

FURTHER, Grantors and their successors and assigns expressly reserve and retain,

(A) subject to the easement granted to the Grantee below, all right, title and interest in and to the subsurface located below horizontal planes starting from the ground elevation of 633.81 feet for Tract 1 and Tract 2 as shown on Exhibit A and starting from the ground elevation of 629.81 feet for Tract 3 as shown on Exhibit A (the benchmark datum for the forgoing elevations is based on the "Street Level Elevation = 647.81 feet" as shown on Exhibit A for Tract 1, Tract 2 and Tract 3) for the construction, operation, use, maintenance, repair, replacement and reconstruction of,

- (i) existing and future structures located within (a) the Grantor's Air Rights and (b) the property described on Exhibit B attached hereto (collectively, the "Structures"),
- (ii) any and all associated improvements, structural components, caissons, columns, piers, conduits, chutes, pipes, chases, wires, building components, utility facilities (including, without limitation, plumbing, electrical, telephone, water, heating, ventilating, air conditioning, cooling, gas, heating and communication cables), and all other facilities serving or intended to serve the Structures, and
- (iii) vertical, horizontal, subterranean, lateral and subjacent subsistence and support for the use maintenance, repair and replacement of the Structures;

and

(B) the right to enter upon Tract 1, Tract 2 and Tract 3 of Exhibit A for the purpose of,

- (i) accessing the subsurface located below horizontal planes starting from the ground elevation of 633.81 feet for Tract 1 and Tract 2 as shown on Exhibit A and starting from the ground elevation of 629.81 feet for Tract 3 as shown on Exhibit A (the benchmark datum for the forgoing elevations is based on the "Street Level Elevation = 647.81 feet" as shown on Exhibit A for Tract 1, Tract 2 and Tract 3) for the construction, operation, use, maintenance, repair and replacement and reconstruction of all improvements, structural components, caissons, columns, piers, conduits, chutes, pipes, wires, building components, utility facilities (including, without limitation, plumbing, electrical, telephone, water, heating, ventilating, air conditioning, cooling, gas, heating and communication cables), and all other facilities serving or intended to serve the Structures; and
- (ii) accessing, using, maintaining, repairing and replacing all improvements, structural components, caissons, columns, piers, conduits, chutes, pipes, wires, building components, utility facilities (including, without limitation, plumbing, electrical, telephone, water, heating, ventilating, air conditioning,

cooling, gas, heating and communication cables), and all other facilities located within Tract 3 of Exhibit A serving or intended to serve the Structures, other than those used in connection with elevator and elevator shaft located within Tract 3 of Exhibit A.

FURTHER, Grantee and their successors and assigns are granted a non-exclusive easement to the subsurface located at and below a horizontal plane starting from the ground elevation of 633.81 feet for Tract 1 and Tract 2 as shown on Exhibit A and starting from the ground elevation of 629.81 feet for Tract 3 as shown on Exhibit A (the benchmark datum for the forgoing elevations is based on the "Street Level Elevation = 647.81 feet" as shown on Exhibit A for Tract 1, Tract 2 and Tract3) for the construction, operation, use, maintenance, repair, replacement and reconstruction of,

- (i) existing and future structures located on the Land (collectively, the "Grantee's Structures");
- (ii) any and all associated improvements, structural components, caissons, columns, piers, conduits, chutes, pipes, chases, wires, building components, utility facilities (including, without limitation, plumbing, electrical, telephone, water, heating, ventilating, air conditioning, cooling, gas, heating and communication cables), and all other facilities serving or intended to serve the Grantee's Structures; and
- (iii) vertical, horizontal, subterranean, lateral and subjacent subsistence and support for the use maintenance, repair and replacement of the Grantee's Structures.

FURTHER, Grantee by its acceptance of this Special Warranty Deed, agrees that the following restrictions shall run with the Land and be binding on the Grantee and Grantee's successor's and assigns and subject to annual appropriations for repairs and maintenance of the property by the Grantee:

(A) Tract 1 and Tract 2, as described on Exhibit A, shall be used to provide ingress and egress over and across Tract 1 and Tract 2 (i) by the Grantee and the general public and (ii) for all City of San Antonio, Texas purposes; and

(B) Tract 3, as described on Exhibit A, shall be used as a vertical structure supporting the operation of an elevator system contained within Tract 3.

This Special Warranty Deed is made and accepted subject to those matters set out on Exhibit C.

GRANTORS AND GRANTEE HEREBY AGREE THAT GRANTORS HAVE NOT MADE AND ARE NOT MAKING ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WRITTEN OR ORAL, AS TO (i) THE NATURE OR CONDITION, PHYSICAL OR OTHERWISE, OF THE LAND, OR ANY

ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES OF HABITABILITY, SUITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE, (ii) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN OR ENGINEERING OF OR THE STATE OF REPAIR OR LACK OF REPAIR OF THE LAND, (iii) THE QUALITY OF THE MATERIALS INCLUDED IN THE LAND, (iv) THE SOIL CONDITIONS, DRAINAGE CONDITIONS, TOPOGRAPHICAL FEATURES, ACCESS TO PUBLIC RIGHTS OF WAY, AVAILABILITY OF UTILITIES OR OTHER CONDITIONS OR CIRCUMSTANCES WHICH AFFECT OR MAY AFFECT THE LAND OR ANY USE TO WHICH GRANTEE MAY PUT THE LAND, (v) ANY CONDITIONS AT OR WHICH AFFECT OR MAY AFFECT THE LAND WITH RESPECT TO ANY PARTICULAR PURPOSE, USE, DEVELOPMENT POTENTIAL OR OTHERWISE, (vi) THE NATURE OR EXTENT OF TITLE TO THE LAND, OR ANY EASEMENT, RIGHT OF WAY, LEASE, POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONTRACT, CONDITION OR OTHERWISE THAT MAY AFFECT TITLE TO THE ASSETS, (viii) ANY ENVIRONMENTAL, GEOLOGICAL, STRUCTURAL, OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW OR HEREAFTER AFFECTING IN ANY MANNER THE LAND, INCLUDING BUT NOT LIMITED TO, THE ABSENCE OF ANY ENVIRONMENTALLY HAZARDOUS SUBSTANCE ON, IN, UNDER, OR ADJACENT TO THE LAND, OR (ix) THE COMPLIANCE OF THE LAND WITH ANY APPLICABLE RESTRICTIVE COVENANTS, OR WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL BODY (INCLUDING SPECIFICALLY, WITHOUT LIMITATION, ANY ZONING LAWS OR REGULATIONS, ANY BUILDING CODES, ANY ENVIRONMENTAL LAWS, AND THE AMERICANS WITH DISABILITIES ACT). GRANTEE ACKNOWLEDGES AND AGREES THAT THE LAND WILL BE CONVEYED TO GRANTEE AND GRANTEE WILL ACCEPT THE LAND "AS IS, WHERE IS, WITH ALL FAULTS."

Exhibits attached to this Special Warranty Deed are incorporated herein for all purposes.

TO HAVE AND TO HOLD the Land, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, its successors and assigns forever; and the Grantors do hereby bind themselves and Grantors' successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the Land, subject to the matters stated herein, unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantors, but not otherwise.

EXECUTED on the date of the acknowledgment set forth below to be EFFECTIVE for all purposes as of the ____ day of _____, 2015.

GRANTORS:

GRAYSTREET HOUSTON – 150 E. HOUSTON STREET,
LLC, a Texas limited liability company

By: GrayStreet Houston Management, LLC, its
managing member

By: Caliburn Capital, LLC, its sole member

By: _____

Name: _____

Title: _____

HOTEL VALENCIA SAN ANTONIO RIVERWALK, L.P.,
a Texas limited partnership, by its general partner,
Hotel Valencia San Antonio Corporation, a Texas
corporation

By: _____
_____, its _____

GRANTEE:

CITY OF SAN ANTONIO, a Texas Municipal
Corporation

By: _____
_____, its _____

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on _____, 2015, by _____, _____ of the City of San Antonio, a Texas municipal corporation on behalf of said corporation.

