

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All 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.

**AGREEMENT
And
NON-EXCLUSIVE EASEMENT**

This Agreement and Non-Exclusive Easement (the "Agreement") is made and entered into as of the _____ day of _____, 2015 by and between the CITY OF SAN ANTONIO (the "City"), GRAYSTREET HOUSTON – 150 E. HOUSTON STREET, LLC, a Texas limited liability company ("GrayStreet Houston") and HOTEL VALENCIA SAN ANTONIO RIVERWALK, L.P., a Texas limited partnership ("Hotel Valencia").

Recitals

- A. GrayStreet Houston and Hotel Valencia have conveyed to the City by Special Warranty Deed (the "Deed") dated even date herewith, the following, save and except certain "Air Rights" and the reservation of the subsurface as defined and described in said Deed, to wit: (i) certain real property adjacent to the Hotel Valencia – San Antonio (the "Hotel"), which includes the exterior elevator shaft (the "Exterior Elevator Shaft"), the exterior elevator lobbies (the "Exterior Elevator Lobbies") and the exterior stairwells (the "Exterior Stairwells") as more particularly described in **Exhibit "A"** attached hereto; and (ii) by Special Warranty Bill of Sale, the elevator equipment contained within the Exterior Elevator Shaft (the "Elevator") as more particularly described in **Exhibit "B"** attached hereto. The Exterior Elevator Lobbies are described as being a part of Tract 1 in **Exhibit "A"**. The Exterior Stairwells are described as being a part of Tract 1 and all of Tract 2 in **Exhibit "A"**. The Exterior Elevator Shaft is described as Tract 3 in **Exhibit "A"**.
- B. The City, GrayStreet Houston and Hotel Valencia have agreed that GrayStreet Houston and Hotel Valencia and their licensees, lessees, occupants, invitees, employees, agents and contractors shall have (i) access to the Elevator and the Exterior Elevator Lobbies and (ii) a perpetual easement over and across the Exterior Elevator Shaft, the Exterior Elevator Lobbies, and the Exterior Stairwells all for the purposes set forth in this Agreement.

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. From and after the date of this Agreement, the City agrees to lock the Elevator to prevent access from the Elevator to the Hotel.
2. The City agrees to provide each of GrayStreet Houston and Hotel Valencia one or more keys or other mechanical or electronic devices, which will allow GrayStreet Houston and Hotel Valencia, together with their licensees, lessees, occupants, invitees, employees, agents and contractors, to gain access to the Elevator to and from the Hotel (i) for use in emergency situations, (ii) upon notice to the City's Downtown Operations Department and subject to the City's approval, not to be unreasonably withheld or denied (and provided that such approval shall be deemed granted by the City if the City fails to provide such approval or denial within 72 hours (not including weekends or City holidays) of the notice to City's Downtown Operations Department herein required), for use in the movement of furniture, fixtures, equipment and supplies, provided that Hotel Valencia will be solely responsible for damage caused by such use, and (iii) for such other use as may be required by law.
3. The City hereby grants GrayStreet Houston and Hotel Valencia a non-exclusive easement in perpetuity in the Elevator and the Exterior Elevator Shaft and over and across the Exterior Elevator Lobbies and the Exterior Stairwells for the access and use by GrayStreet Houston and Hotel Valencia and their respective licensees, lessees, occupants, invitees, employees, agents and contractors as specified in **Section 2**.
4. Subject to annual appropriations for repairs and maintenance of the easement property by the City, from and after the date of this Agreement, the City agrees to (i) repair and maintain the Elevator and the Exterior Elevator Shaft in accordance with the then current City standards for similarly situated elevators, and (ii) repair and maintain the Exterior Elevator Lobbies and the Exterior Stairwells in accordance with the then current City standards.
5. Any notice required under this Agreement shall be written and mailed with sufficient postage, sent by certified mail, return receipt requested, sent by facsimile, or delivered personally to an officer of the receiving party at the following address:

If to the City:

