

EXHIBIT B

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS	§	
	§	KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BEXAR	§	

That STREET RETAIL SAN ANTONIO, LP, a Delaware limited partnership and HOTEL VALENCIA SAN ANTONIO RIVERWALK, L.P., a Texas limited partnership (collectively, the "Grantors"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by the CITY OF SAN ANTONIO ("Grantee"), whose address is set forth below, the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD AND CONVEYED and by these presents do hereby GRANT, SELL AND CONVEY unto the Grantee, the certain tracts of land together with any improvements located thereon (cumulatively the "Land") lying and being situated in Bexar County, Texas, described as follows, to-wit:

Tract 1, Tract 2 and Tract 3 situated in Bexar County, Texas and as more fully described on Exhibit A.

SAVE AND EXCEPT all property, space and rights located at and above horizontal planes for the Land (formed by projecting vertically upward and along the boundaries of the Land) at the following elevations (the "Air Rights"), for Grantors' exclusive right to control, occupy, use and/or develop the Air Rights:

Tract 1 – Air Rights commencing at, and continuing above, the following elevation – 657.81 feet, as shown on Exhibit A for Tract 1.

Tract 2 - Air Rights commencing at, and continuing above, the following elevation – 657.81 feet as shown on Exhibit A for Tract 2.

Tract 3 - Air Rights commencing at, and continuing above, the following elevation – 673.91 feet as shown on Exhibit A for Tract 3.

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.

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:

STREET RETAIL SAN ANTONIO, LP, a Delaware limited partnership, by its sole general partner, SRI San Antonio, Inc. d/b/a Street Retail San Antonio I, Inc., a Maryland corporation

By: _____
_____, its _____

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 _____

Grantee's Address:

City of San Antonio
City Hall
100 Military Plaza
San Antonio, Texas 78205

THE STATE OF MARYLAND §
 §
COUNTY OF MONTGOMERY §

 This instrument was acknowledged before me on _____, 2015, by
_____, _____ of SRI San Antonio I, Inc. d/b/a Street Retail San
Antonio, Inc., a Maryland corporation, on behalf of such corporation as the sole general partner
of Street Retail San Antonio, LP, a Delaware limited partnership.

(Seal and Expiration Date)

Notary Public

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

 This instrument was acknowledged before me on _____, 2015, by
_____, _____ of Hotel Valencia San Antonio Corporation, a
Texas corporation, on behalf of such corporation as the general partner of Hotel Valencia San
Antonio Riverwalk, L.P., a Texas limited partnership.

(Seal and Expiration Date)

Notary Public

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

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 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 0.0112-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°52'40"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°33'53"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:

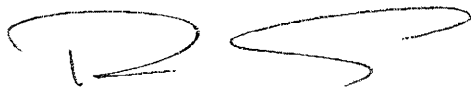
- 1) N79°21'15"W, A DISTANCE OF 7.13 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) S87°48'41"W, A DISTANCE OF 9.19 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE RIGHT, AT A CORNER OF ROCK WALL, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 3) ALONG SAID CURVE TO THE 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°21'59", 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°56'52"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 N51°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

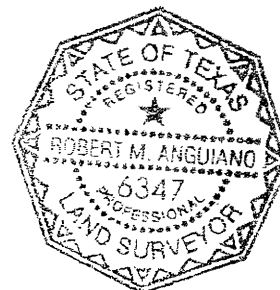
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015