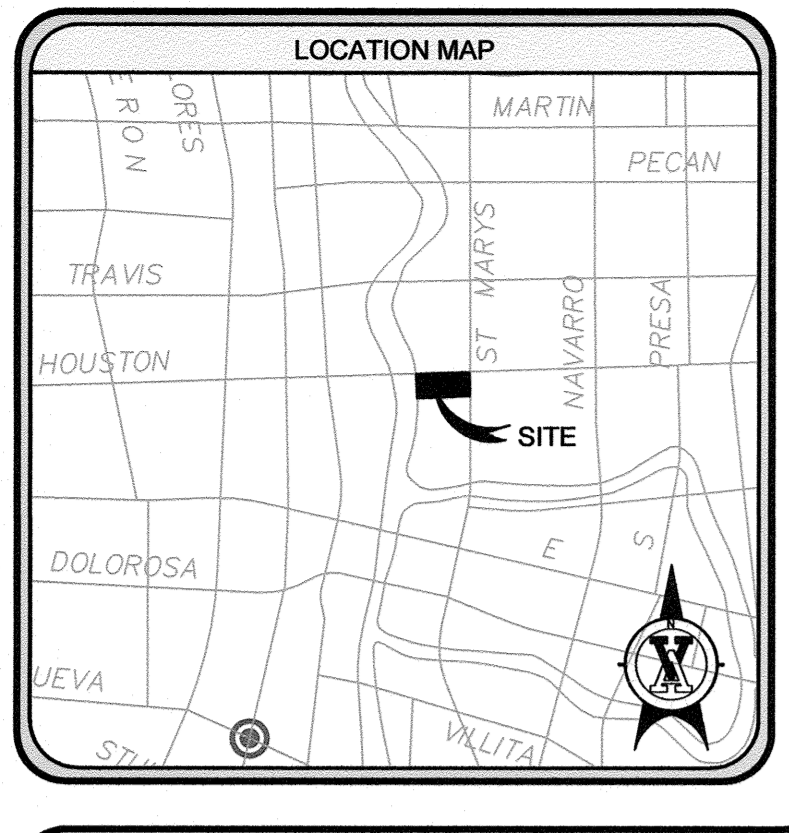
(Seal and Expiration Date)