The City of San Antonio
Downtown Operations
P.O. Box 839966
400 North Saint Mary's Street #100
San Antonio, TX 78205

If to Hotel Valencia:

Hotel Valencia San Antonio Riverwalk, L.P.
Attn: Manager
150 E. Houston St.
San Antonio, Texas 78205

with a copy to:

Hotel Valencia San Antonio Riverwalk, L.P.
Attn: David Miller
4400 Post Oak Parkway
Suite 2800
Houston, Texas 77027

If to GrayStreet Houston:

GrayStreet Houston – 150 E. Houston Street, LLC
c/o Caliburn Capital, LLC
4515 San Pedro
San Antonio, TX 78212

with copy to :

Kruger Carson PLLC
3308 Broadway, Suite 305
San Antonio, TX 78209
Attention: Bradley S. Carson, Esq.

Any notice required under this agreement will be effective upon actual receipt during the recipient's normal businesses hours. Any change of address shall be sent in accordance with the above requirements at least fifteen (15) days in advance of any notice due.

6. This Agreement shall be binding upon, and inure to the benefit of, and be enforceable by, the respective successors, assigns, licensees and lessees of the parties hereto.
7. Each and all of the exhibits attached hereto are hereby incorporated into this Agreement by reference.
8. This Agreement shall be governed by the laws of the State of Texas.

9. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.
10. No waiver of any of the provisions of this Agreement shall be valid unless in writing and signed by the party against whom it is sought to be enforced.

Dated as of the day and year first above stated.

GRAYSTREET HOUSTON:

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:

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

By: _____

Name: _____

Title: _____

CITY:

CITY OF SAN ANTONIO, A Texas Municipal Corporation

By: _____

Name: _____

Title: _____

THE STATE OF _____ §

§

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2015, by _____, _____ of Caliburn Capital, LLC, the sole member of GrayStreet Houston Management, LLC, the managing member of GrayStreet Houston – 150 E. Houston Street, LLC, a Texas limited liability company.

(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 §

BEFORE ME, the undersigned authority, on this day personally appeared _____, City Manager or Designee for and on behalf of the CITY SAN ANTONIO, TEXAS, a Texas home rule municipal corporation; he/she acknowledged to me that he/she is the duly authorized representative of the City of SAN ANTONIO, Texas, and that he/she executed said instrument for the purposes and consideration therein expressed and in the capacity therein stated.

(Seal and Expiration Date)

Notary Public

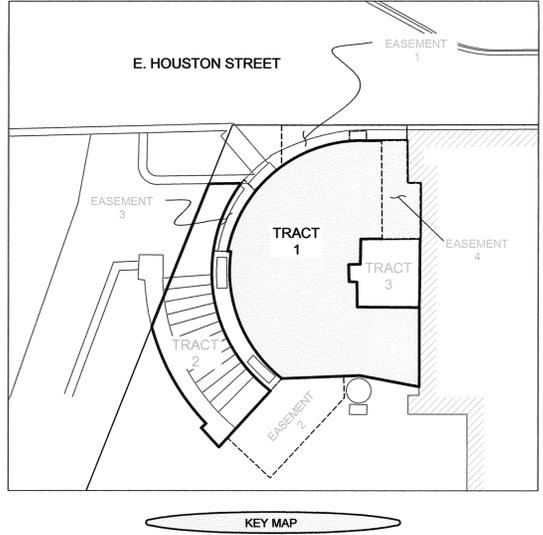
EXHIBIT "A"

