found for corner;

THENCE North 89°25'23" East, departing the said east line of Blue Mound Road, a distance of 1,197.76 feet to a 5/8-inch iron rod found in the west line of Burlington Northern Railroad;

THENCE South 36°45'45" East, along the said west line of Burlington Northern Railroad, a distance of 1,142.28 feet to a 5/8-inch iron rod found for the southeast corner of said Lot 3;

THENCE South 89°53'15" West, departing the said west line of Burlington Northern Railroad and along the south line of Lot 3, a distance of 826.11 feet to a 5/8-inch iron rod with "KHA" cap set for the most southerly southwest corner of said Lot 3 and the southeast corner of said Lot 2R1;

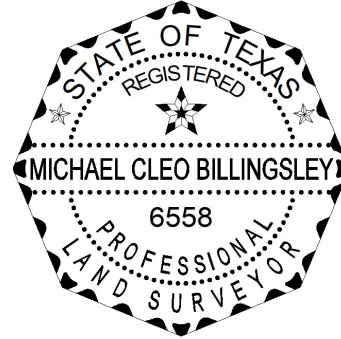
THENCE North 00°06'19" West, along the south line of said Lot 3 and the east line of said Lot 2R1, a distance of 425.02 feet to a 5/8-inch iron rod with "KHA" cap set for the reentrant corner of said Lot 3 and the northeast corner of said Lot 2R1;

THENCE South 89°53'31" West, along the said south line of Lot 3 and the north line of said Lot 2R1, a distance of 1,039.22 feet to the **POINT OF BEGINNING** and containing 952,929 square feet or 21.8763 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



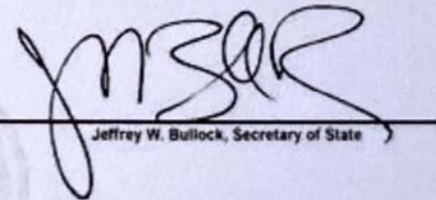
Michael C. Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511
michael.billingsley@kimley-horn.com



The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "ART MORTGAGE BORROWER PROPCO 2010 - 5 LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE FIRST DAY OF MAY, A.D. 2019.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



Jeffrey W. Bullock, Secretary of State

4901210 8300

SR# 20193413351

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 202745774

Date: 05-01-19

LLC-5

Application to Register a Foreign Limited Liability Company (LLC)

201033610019

To register an LLC from another state or country in California, fill out this form, and submit for filing along with:

- A \$70 filing fee,
- A certificate of good standing from the agency where your LLC was formed originally, and
- A separate, non-refundable \$15 service fee, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum \$800 yearly tax to the Franchise Tax Board.

LLCs that provide professional services cannot register in California.

FILED BY
In the Office of the Secretary of State of the State of California
DEC 01 2010

This Space For Office Use Only

For questions about this form, go to www.sos.ca.gov/business/be/filing-tips.htm

1 Name to be used for this LLC in California

ART Mortgage Borrower Propco 2010 - 5 LLC

(Proposed LLC name)

The proposed LLC name: must end with one of these terms: "LLC," "L.L.C.," "Limited Liability Company," "Limited Liability Co.," "Ltd. Liability Co." or "Ltd. Liability Company;" and may not include these words: "bank," "trust," "trustee," "Incorporated," "Inc.," "corporation," or "corp.," "Insurer," or "Insurance company."

2 LLC History

a. If the proposed LLC name you listed above is different than the LLC name you use now (as listed on your certificate of good standing), list the complete LLC name used now:

b. Date your LLC was formed (MM, DD, YYYY): November 19, 2010

c. State or country where your LLC was formed: Delaware

d. Your LLC currently has powers and privileges to conduct business in the state or country listed above.

3 Service of Process

List a California resident or a qualified 1505 corporation in California that agrees to be your agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as your agent.

a. Agent's name: C T Corporation System

If the agent you listed above is a California resident (not a corporation), list that person's address:

b. Agent's address: street address city (no abbreviations) state zip CA

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

4 LLC Address

a. List address for your LLC's headquarters:

1415 North Raymond Avenue Anaheim CA 92801
street address city (no abbreviations) state zip

b. List address for your LLC's main office in California, if any:

street address city (no abbreviations) state zip CA

5 Read and sign below:

I declare that I am the person who signed this form, and that I am authorized to do so under the laws of the state or country where this LLC was formed.