Notary Public

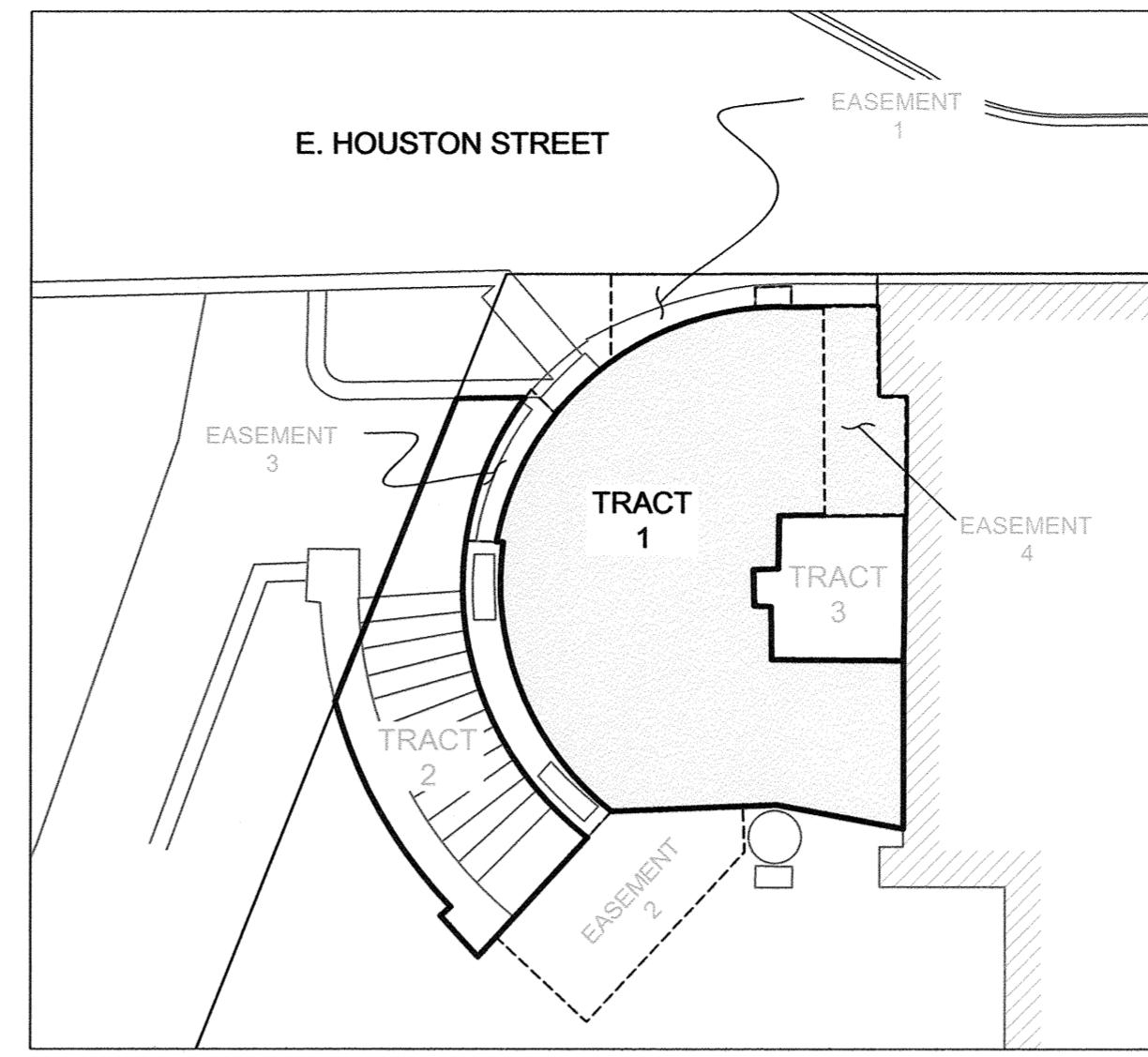
EXHIBIT A

Tract 1, Tract 2 and Tract 3

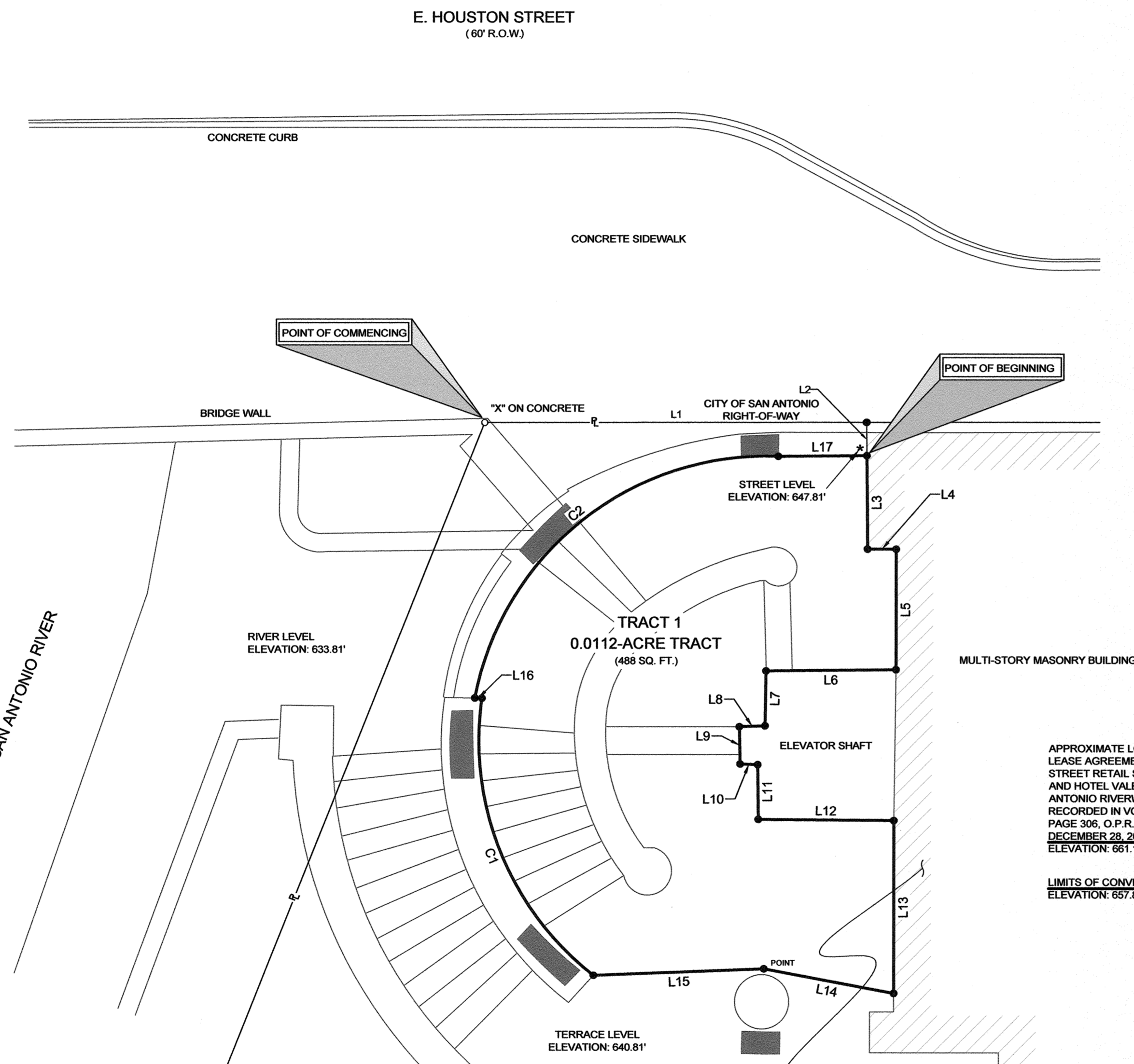
TRACT 1



- GENERAL NOTES**
- (GN1) THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.
 - (GN2) THIS SURVEY WAS PERFORMED ON THE GROUND ON OCTOBER 2014.
 - (GN3) BEARINGS ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
 - (GN4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD ARE NOT SHOWN HEREIN.
 - (GN5) A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
 - (GN6) THE BENCHMARK DATUM IS BASED ON THE STREET LEVEL ELEVATION TAKEN AT THE NORTHWEST CORNER OF THE HOTEL VALENCIA/CENAR BUILDING. STREET LEVEL ELEVATION = 647.81'



- LEGEND**
- FR FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - POINT ON FACE OF WALL/BUILDING CORNER/ELEVATOR SHAFT (UNLESS OTHERWISE NOTED)
 - UTILITY POLE
 - OVE-HEAD UTILITY
 - ELECTRIC TRANSFORMER
 - HANDICAP SIGN (UNLESS OTHERWISE NOTED)
 - WATER VALVE
 - WATER METER
 - WASTEWATER MANHOLE
 - STORM WATER MANHOLE
 - CLEAN OUT
 - ★ LIGHT STANDARD
 - ELECTRIC METER
 - FIRE HYDRANT
 - G.E.T./C.A GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - R.O.W. RIGHT-OF-WAY
 - SQ.FT. SQUARE FEET
 - D.R. DEED RECORD OF BEXAR COUNTY, TEXAS
 - D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - C.D.P. CONCRETE DUMPS/TER PAD
 - N.T.S. NOT TO SCALE
 - () RECORD INFORMATION
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WROUGHT IRON FENCE
 - D.I. DIAM INLET
 - P.P.E. PPE
 - CABLE PEDESTAL
 - TELEPHONE PEDESTAL
 - ELECTRIC PULL BOX
 - V.W. VARIABLE WIDTH
 - P.S. PARKING SPACE
 - AIR CONDITIONER PAD
 - OVERWALL
 - PROPERTY LINE
 - ★ ELEVATION REFERENCE POINT



LINE TABLE

LINE	BEARING	LENGTH
L1	N89°50'07"E	20.80
L2	S00°27'46"E	1.80
L3	S00°27'46"E	5.04
L4	N00°00'00"E	1.54
L5	S00°00'00"E	6.40
L6	S88°27'12"W	7.02
L7	S01°02'04"W	2.96
L8	S88°12'00"W	1.30
L9	S01°20'37"E	2.01
L10	S87°52'40"E	0.90
L11	S00°40'04"E	2.90
L12	S88°33'35"E	7.31
L13	S00°00'20"W	9.30
L14	N79°21'15"W	7.13
L15	S87°48'41"W	0.19
L16	N88°56'52"W	0.30
L17	N89°32'14"E	4.70

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	18.89	18.00	62°21'59"	9.31	N27°00'45"W	16.09
C2	22.79	18.00	81°34'29"	13.80	N51°28'45"E	20.90

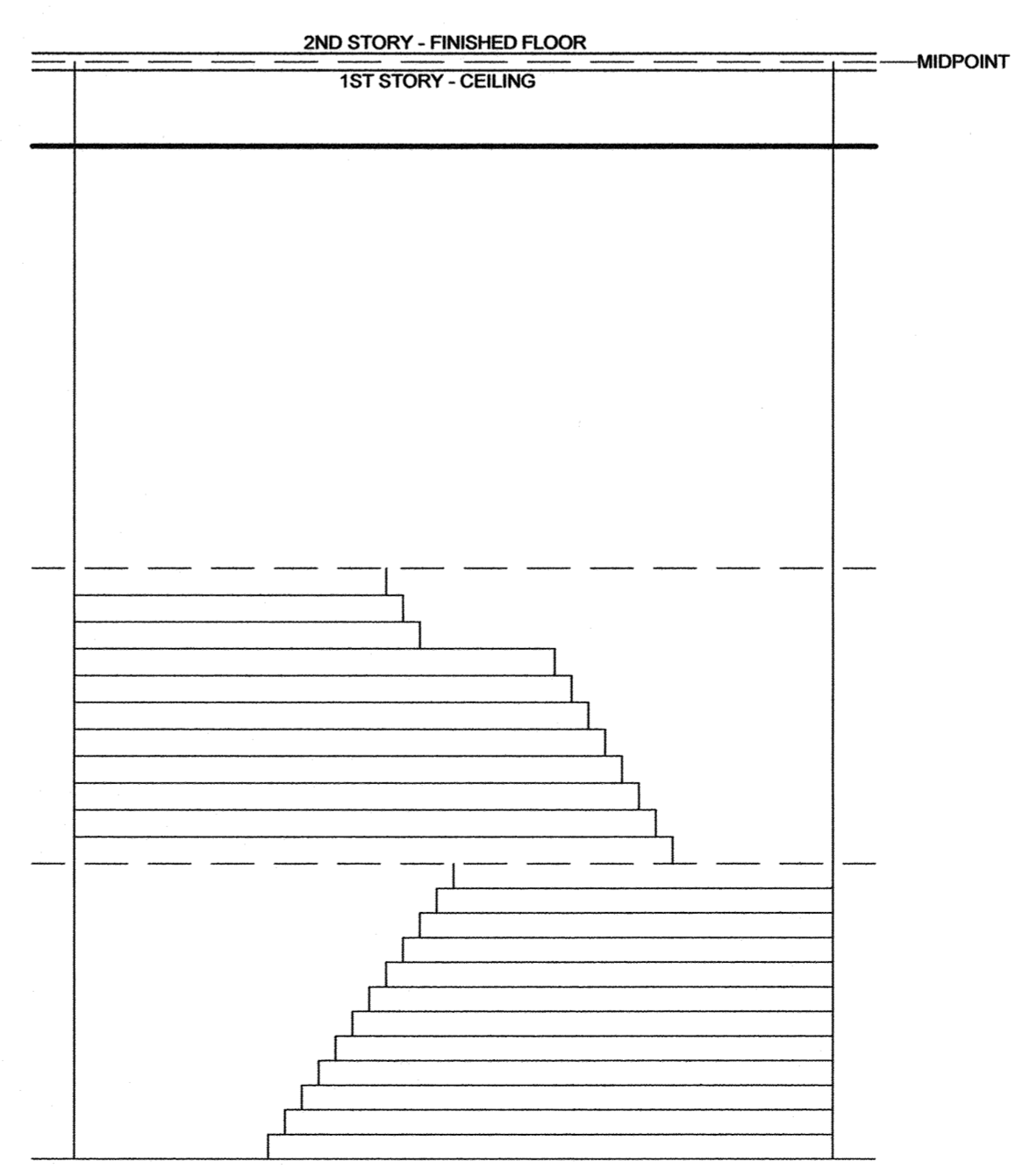
APPROXIMATE LOWEST LIMIT OF LEASE AGREEMENT BETWEEN STREET RETAIL SAN ANTONIO, LP AND HOTEL VALENCIA SAN ANTONIO RIVERWALK, LP. RECORDED IN VOLUME 8739, PAGE 306, O.P.R. DATED DECEMBER 28, 2000. ELEVATION: 651.19'

LIMITS OF CONVEYED AIR RIGHTS ELEVATION: 657.81'

STREET LEVEL ELEVATION: 647.81'

TERRACE LEVEL ELEVATION: 640.81'

RIVER LEVEL ELEVATION: 633.81'



LOT 11, BLOCK 20, N.C.B. 404
HOTEL VALENCIA SAN ANTONIO RIVERWALK (VOL. 9550, PG. 24, D.P.R.)
GILBERT M. DENMAN, JR. AND MARGARET W. BLOCK
TO
STREET RETAIL SAN ANTONIO, L.P.
SPECIAL WARRANTY DEED, MARCH 10, 1998
VOL. 7361, PG. 895, O.P.R.