Tract 1, Tract 2 and Tract 3

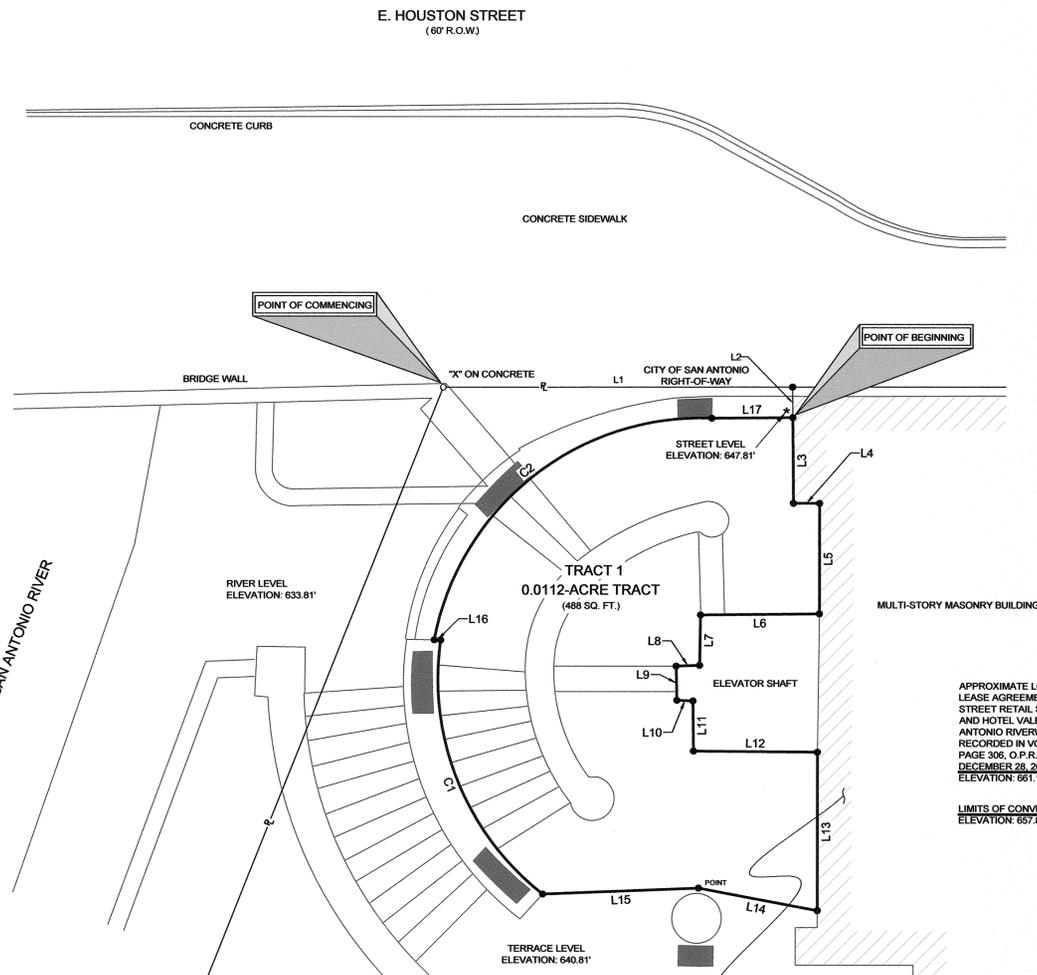
TRACT 1



- GENERAL NOTES**
- (G.N.1) 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.
 - (G.N.2) THIS SURVEY WAS PERFORMED ON THE GROUND ON OCTOBER 2014.
 - (G.N.3) BEARINGS ARE BASED ON NAD 83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
 - (G.N.4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD ARE NOT SHOWN HEREIN.
 - (G.N.5) A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
 - (G.N.6) 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 DUMPSTER 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°00'00"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