Alan F. Bolitho
Sign here
Alan F. Bolitho
Print your name here

Nov 29, 2010
Date
Treasurer of Versacold Cascade Inc., the sole member
Your business title

Make check/money order payable to: Secretary of State
We can give you up to 2 free certified copies of your filed form if you submit up to 2 completed copies of this form (with all attachments).

By Mail
Secretary of State
Business Entitles, P.O. Box 944228,
Sacramento, CA 94244-2280

Drop-Off
Secretary of State
1500 11th St., 3rd Floor,
Sacramento, CA 95814

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "ART MORTGAGE BORROWER PROPCO 2010 - 5 LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-SECOND DAY OF NOVEMBER, A.D. 2010.

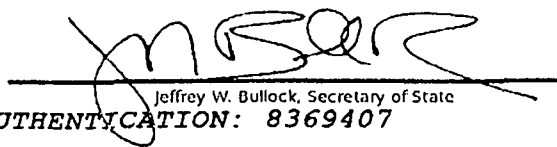
AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

4901210 8300

101107580

You may verify this certificate online
at corp.delaware.gov/authver.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 8369407

DATE: 11-22-10

201083610019



I hereby certify that the foregoing transcript of 2 page(s) is a full, true and correct copy of the original record in the custody of the California Secretary of State's office.

SEP 21 2020

Date: _____ *CPG*

Alex Padilla

ALEX PADILLA, Secretary of State

**CERTIFICATE OF FORMATION
OF**

ART MORTGAGE BORROWER PROPCO 2010 - 5 LLC

The undersigned, an authorized natural person, for the purpose of forming a limited liability company, under the provisions and subject to the requirements of the Delaware Limited Liability Company Act, hereby certifies that:

1. The name of the limited liability company is **ART Mortgage Borrower Propco 2010 - 5 LLC** (the "Company").
2. The name and address of the registered agent and the registered office of the Company required to be maintained by Section 104 of the Delaware Limited Liability Company Act are The Corporation Trust Company – Corporation Trust Center, 1209 Orange Street, Wilmington, Delaware 19801, County of New Castle.

IN WITNESS WHEREOF, the undersigned has caused this Certificate of Formation to be duly executed as of this 19th day of November, 2010.

/s/ Kate A. Cregor
Kate A. Cregor
Authorized Person

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

THAT **Versacold Logistics, LLC**, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by **ART Mortgage Borrower Propco 2010 - 5 LLC**, a Delaware limited liability company ("Grantee"), whose mailing address is c/o Americold Logistics, LLC, 10 Glenlake Parkway, South Tower, Suite 800, Atlanta, Georgia 30328, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of the real property situated in Tarrant County, Texas, described on Exhibit A attached hereto (the "Property"), together with any and all improvements thereon, and all rights, tenements, easements, appendages, ways, privileges and appurtenances pertaining thereto, together with any right, title and interest of Grantor in and to adjacent streets, alleys, right-if-way, strips or gores.

This conveyance is made subject and subordinate to all matters of record in Tarrant County, Texas or visible on the ground (collectively, the "Permitted Exceptions"), but only to the extent that the same are valid and affect or relate to the Property.

TO HAVE AND TO HOLD, the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

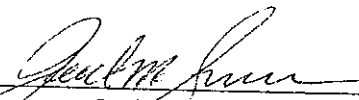
Taxes for the year 2010 have been prorated, and payment of such taxes are hereby assumed by Grantee.

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(Signature Page Follows)

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the ___ day of December, 2010.

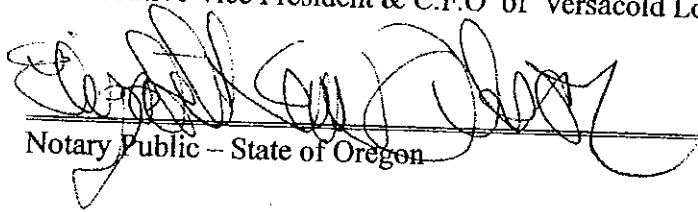
VERSACOLD LOGISTICS, LLC,
A Delaware limited liability company

By: 
Name: Joel M. Smith
Title: Executive Vice President and Chief
Financial Officer

[Signature Page to Special Warranty Deed]

State of OREGON
County of CLACKAMAS

This instrument was acknowledged before me on November 26, 2010 by Joel M. Smith
as Executive Vice President & C.F.O of Versacold Logistics, LLC.