CAT. 1A, COND. 1 LAND TITLE SURVEY

FOR
TRACT 1
A 0.0112-ACRE TRACT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

I, ROBERT M. ANGUIANO, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 1 SURVEY.

ROBERT M. ANGUIANO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6347
VICKREY AND ASSOCIATES, INC.
RANGUANO@VICKREYINC.COM



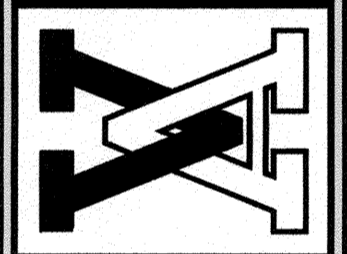
DATE: 02-16-15
PREPARED FOR:
STREET RETAIL SAN ANTONIO, L.P.

REVISED ELEVATIONS

REVISED PARCEL, KEY MAP AND METES AND BOUNDS DESCRIPTION	DATE	NO.	DESCRIPTION
	01/16/15	3	
	01/13/15	2	
	12/02/14	1	

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY

12940 Country Parkway, San Antonio, TX 78216
Telephone: (210) 349-3273
TBPLS Firm Registration No. 10004100



LAND TITLE SURVEY OF A 0.0112-ACRE TRACT OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9550, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROJ. NO. 2543-001-104
DATE: 11/03/2014
SCALE: 1" = 5'

SHEET	OF
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**METES AND BOUNDS DESCRIPTION
TRACT 1
0.0112-ACRE TRACT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

BEING A 0.0112-ACRE (488 SQUARE FEET) TRACT OF LAND OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9SS0, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 11 BEING THAT SAME LAND CONVEYED FROM GILBERT M. DENMAN, JR. AND MARGARET W. BLOCK TO STREET RETAIL SAN ANTONIO, L.P. BY SPECIAL WARRANTY DEED, DATED MARCH 10, 1998 AND RECORDED IN VOLUME 7381, PAGE 856, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID 0.0112-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO NAD83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT AN "X" ON CONCRETE ON THE SOUTH RIGHT-OF-WAY LINE OF E. HOUSTON STREET (60' WIDE), SAME POINT ALSO BEING ON THE EAST LINE OF THE SAN ANTONIO RIVER AND BEING THE NORTHWEST CORNER OF SAID LOT 11;

THENCE N89°56'02"E, ALONG THE COMMON LINE OF SAID LOT 11 AND RIGHT-OF-WAY, A DISTANCE OF 20.60 FEET TO A POINT;

THENCE S00°27'46"E, DEPARTING SAID COMMON LINE, INTO AND ACROSS SAID LOT 11 AND PARTIALLY ALONG THE FACE OF EXISTING BUILDING WALL, A DISTANCE OF 1.80 FEET TO THE **POINT OF BEGINNING** AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING INTO AND ACROSS SAID LOT 11 AND ALONG SAID FACE OF BUILDING WALL, THE FOLLOWING THREE (3) CALLS:

- 1) S00°27'46"E, A DISTANCE OF 5.04 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) N90°00'00"E, A DISTANCE OF 1.54 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, AND
- 3) S00°00'00"E, A DISTANCE OF 6.49 FEET TO THE CORNER OF AN ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID FACE OF BUILDING WALL, CONTINUING INTO AND ACROSS SAID LOT 11, ALONG SAID FACE OF ELEVATOR SHAFT, THE FOLLOWING SEVEN (7) CALLS:

- 1) S89°27'12"W, A DISTANCE OF 7.02 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) S01°02'04"W, A DISTANCE OF 2.96 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) S88°12'55"W, A DISTANCE OF 1.39 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) S01°20'37"E, A DISTANCE OF 2.01 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,



- 5) S87°S2'40"E, A DISTANCE OF 0.95 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 6) S00°40'04"E, A DISTANCE OF 2.95 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, AND
- 7) S89°33'S3"E, A DISTANCE OF 7.31 FEET TO THE FACE OF AFOREMENTIONED BUILDING WALL, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,


THENCE S00°00'20"W, ALONG SAID FACE OF BUILDING WALL, A DISTANCE OF 9.30 FEET TO A POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID FACE OF BUILDING WALL, CONTINUING INTO AND ACROSS SAID LOT 11, THE FOLLOWING SIX (6) CALLS:

- 1) N79°21'15"W, A DISTANCE OF 7.13 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) S87°48'41"W, A DISTANCE OF 9.19 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, AT A CORNER OF ROCK WALL, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) ALONG SAID CURVE TO THE RIGHT, ALONG THE EDGE OF SAID ROCK WALL, A DISTANCE OF 16.86 FEET, WITH A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 60°21'S9", AND A CHORD BEARING AND DISTANCE OF N22°00'45"W, 16.09 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) N88°S6'52"W, ALONG THE EDGE OF ROCK WALL, A DISTANCE OF 0.38 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 5) ALONG SAID CURVE TO THE RIGHT, DEPARTING SAID ROCK WALL, ALONG THE FACE OF ROCK COLUMNS, A DISTANCE OF 22.78 FEET, WITH A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 81°34'29", AND A CHORD BEARING AND DISTANCE OF NS1°28'45"E, 20.90 FEET TO A CORNER OF ROCK COLUMN, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, AND
- 6) N89°32'14"E, DEPARTING SAID ROCK COLUMN, A DISTANCE OF 4.78 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.0112 OF AN ACRE (488 SQUARE FEET) OF LAND.

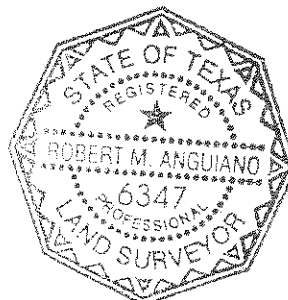
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015



ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS CERTIFIED REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.

An accompanying survey plat of even date accompanies this description.



TRACT 2

**METES AND BOUNDS DESCRIPTION
TRACT 2
0.0042-ACRE TRACT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

BEING A 0.0042-ACRE (181 SQUARE FEET) TRACT OF LAND OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9SS0, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 11 BEING THAT SAME LAND CONVEYED FROM GILBERT M. DENMAN, JR. AND MARGARET W. BLOCK TO STREET RETAIL SAN ANTONIO, L.P. BY SPECIAL WARRANTY DEED, DATED MARCH 10, 1998 AND RECORDED IN VOLUME 7381, PAGE 856, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID 0.0042-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO NAD83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT AN "X" ON CONCRETE ON THE SOUTH RIGHT-OF-WAY LINE OF E. HOUSTON STREET (60' WIDE), SAME POINT ALSO BEING ON THE EAST LINE OF THE SAN ANTONIO RIVER AND BEING THE NORTHWEST CORNER OF SAID LOT 11;

THENCE S21°48'50"W, DEPARTING SAID RIGHT-OF-WAY, ALONG THE COMMON LINE OF SAID LOT 11 AND SAN ANTONIO RIVER, A DISTANCE OF 7.41 FEET TO A POINT ON EDGE OF ROCK WALL, FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID COMMON LINE, INTO AND ACROSS SAID LOT 11, THE FOLLOWING SIX (6) CALLS:

- 1) N89°18'18"E, ALONG SAID EDGE OF ROCK WALL, A DISTANCE OF 3.81 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE LEFT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) ALONG SAID CURVE TO THE LEFT AND GENERALLY ALONG EDGE OF ROCK WALL, A DISTANCE OF 27.32 FEET, WITH A RADIUS OF 17.50 FEET, A CENTRAL ANGLE OF 89°26'49", AND A CHORD BEARING AND DISTANCE OF S08°08'54"E, 24.63 FEET TO A CORNER OF ROCK WALL, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) S42°40'00"W, DEPARTING SAID ROCK WALL, A DISTANCE OF 8.97 FEET TO A CORNER OF ROCK WALL, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) N42°12'33"W, ALONG THE EDGE OF ROCK WALL, A DISTANCE OF 3.08 FEET TO A CORNER OF ROCK WALL, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 5) N50°54'47"E, ALONG THE EDGE OF ROCK WALL, A DISTANCE OF 0.75 FEET TO A CORNER OF ROCK WALL AT A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, AND
- 6) ALONG SAID CURVE TO THE RIGHT, ALONG SAID EDGE OF ROCK WALL, A DISTANCE OF 13.22 FEET, WITH A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 29°07'56", AND A CHORD BEARING AND DISTANCE OF N29°32'52"W, 13.08 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 11 AND SAN ANTONIO RIVER, FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N21°48'50"E, DEPARTING SAID EDGE OF WALL, ALONG SAID COMMON LINE, A DISTANCE OF 18.09 FEET RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.0042 OF AN ACRE (181 SQUARE FEET) OF LAND.