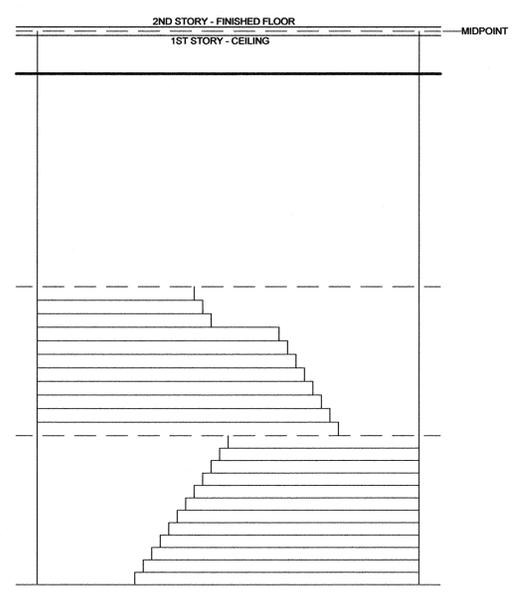
APPROXIMATE LOWEST LIMIT OF LEASE AGREEMENT BETWEEN STREET RETAIL SAN ANTONIO, LP AND HOTEL VALENCIA SAN ANTONIO RIVERWALK, LP. RECORDED IN VOLUME 8739, PAGE 306, O.P.R. DATED DECEMBER 28, 2000. ELEVATION: 651.19'

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



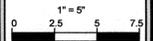
DATED 02-16-15

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 1 OF 1

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

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

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

REVISIONS

NO.	DATE	DESCRIPTION
1	12/02/14	ADDED ELEVATIONS
2	01/13/15	ADDED PROFILE DATA
3	01/16/15	METES AND BOUNDS DESCRIPTION
4	02/16/15	REVISED PARCEL, KEY MAP AND

**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.

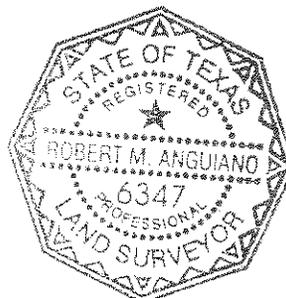
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015

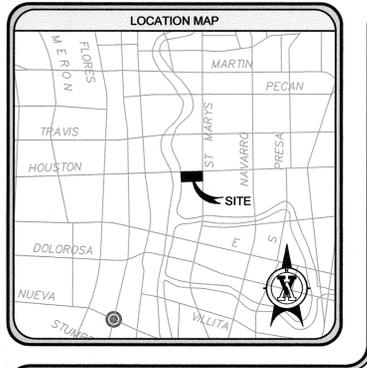


ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS CERTIFIED REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.

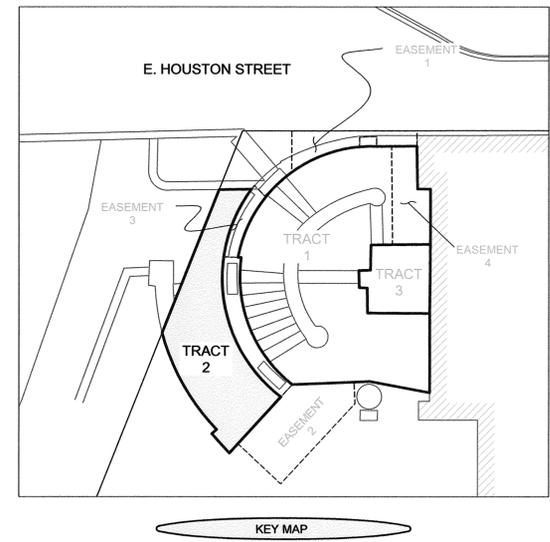
An accompanying survey plat of even date accompanies this description.