Notary Public - State of Oregon

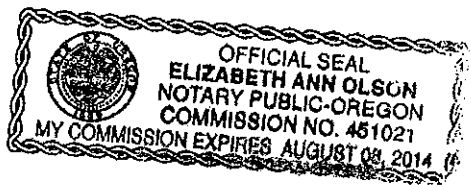


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

BEING A 21.8767 ACRE TRACT OF LAND SITUATED IN THE D. ODOM SURVEY, ABSTRACT NO. 1184, AND S.A. & G.R.R. CO. SURVEY, ABSTRACT NO. 1464, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAME BEING A PORTION OF LOT 3, BLOCK 1, HOBBS TRAILERS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 1758, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST BOUNDARY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED TO FORT WORTH AND DENVER RAILWAY COMPANY, (PRESENTLY BURLINGTON NORTHERN RAILROAD CO.), RECORDED IN VOLUME 2990, PAGE 461, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, HOBBS TRAILERS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-79, PAGE 33, OF PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID POINT ALSO BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID 32.6170 ACRE TRACT OF LOT 3;

THENCE NORTH 89 DEGREES 33 MINUTES 26 SECONDS WEST WITH THE NORTH LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 826.11 FEET TO A 5/8 INCH IRON ROD FOUND, SAID CORNER BEING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SHALEHOUSE ROCK LTD, ALSO BEING DESCRIBED AS THE REMAINDER OF LOT 2, BLOCK 1, SAID HOBBS TRAILERS ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 388-120, PAGE 87 PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SHALEHOUSE ROCK TRACT, A DISTANCE OF 425.02 FEET TO A 5/8 INCH IRON ROD FOUND; THENCE NORTH 89 DEGREES 33 MINUTES 10 SECONDS WEST WITH THE NORTH LINE OF SAID SHALEHOUSE ROCK TRACT A DISTANCE OF 1039.22 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF BLUE MOUND ROAD (A VARIABLE WIDTH PUBLIC R.O.W.) ALSO KNOWN AS F.M. NO. 156, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 23 MINUTES 09 SECONDS, A RADIUS OF 5659.58 FEET, A CHORD DISTANCE OF 136.88 FEET WHICH BEARS NORTH 01 DEGREES 22 MINUTES 30 SECONDS WEST;

THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 136.88 FEET TO AN "X" FOUND IN A CONCRETE DRIVEWAY;

THENCE NORTHERLY WITH SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID 32.6170 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

NORTH 00 DEGREES 40 MINUTES 50 SECONDS WEST, A DISTANCE OF 127.38 FEET TO A 3/4 INCH IRON ROD FOUND;

NORTH 01 DEGREES 31 MINUTES 21 SECONDS WEST A DISTANCE OF 217.60 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST A DISTANCE OF 1197.76 FEET ALONG A LINE DIVIDING SAID LOT 3 INTO TWO PORTIONS, TO A 5.8 INCH IRON ROD FOUND WITH CAP STAMPED "BGT" FOR AN ANGLE POINT AND BEING IN SAID SOUTHWEST RAILROAD RIGHT-OF-WAY LINE;

THENCE SOUTH 36 DEGREES 12 MINUTES 26 SECONDS EAST WITH SAID SOUTHWEST LINE A DISTANCE OF 1142.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 952,951 SQUARE FEET, OR 21.8767 ACRES OF LAND MORE OR LESS.

AMERICOLD LOGISTICS, LLC

SECRETARY'S CERTIFICATE

The undersigned hereby certifies that he is the duly appointed Assistant Secretary of Americold Logistics, LLC, a Delaware limited liability company ("Americold") and ART Mortgage Borrower Propco 2010-5 LLC ("Propco"), and as such, is authorized to execute this Certificate on behalf of Americold and Propco, and further certifies as follows:

1) The person named below, as of the date hereof, is a duly appointed and qualified Vice President – Global Construction of Americold and Propco respectively, to serve in this capacity until his successor is duly elected and qualified or until his earlier death, resignation or removal, and in such position is authorized to execute the Storm Water Facility Management Agreement, permits and entitlement related documents on behalf of Logistics and Propco relating to the expansion of the Americold facility at 4900 Blue Mound Road, Fort Worth, Texas.

<u>Name</u>	<u>Title</u>
Michael Tecza	Vice President – Global Construction

2) That the signature appearing after such person's name is the genuine signature of such person.

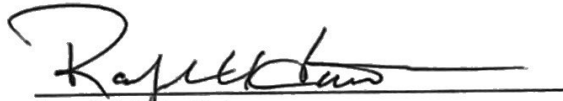
Name:

Michael Tecza

Signature:



IN WITNESS WHEREOF, the undersigned has executed this certificate as of the 23rd day of September 2024.


Randolph L. Hutto
Assistant Secretary