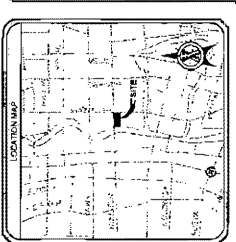
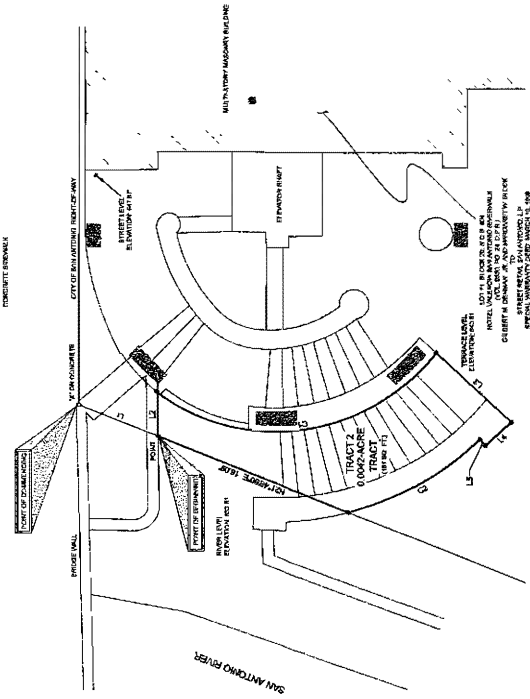
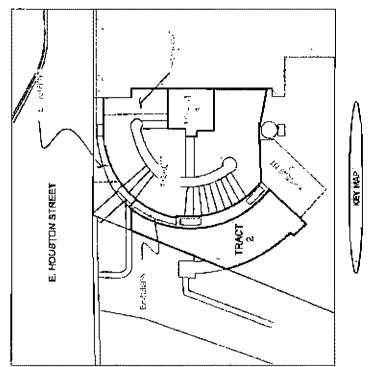
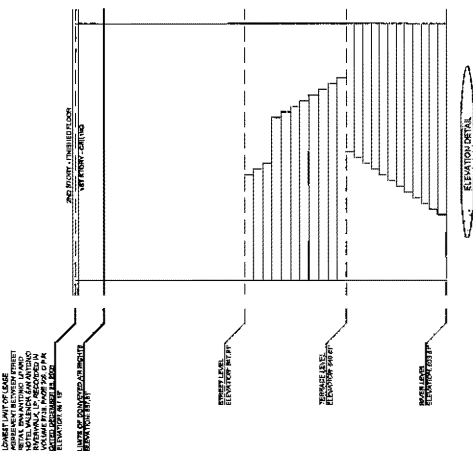
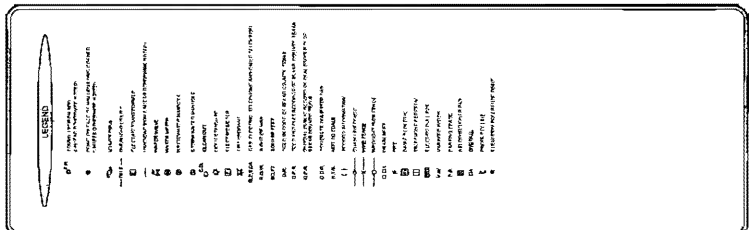
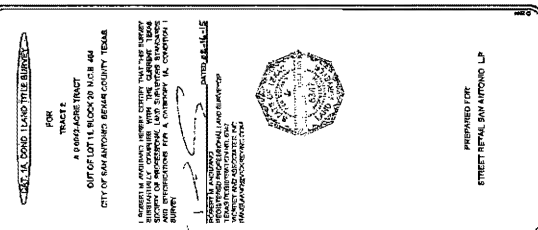


ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS CERTIFIED REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.

An accompanying survey plat of even date accompanies this description.



TRACT 2

[illegible]