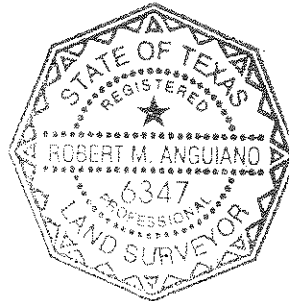
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015

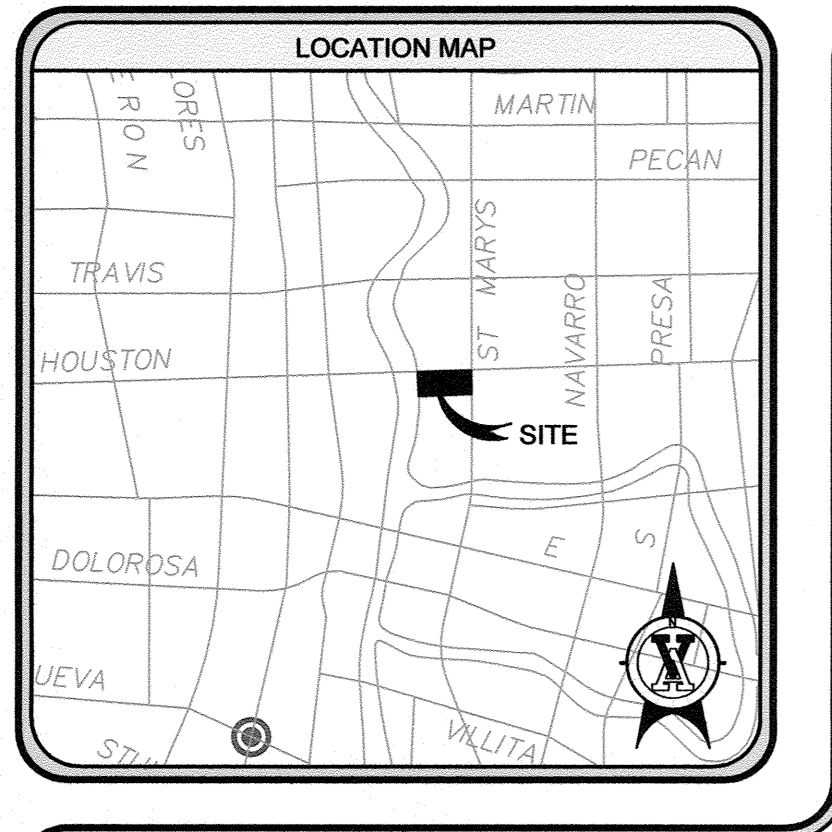
An accompanying survey plat of even
date accompanies this description.



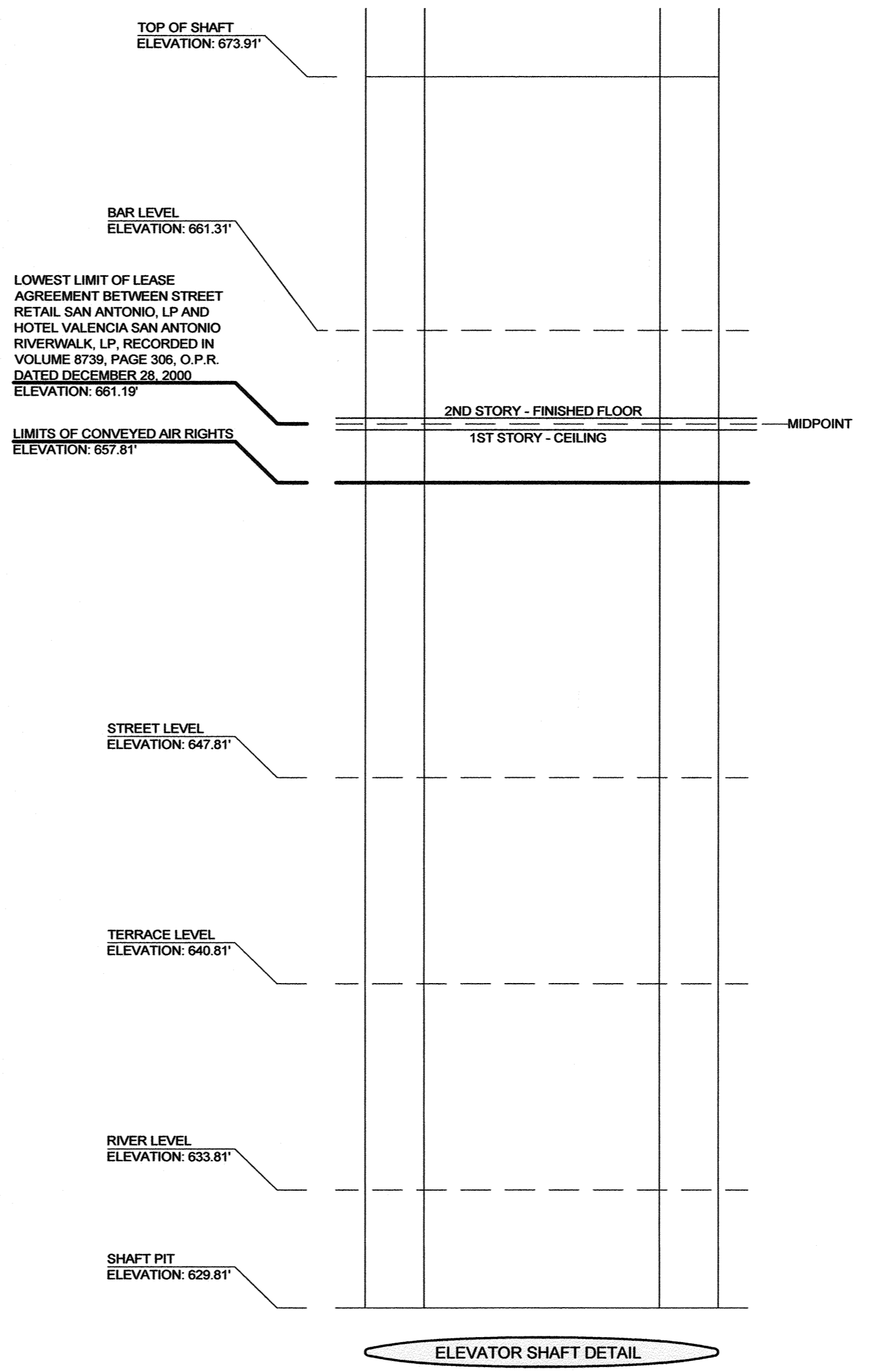
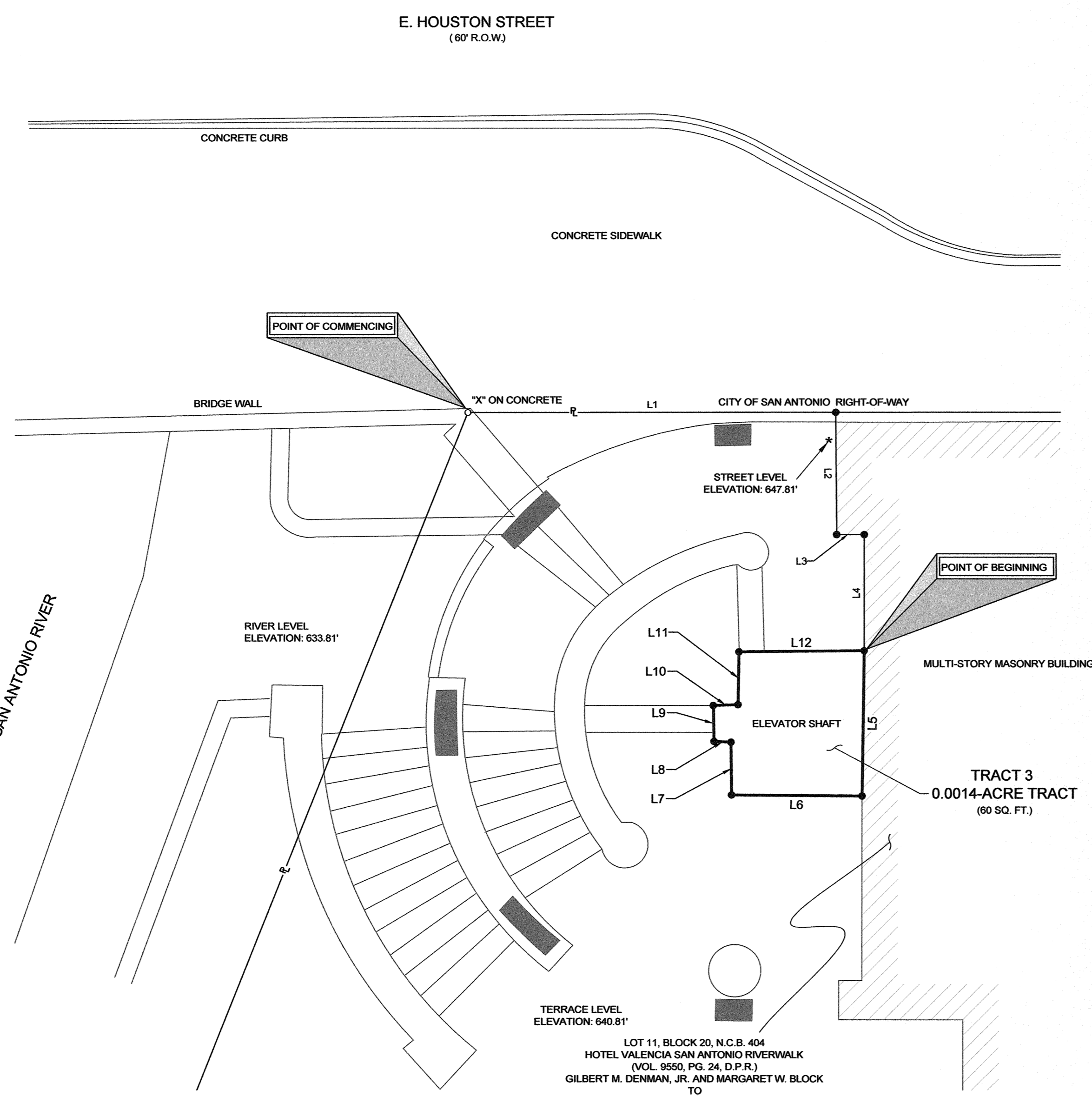
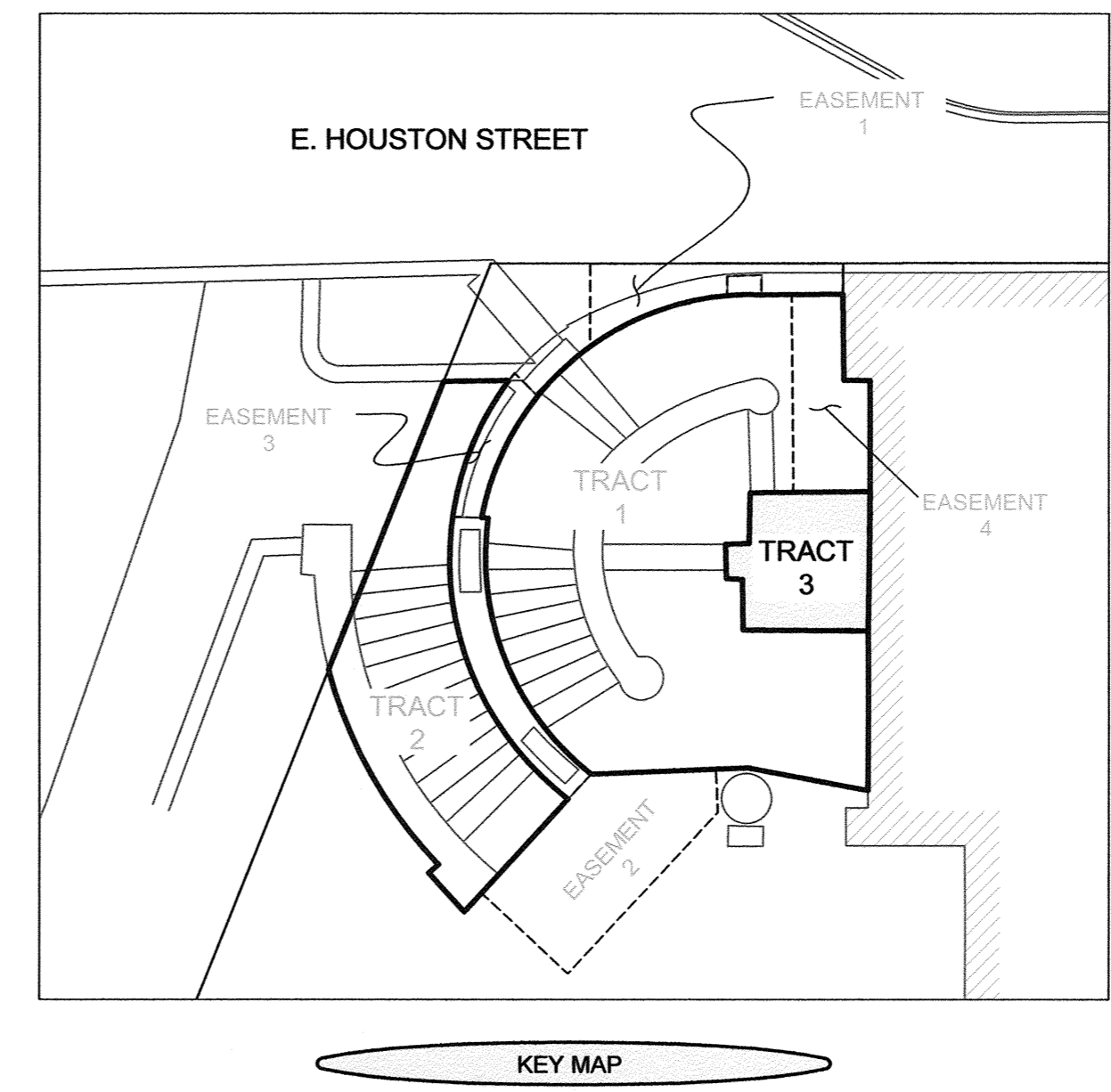
ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS CERTIFIED REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.