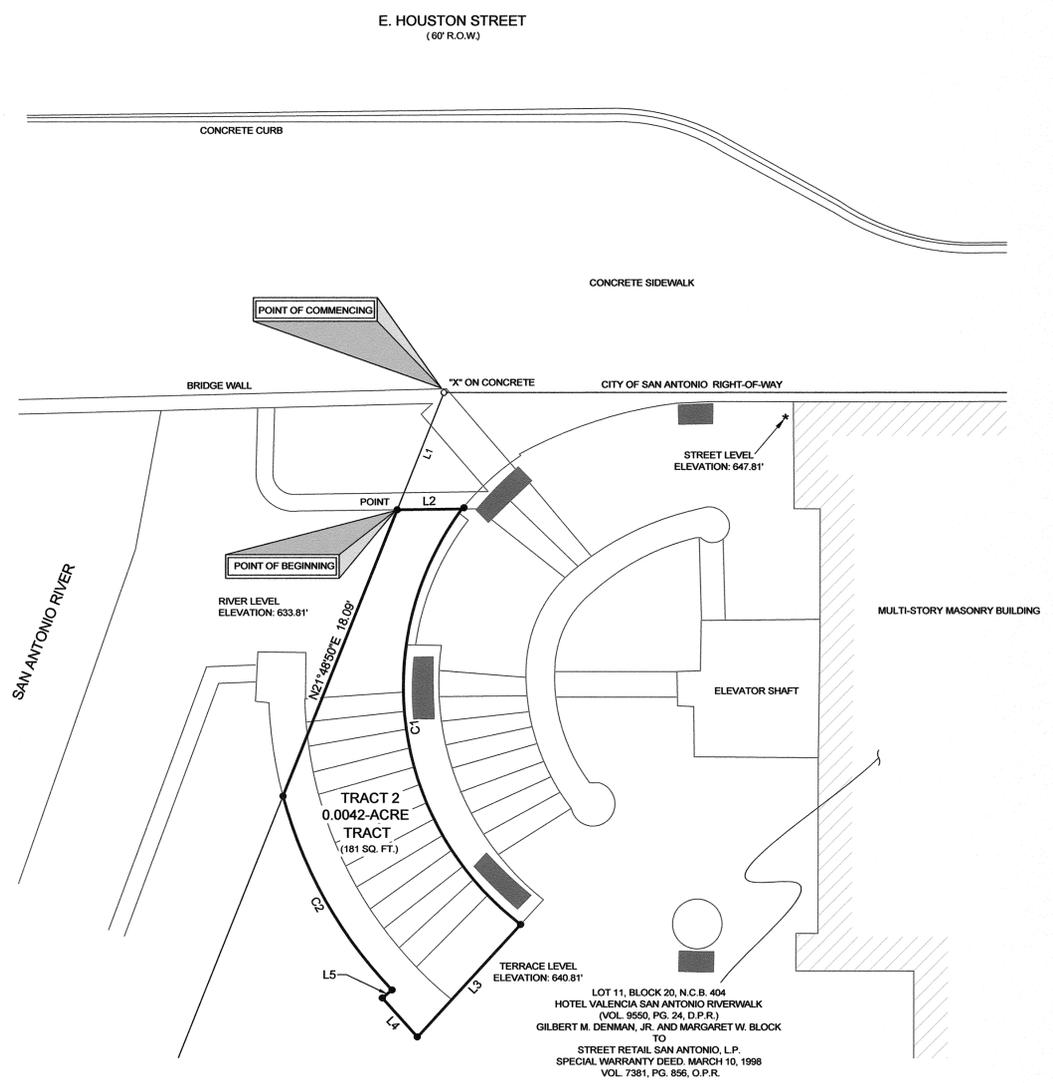
TRACT 2



- 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 (4294).
 - (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'



- LEGEND**
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - POINT ON FACE OF WALL/BUILDING CORNER (UNLESS OTHERWISE NOTED)
 - UTILITY POLE
 - OVERHEAD 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. GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - R.O.W. RIGHT-OF-WAY
 - SQ.FT. SQUARE FEET
 - D.R. DEED RECORD OF BEAR COUNTY, TEXAS
 - D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - O.P.R. OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEAR COUNTY, TEXAS
 - C.D.P. CONCRETE DUMPSTER PAD
 - N.T.S. NOT TO SCALE
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 - PIPE
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 - TELEPHONE PEDESTAL
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 - OVERALL
 - PROPERTY LINE
 - ★ ELEVATION REFERENCE POINT