JINBAI		JINBAI	
DATE	REMARKS	DATE	REMARKS
11	11/11/11	11	11/11/11
12	12/12/12	12	12/12/12
13	13/13/13	13	13/13/13
14	14/14/14	14	14/14/14
15	15/15/15	15	15/15/15
16	16/16/16	16	16/16/16
17	17/17/17	17	17/17/17
18	18/18/18	18	18/18/18
19	19/19/19	19	19/19/19
20	20/20/20	20	20/20/20
21	21/21/21	21	21/21/21
22	22/22/22	22	22/22/22
23	23/23/23	23	23/23/23
24	24/24/24	24	24/24/24
25	25/25/25	25	25/25/25
26	26/26/26	26	26/26/26
27	27/27/27	27	27/27/27
28	28/28/28	28	28/28/28
29	29/29/29	29	29/29/29
30	30/30/30	30	30/30/30
31	31/31/31	31	31/31/31
32	32/32/32	32	32/32/32
33	33/33/33	33	33/33/33
34	34/34/34	34	34/34/34
35	35/35/35	35	35/35/35
36	36/36/36	36	36/36/36
37	37/37/37	37	37/37/37
38	38/38/38	38	38/38/38
39	39/39/39	39	39/39/39
40	40/40/40	40	40/40/40
41	41/41/41	41	41/41/41
42	42/42/42	42	42/42/42
43	43/43/43	43	43/43/43
44	44/44/44	44	44/44/44
45	45/45/45	45	45/45/45
46	46/46/46	46	46/46/46
47	47/47/47	47	47/47/47
48	48/48/48	48	48/48/48
49	49/49/49	49	49/49/49
50	50/50/50	50	50/50/50
51	51/51/51	51	51/51/51
52	52/52/52	52	52/52/52
53	53/53/53	53	53/53/53
54	54/54/54	54	54/54/54
55	55/55/55	55	55/55/55
56	56/56/56	56	56/56/56
57	57/57/57	57	57/57/57
58	58/58/58	58	58/58/58
59	59/59/59	59	59/59/59
60	60/60/60	60	60/60/60
61	61/61/61	61	61/61/61
62	62/62/62	62	62/62/62
63	63/63/63	63	63/63/63
64	64/64/64	64	64/64/64
65	65/65/65	65	65/65/65
66	66/66/66	66	66/66/66
67	67/67/67	67	67/67/67
68	68/68/68	68	68/68/68
69	69/69/69	69	69/69/69
70	70/70/70	70	70/70/70
71	71/71/71	71	71/71/71
72	72/72/72	72	72/72/72
73	73/73/73	73	73/73/73
74	74/74/74	74	74/74/74
75	75/75/75	75	75/75/75
76	76/76/76	76	76/76/76
77	77/77/77	77	77/77/77
78	78/78/78	78	78/78/78
79	79/79/79	79	79/79/79
80	80/80/80	80	80/80/80
81	81/81/81	81	81/81/81
82	82/82/82	82	82/82/82
83	83/83/83	83	83/83/83
84	84/84/84	84	84/84/84
85	85/85/85	85	85/85/85
86	86/86/86	86	86/86/86
87	87/87/87	87	87/87/87
88	88/88/88	88	88/88/88
89	89/89/89	89	89/89/89
90	90/90/90	90	90/90/90
91	91/91/91	91	91/91/91
92	92/92/92	92	92/92/92
93	93/93/93	93	93/93/93
94	94/94/94	94	94/94/94
95	95/95/95	95	95/95/95
96	96/96/96	96	96/96/96
97	97/97/97	97	97/97/97
98	98/98/98	98	98/98/98
99	99/99/99	99	99/99/99
100	100/100/100	100	100/100/100

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 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 0.0042-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:

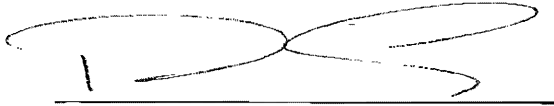
- 1) N89°18'18"E, ALONG SAID EDGE OF ROCK WALL, A DISTANCE OF 3.81 FEET TO A NON-TANGENT POINT OF CURVATURE TO THE LEFT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) ALONG SAID CURVE TO THE LEFT AND GENERALLY ALONG EDGE OF ROCK WALL, A DISTANCE OF 27.32 FEET, WITH A RADIUS OF 17.50 FEET, 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.



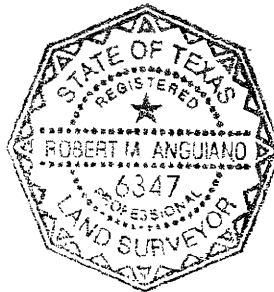
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015