TRACT 3



- GENERAL NOTES**
- (GN1) THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.
 - (GN2) THIS SURVEY WAS PERFORMED ON THE GROUND ON OCTOBER 2014.
 - (GN3) BEARINGS ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4296).
 - (GN4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD ARE NOT SHOWN HEREIN.
 - (GN5) A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
 - (GN6) THE BENCHMARK DATUM IS BASED ON THE STREET LEVEL ELEVATION TAKEN AT THE NORTHWEST CORNER OF THE HOTEL VALENCIA/ACENAR BUILDING. STREET LEVEL ELEVATION = 647.81'



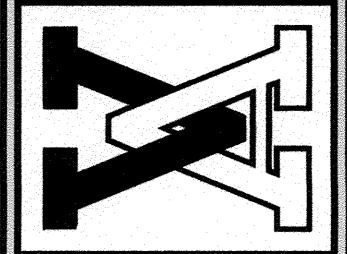
LINE	BEARING	LENGTH
L1	N89°56'02"E	20.82
L2	S00°27'46"E	6.83
L3	N90°00'00"E	1.54
L4	S00°00'00"E	6.49
L5	S00°46'40"W	8.12
L6	N89°33'53"W	7.31
L7	N00°46'04"W	2.95
L8	N87°52'40"W	0.95
L9	N81°20'33"W	2.01
L10	N88°12'58"E	1.39
L11	N81°02'04"E	2.96
L12	N89°27'12"E	7.02

- LEGEND**
- FRR FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - POINT ON FACE OF WALL/BUILDING CORNER (UNLESS OTHERWISE NOTED)
 - UTILITY POLE
 - O-U-E— OVERHEAD UTILITY
 - E—T— ELECTRIC TRANSFORMER
 - H—S— HANDICAP SIGN (UNLESS OTHERWISE NOTED)
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ WASTEWATER MANHOLE
 - ⊕ STORM WATER MANHOLE
 - ⊕ CLEAN OUT
 - ⊕ LIGHT STANDARD
 - ⊕ ELECTRIC METER
 - ⊕ FIRE HYDRANT
 - ⊕ G.U.E.T.C.A GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - R.O.W. RIGHT-OF-WAY
 - SQ.FT. SQUARE FEET
 - D.R. DEED RECORD OF BEXAR COUNTY, TEXAS
 - D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - C.D.P. CONCRETE DUMPSTER PAD
 - N.T.S. NOT TO SCALE
 - () RECORD INFORMATION
 - CHAIN LINK FENCE
 - WIRE FENCE
 - WROUGHT IRON FENCE
 - D.I. DRAIN INLET
 - ⊕ PIPE
 - ⊕ CABLE PEDESTAL
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ ELECTRIC PULL BOX
 - V.W. VARIABLE WIDTH
 - P.S. PARKING SPACE
 - ⊕ AIR CONDITIONER PAD
 - ⊕ OVERALL
 - PROPERTY LINE
 - ★ ELEVATION REFERENCE POINT

02/16/15 3 REVISED ELEVATIONS

REVISED PARCEL, KEY MAP AND METES AND BOUNDS DESCRIPTION	DATE	NO.	DESCRIPTION
1	12/02/14	1	ADDED ELEVATIONS, ELEVATOR SHAFT DETAIL, REVISED METES AND BOUNDS DESCRIPTION

VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 CIVIL • ENVIRONMENTAL • SURVEY
 12340 Country Parkway San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBP, S Firm Registration No. 10004100



LAND TITLE SURVEY OF A 0.0014-ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9550, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

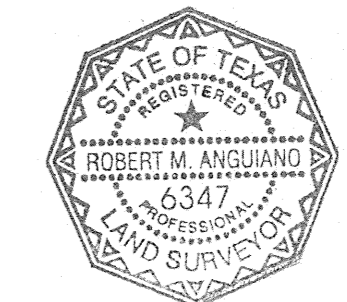
CAT. 1A COND. I LAND TITLE SURVEY

FOR
 TRACT 3
 A 0.0014-ACRE TRACT
 OUT OF LOT 11, BLOCK 20, N.C.B. 404
 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

I, ROBERT M. ANGUIANO, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 1 SURVEY.