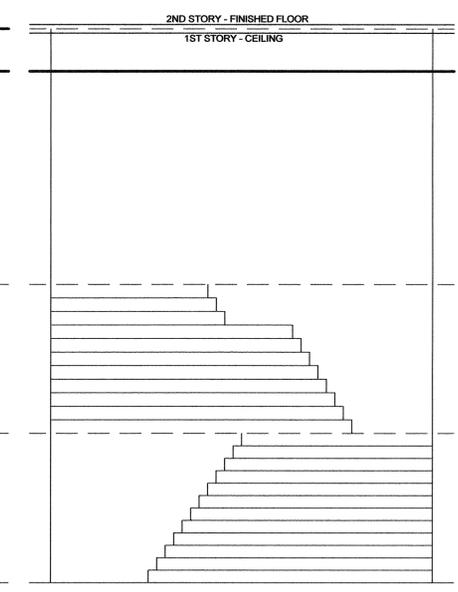
LOWEST LIMIT OF LEASE AGREEMENT BETWEEN STREET RETAIL SAN ANTONIO, LP AND HOTEL VALENCIA SAN ANTONIO RIVERWALK, LP, RECORDED IN VOLUME 8739, PAGE 306, O.P.R. DATED DECEMBER 28, 2000. ELEVATION: 651.15'

LIMITS OF CONVEYED AIR RIGHTS. ELEVATION: 657.81'

STREET LEVEL ELEVATION: 647.81'

TERRACE LEVEL ELEVATION: 640.81'

RIVER LEVEL ELEVATION: 633.81'



ELEVATION DETAIL

LINE TABLE

LINE	BEARING	LENGTH
L1	S21°48'55"W	7.41'
L2	N89°16'16"E	3.81'
L3	S42°40'07"W	8.87'
L4	N42°12'32"W	3.08'
L5	N52°54'47"E	0.79'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	27.32'	17.50'	88°20'49"	17.37'	S8°08'53"E	24.62'
C2	13.22'	26.00'	29°07'56"	6.79'	N29°32'51"W	13.08'

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. 7381, PG. 856, O.P.R.

CAT. 1A, COND. 1 LAND TITLE SURVEY

FOR
TRACT 2
A 0.0042-ACRE TRACT
OUT OF LOT 11, BLOCK 20, N.C.B. 404
CITY OF SAN ANTONIO, BEAR 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



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

LAND TITLE SURVEY OF A 0.0042-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 BEAR COUNTY, TEXAS.

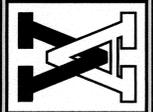
PROJ. NO. 2543-001-104
DATE: 11/03/2014

SCALE
1" = 5'

SHEET 1 OF 1

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CONSULTING ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEY
12940 Country Parkway, San Antonio, TX 78216
Telephone: (210) 349-3271
TBRLS Firm Registration No. 10004100



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**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.



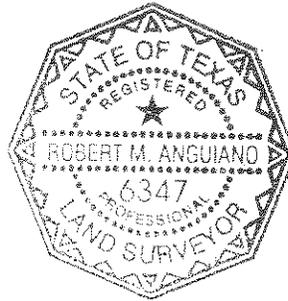
JOB NO. 2543-001-104
JANUARY 16, 2015
REVISED FEBRUARY 16, 2015

CERTIFIED THIS 16TH DAY OF FEBRUARY, 2015

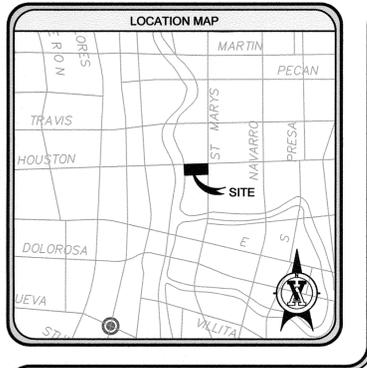
An accompanying survey plat of even
date accompanies this description.