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 3

**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.

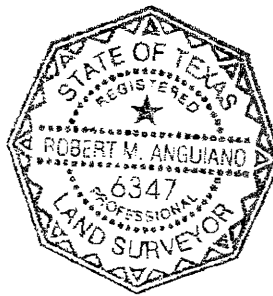


EXHIBIT B

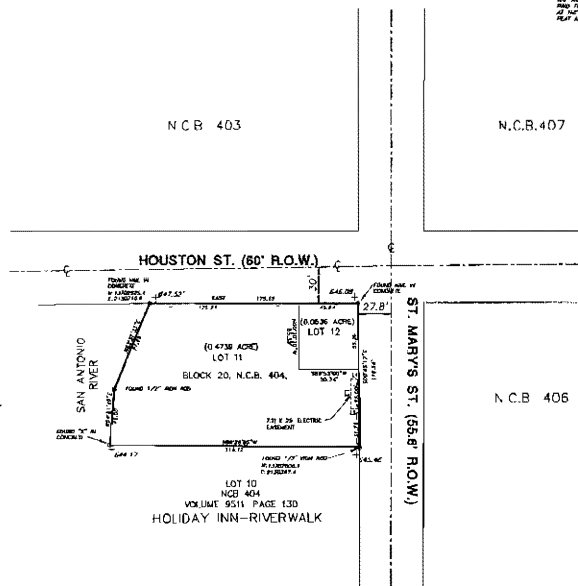
LOT 11 AND 12, BLOCK 20, N.C.B. 404, HOTEL VALENCIA SAN ANTONIO RIVERWALK,
ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 9550, PAGE 24, OF THE DEED
AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

2001-0811231 P 0533 8082

PLAT NO. 000326

RECORDERS RECORD ROOM
AT THE COUNTY CLERK'S OFFICE
SAN ANTONIO, TEXAS
PLAT NO. 000326

LINE	LENGTH	BEARING
1	7.11	N 89° 14' 40" E
2	27.00	S 89° 14' 40" W
3	7.11	S 89° 14' 40" W



PLAT NO. 000326



SCALE 1" = 50'

- NOTES:**
1. 1/2" BOUNDARY WITH YELLOW CIP MANHOLE
 2. 1/2" BOUNDARY WITH YELLOW CIP MANHOLE
 3. 1/2" BOUNDARY WITH YELLOW CIP MANHOLE
 4. 1/2" BOUNDARY WITH YELLOW CIP MANHOLE
 5. 1/2" BOUNDARY WITH YELLOW CIP MANHOLE
 6. 1/2" BOUNDARY WITH YELLOW CIP MANHOLE
 7. 1/2" BOUNDARY WITH YELLOW CIP MANHOLE
- LEGEND:**
- 1/2" BOUNDARY WITH YELLOW CIP MANHOLE
 - 1/2" BOUNDARY WITH YELLOW CIP MANHOLE
 - 1/2" BOUNDARY WITH YELLOW CIP MANHOLE
 - 1/2" BOUNDARY WITH YELLOW CIP MANHOLE
 - 1/2" BOUNDARY WITH YELLOW CIP MANHOLE
 - 1/2" BOUNDARY WITH YELLOW CIP MANHOLE
 - 1/2" BOUNDARY WITH YELLOW CIP MANHOLE

STATE OF TEXAS
COUNTY OF BEXAR
I, COUNTY CLERK, HEREBY CERTIFY THAT THE FOREGOING CONVEYANCE HAS BEEN SHOWN
AND FILED IN THE OFFICE OF THE COUNTY CLERK, SAN ANTONIO, TEXAS, AND IN THE
BEST OF MY KNOWLEDGE THAT PLAT CONFORMS TO ALL REQUIREMENTS OF THE
PLAT ACT, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL
FILED IN THE OFFICE OF THE COUNTY CLERK, SAN ANTONIO, TEXAS.

**SUBDIVISION PLAT
OF
HOTEL VALENCIA SAN ANTONIO RIVERWALK**

BEING A 0.0075 ACRE TRACT OF LAND COMPRISED OF ARBITRARY LOT
A-1, LOT 1, LOT 2 AND ARBITRARY LOT A-1 (THE
WEST 1/2 OF LOT 1), BLOCK 20, N.C.B. 404, IN THE CITY
OF SAN ANTONIO, AS RECORDED RESPECTIVELY IN INSTRUMENTS RECORDED
IN VOLUME 1384, PAGE 1000; VOLUME 1385, PAGE 1001 AND VOLUME 1385,
PAGE 1002, ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR
I, COUNTY CLERK, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED
AND FILED IN THE OFFICE OF THE COUNTY CLERK, SAN ANTONIO, TEXAS, AND IN THE
BEST OF MY KNOWLEDGE THAT PLAT CONFORMS TO ALL REQUIREMENTS OF THE
PLAT ACT, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL
FILED IN THE OFFICE OF THE COUNTY CLERK, SAN ANTONIO, TEXAS.