ROBERT M. ANGUIANO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6347
 VICKREY AND ASSOCIATES, INC.
 RANGUIANO@VICKREYINC.COM

DATED 02-16-15



PREPARED FOR:
 STREET RETAIL SAN ANTONIO, L.P.

PROJ NO. 2543-001-104
 DATE: 11/03/2014
 SCALE
 1" = 5'

SHEET 1 OF 1

02/16/15 12:46:57 PM C:\Users\rj\Documents\2543-001\Survey\Map\SHL_ELEVATOR.dwg

**METES AND BOUNDS DESCRIPTION
TRACT 3
0.0014-ACRE TRACT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

BEING A 0.0014-ACRE (60 SQUARE FEET) TRACT OUT OF LOT 11, BLOCK 20, NEW CITY BLOCK 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9550, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 11 BEING THAT SAME LAND CONVEYED FROM GILBERT M. DENMAN, JR. AND MARGARET W. BLOCK TO STREET RETAIL SAN ANTONIO, L.P. BY SPECIAL WARRANTY DEED, DATED MARCH 10, 1998 AND RECORDED IN VOLUME 7381, PAGE 856, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID 0.0014-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO NAD83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204):

COMMENCING AT AN "X" ON CONCRETE ON THE SOUTH RIGHT-OF-WAY LINE OF E. HOUSTON STREET (60' WIDE), SAME POINT ALSO BEING ON THE EAST LINE OF THE SAN ANTONIO RIVER AND BEING THE NORTHWEST CORNER OF SAID LOT 11;

THENCE N89°56'02"E, ALONG THE COMMON LINE OF SAID LOT 11 AND RIGHT-OF-WAY, A DISTANCE OF 20.60 FEET TO A POINT;

THENCE DEPARTING SAID COMMON LINE, INTO AND ACROSS SAID LOT 11 AND PARTIALLY ALONG THE FACE OF EXISTING BUILDING WALL, THE FOLLOWING THREE (3) CALLS:

- 1) S00°27'46"E, A DISTANCE OF 6.83 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) N90°00'00"E, A DISTANCE OF 1.54 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, AND
- 3) S00°00'00"E, A DISTANCE OF 6.49 FEET TO THE **POINT OF BEGINNING**, AT A CORNER OF AN ELEVATOR SHAFT, AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID FACE OF BUILDING WALL, CONTINUING INTO AND ACROSS SAID LOT 11, ALONG SAID FACE OF ELEVATOR SHAFT, THE FOLLOWING EIGHT (8) CALLS:


- 1) S00°46'40"W, A DISTANCE OF 8.12 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) N89°33'53"W, A DISTANCE OF 7.31 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) N00°40'04"W, A DISTANCE OF 2.95 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 4) N87°52'40"W, A DISTANCE OF 0.95 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 5) N01°20'37"W, A DISTANCE OF 2.01 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 6) N88°12'55"E, A DISTANCE OF 1.39 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,



- 7) N01°02'04"E, A DISTANCE OF 2.96 FEET TO A CORNER OF ELEVATOR SHAFT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, AND
- 8) N89°27'12"E, A DISTANCE OF 7.02 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.0014 OF AN ACRE (60 SQUARE FEET) OF LAND.

JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015



ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS CERTIFIED REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.

An accompanying survey plat of even date accompanies this description.

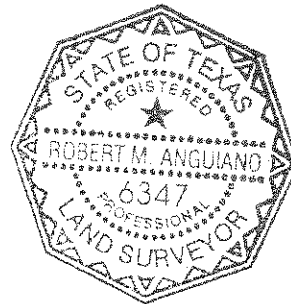


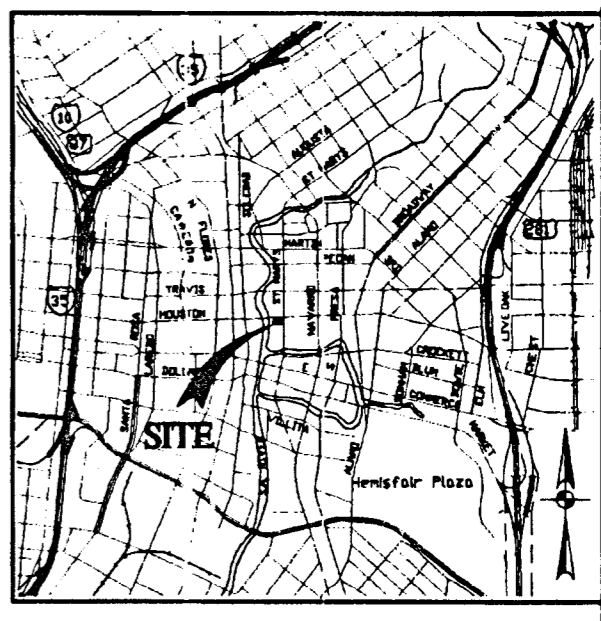
EXHIBIT B

LOT 11 AND 12, BLOCK 20, N.C.B. 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK,
ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 9550, PAGE 24, OF THE DEED
AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

2691-081293 P 05558 00024
 BEAR COUNTY CLERK
 REC'D
 11/17/23
 10:08 AM
 11/17/23
 10:08 AM
 11/17/23
 10:08 AM

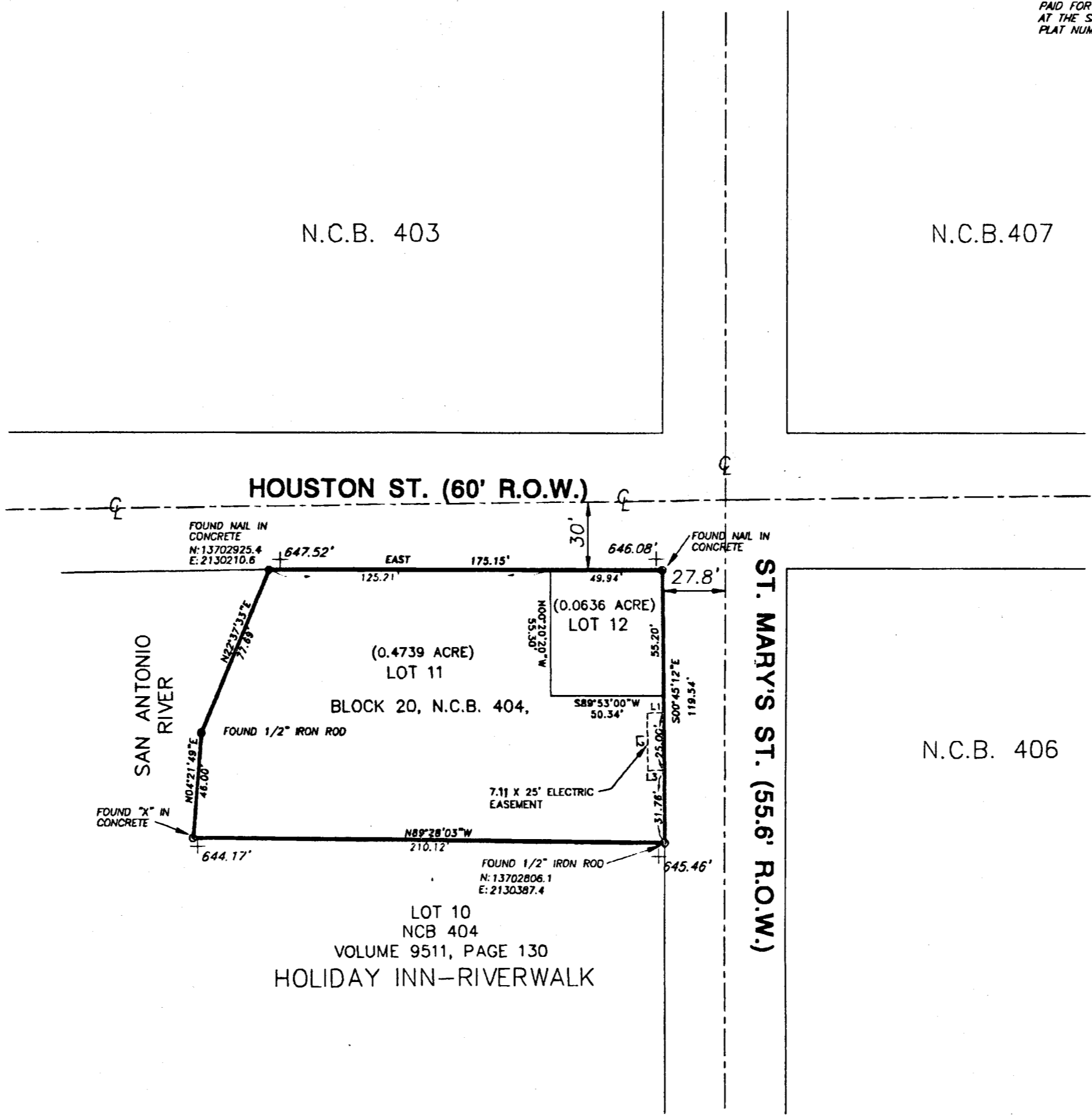
RECORDERS MEMORANDUM
 AT THE TIME OF RECORDATION THIS INSTRUMENT WAS REVIEWED FOR THE BEST FACILITY TO BE PRODUCED BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