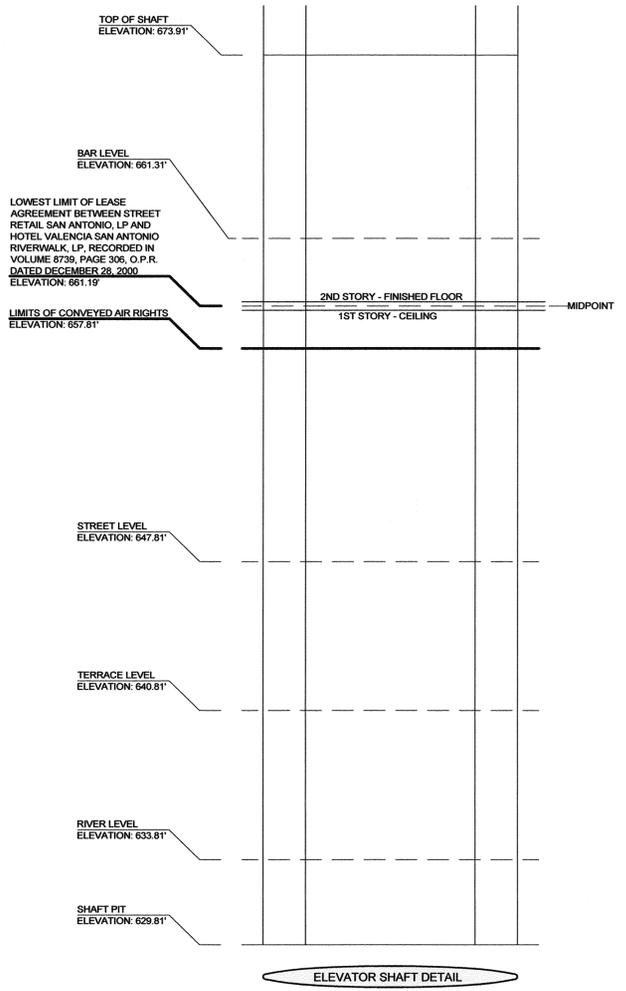
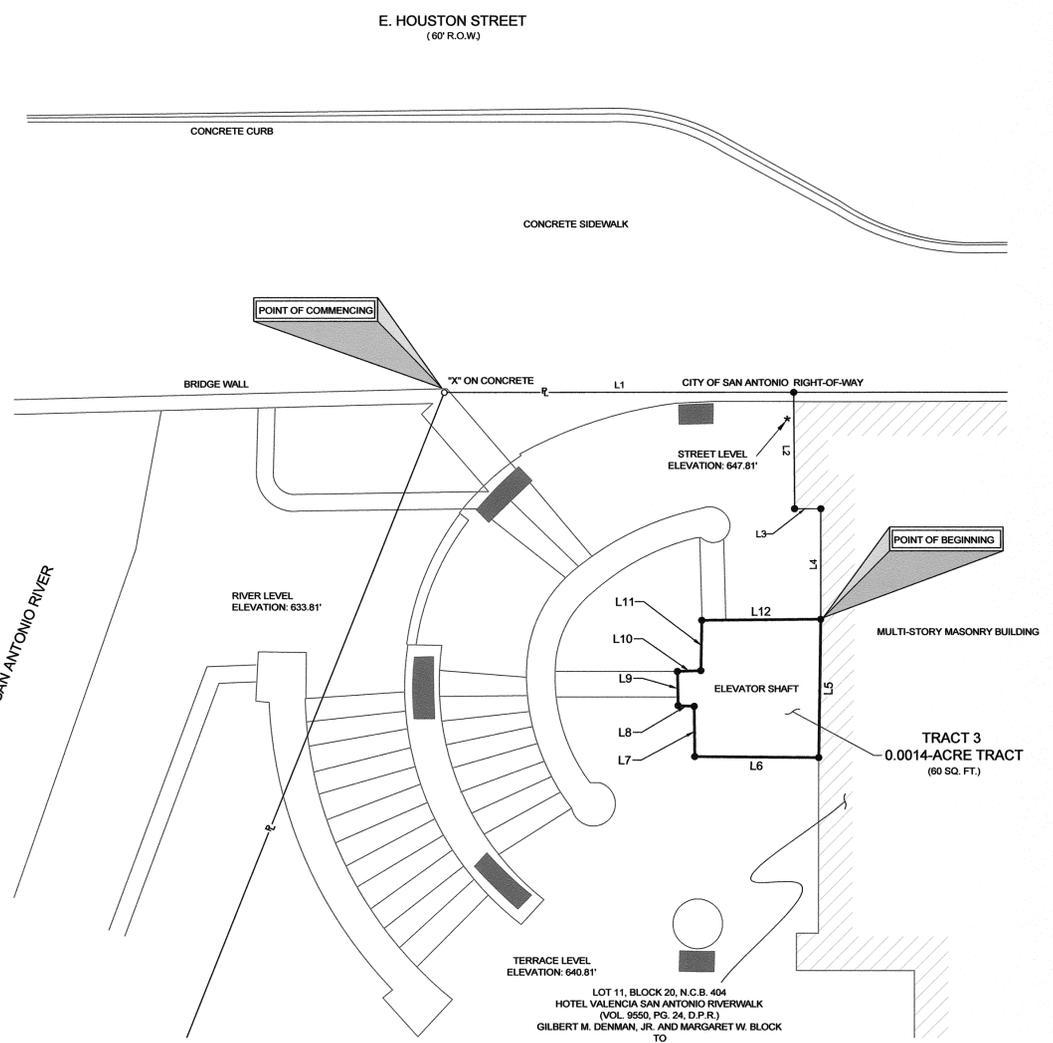
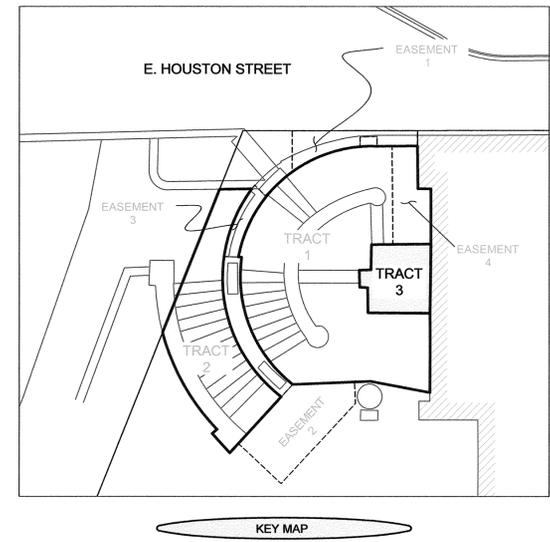
ROBERT M. ANGUIANO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS CERTIFIED REGISTRATION NO. 6347
VICKREY & ASSOCIATES, INC.



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'



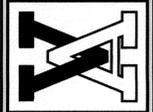
LINE	BEARING	LENGTH
L1	N89°56'02"E	20.82
L2	S00°27'46"E	6.83
L3	N90°00'00"E	1.54
L4	S00°00'00"E	6.49
L5	S00°46'40"W	8.12
L6	N89°33'53"W	7.31
L7	N00°46'04"W	2.95
L8	N87°52'40"W	0.95
L9	N81°20'33"W	2.01
L10	N88°12'58"E	1.39
L11	N81°02'04"E	2.96
L12	N89°27'12"E	7.02

- 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



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



PROJ NO. 2543-001-104

DATE: 11/03/2014

SCALE
 1" = 5'

SHEET 1 OF 1

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**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.

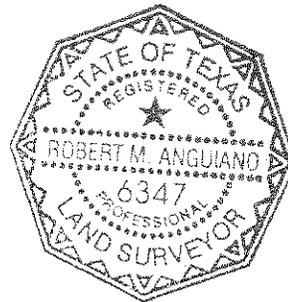


EXHIBIT "B"

Otis Hydraulic Cab Model No. 211, Serial No. 950212