SHOWN TO AND SUBSCRIBED BEFORE ME THIS 9th day of October
A.D. 2000
Helen M. Winters
COUNTY CLERK

STATE OF TEXAS
COUNTY OF BEXAR
I, COUNTY CLERK, HEREBY CERTIFY THAT THE FOREGOING CONVEYANCE HAS BEEN SHOWN
AND FILED IN THE OFFICE OF THE COUNTY CLERK, SAN ANTONIO, TEXAS, AND IN THE
BEST OF MY KNOWLEDGE THAT PLAT CONFORMS TO ALL REQUIREMENTS OF THE
PLAT ACT, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL
FILED IN THE OFFICE OF THE COUNTY CLERK, SAN ANTONIO, TEXAS.

THIS PLAT OF HOTEL VALENCIA SAN ANTONIO RIVERWALK WAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE COMMISSION.
DATED THIS 9th day of October, A.D. 2000.
By: [Signature]
CITY CLERK



STATE OF TEXAS
COUNTY OF BEXAR
I, COUNTY CLERK, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED
AND FILED IN THE OFFICE OF THE COUNTY CLERK, SAN ANTONIO, TEXAS, AND IN THE
BEST OF MY KNOWLEDGE THAT PLAT CONFORMS TO ALL REQUIREMENTS OF THE
PLAT ACT, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL
FILED IN THE OFFICE OF THE COUNTY CLERK, SAN ANTONIO, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR
I, COUNTY CLERK, HEREBY CERTIFY THAT THE FOREGOING CONVEYANCE HAS BEEN SHOWN
AND FILED IN THE OFFICE OF THE COUNTY CLERK, SAN ANTONIO, TEXAS, AND IN THE
BEST OF MY KNOWLEDGE THAT PLAT CONFORMS TO ALL REQUIREMENTS OF THE
PLAT ACT, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL
FILED IN THE OFFICE OF THE COUNTY CLERK, SAN ANTONIO, TEXAS.

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 and Volume 11698, Page 1231, 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. Third Amendment to Lease Agreement recorded in Volume_____, Page_____, Official Public Records of Bexar County, Texas.
10. Third Amendment to Declaration for Hotel Valencia – San Antonio recorded in Volume_____, Page_____, Official Public Records of Bexar County, Texas.
11. Easement as shown on plat and dedication recorded in Volume 9550, Page 24 of the Official Public Records of Bexar County, Texas.
12. Terms, conditions and stipulations of City Ordinance recorded in Volume 9742, Page 1420, Official Public Records of Bexar County, Texas.
13. Terms, Conditions, and Stipulations in Memorandum of Lease Agreement recorded in Volume 8739, Page 306, Official Public, amended in Volume 10007, Page 622, of the Official Public Records, of Bexar County, Texas.
14. Definitions, restrictions, easements, covenants, limitations, conditions, rights, privileges, obligations, liabilities, and all other terms and provisions of that certain Declaration for

Hotel Valencia-San Antonio, recorded in Volume 8590, Page 166 of the Real Property Records of Bexar County, Texas and being further affected by Volume 9777, Page 1998 of the Official Records of Bexar County, Texas and Volume 11698, Page 1231 of the Official Public Records of Bexar County, Texas.

15. Assessments and/or charges payable to Managing Entity and liens securing same as set out in Declaration for Hotel Valencia-San Antonio recorded in Volume 8590, Page 166 of the Real Property Records of Bexar County.
16. Deed of Trust to secure a Note recorded in Volume 11698, Page 1192, of the Official Public Records, of Bexar County, Texas.
17. Assignment of Loan Documents and Deed of Trust recorded in Volume 12106, Page 2314, of the Official Public Records, of Bexar County, Texas.
18. Assignment of Leases and Rents recorded in Volume 11698, Page 1214, of the Official Public Records, of Bexar County, Texas.
19. Assignment of Assignment of Leases and Rents recorded in Volume 12106, Page 2318, of the Official Public Records, of Bexar County, Texas.
20. Financing Statement recorded in Volume 11698, Page 1224 affected by Volume 12106, Page 2312 and Volume 14488, Page 815, of the Official Public Records, of Bexar County, Texas.
21. Continuation Statement recorded in Volume 14488, Page 815 of the Real Property Records of Bexar County, Texas.
22. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Official Public Records of Bexar County, Texas.