PLAT NO. 000326



SCALE: 1" = 50'

WASTE WATER EDU NOTE
 THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.



LINE	LENGTH	BEARING
L1	7.11	N89°14'48"E
L2	25.00	N00°45'19"W
L3	7.11	S89°14'48"W

- NOTES:
- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET ALL CORNERS UNLESS OTHERWISE NOTED.
 - THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
 - THE BEARINGS FOR THIS PLAT ARE BASED ON THE DEED RECORDED IN VOLUME 7381, PAGE 856, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.
 - THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS "OBLATE", "BITTERS", AND "ONE STAR". THEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983.
 - ROTATE BEARINGS 000°28' COUNTER CLOCKWISE TO CONFORM TO STATE PLANE COORDINATE GRID BEARINGS.
 - THE COMBINED SCALE FACTOR USED IS 0.999833793.

LEGEND:
 ELEC. = ELECTRIC
 TELE. = TELEPHONE
 CATV. = CABLE TELEVISION
 ESM.T. = EASEMENT
 B.S.L. = BUILDING SETBACK LINE
 F.I.R. = FOUND 1/2" IRON ROD
 *F.I.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
 + 647.50' = SPOT ELEVATION

C.P.S. NOTE:
 1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, handling or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to recess said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
 2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
 3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
 4. Concrete driveway approaches are shown within the 1' x (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
 5. Roof overhangs are shown within five (5) foot side electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot side easements.

STATE OF TEXAS
 COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

John K. Stuebel
 REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 9 DAY OF October
 A.D. 20 00
Rhonda Yerkey
 NOTARY PUBLIC
 BEAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEAR
 THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
 STREET RETAIL SAN ANTONIO, LP
Robert A. Shearer
 DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Robert A. Shearer*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF October
 A.D. 20 00
Jeanette Jaramillo
 NOTARY PUBLIC
 BEAR COUNTY, TEXAS

SUBDIVISION PLAT
 OF
HOTEL VALENCIA SAN ANTONIO RIVERWALK

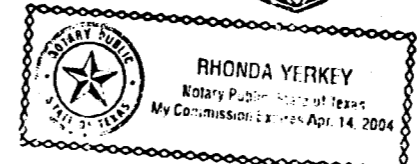
BEING A 0.5975 ACRE TRACT OF LAND COMPRISED OF ARBITRARY LOT A-3 (THE EAST 50.8 FEET OF LOT 1), LOT 2, AND ARBITRARY LOT A-1 (THE WEST 125.22 FEET OF LOT 1), BLOCK 20, NEW CITY BLOCK 404 IN THE CITY OF SAN ANTONIO, AS DESCRIBED RESPECTIVELY IN INSTRUMENTS RECORDED IN VOLUME 7668, PAGE 1038, VOLUME 7381, PAGE 856 AND VOLUME 7381, PAGE 855, ALL IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.

THIS PLAT OF HOTEL VALENCIA SAN ANTONIO RIVERWALK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS 25 DAY OF October, A.D. 2000

BY: *Robert A. Shearer* CHAIRMAN
 BY: *Janet M. ...* SECRETARY



STATE OF TEXAS
 COUNTY OF BEAR
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
Thomas C. Haberer
 REGISTERED PROFESSIONAL LAND SURVEYOR



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 9 DAY OF October
 A.D. 20 00
Rhonda Yerkey
 NOTARY PUBLIC
 BEAR COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF BEAR
 I *Rick Hoff* COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 24th DAY OF October, A.D. 2000, AT 7:30 P.M. AND DULY RECORDED THE 24th DAY OF October, A.D. 2000, AT 7:30 P.M. IN THE RECORDS OF IN BOOK VOLUME 9550 ON PAGE 24 OF SAID COUNTY,
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 24th DAY OF October, A.D. 2000



555 EAST RAMSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.8000
 FAX: 210.375.9510

COUNTY CLERK, BEAR COUNTY, TEXAS
 BY: *Rick Hoff*

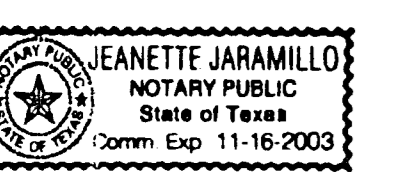
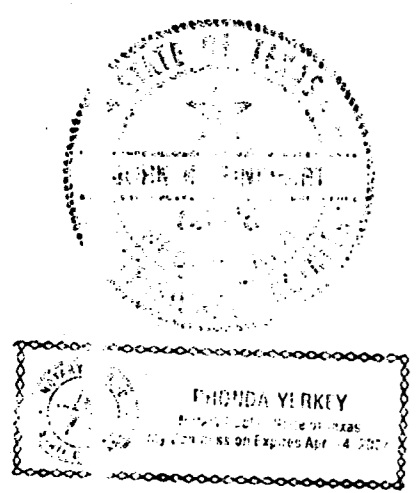


EXHIBIT C

1. Covenants, conditions and/or restrictions recorded in Volume 9550, Page 24, Deed and Plat Records of Bexar County, Texas and in Volume 8590, Page 166; Volume 9777, Page 1998 Volume 11698, Page 1231 and Volume 17142, Page 489, Official Public Records of Bexar County, Texas.
2. Rights of Parties in Possession.
3. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.
4. Public Access Easement recorded in Volume _____, Page_____, Official Public Records of Bexar County, Texas.
5. Public Access Easement recorded in Volume _____, Page_____, Official Public Records of Bexar County, Texas.
6. Public Access Easement recorded in Volume _____, Page_____, Official Public Records of Bexar County, Texas.
7. Agreement and Non-Exclusive Easement recorded in Volume_____, Page_____, Official Public Records of Bexar County, Texas.
8. Agreement and Non-Exclusive Easement (Elevator Hydraulic Room) recorded in Volume_____, Page_____, Official Public Records of Bexar County, Texas.
9. Easement as shown on plat and dedication recorded in Volume 9550, Page 24 of the Official Public Records of Bexar County, Texas.
10. Terms, conditions and stipulations of City Ordinance recorded in Volume 9742, Page 1420, Official Public Records of Bexar County, Texas.
11. Lease Agreement dated May 19, 2000, executed by and between Street Retail San Antonio, LP, as Landlord, and Hotel Valencia San Antonio Riverwalk, L.P., as Tenant, as evidence by Memorandum of Lease Agreement filed February 9, 2001, recorded in Volume 8739, Page 306, Real Property Records, Bexar County, Texas. Further affected by Memorandum of Amendments to Lease Agreement filed March 8, 2003, recorded in Volume 10007, page 622, Real Property Records, Bexar County, Texas, and Third Amendment to Lease Agreement filed March 20, 2015 recorded in Volume 17142, Page 369, Real Property Records, Bexar County, Texas.