

AN ORDINANCE 2017-06-08-0421

AUTHORIZING THE CONVEYANCE TO THE HEMISFAIR PARK PUBLIC FACILITIES CORPORATION OF REAL PROPERTY CONSISTING OF A TOTAL OF 2.478 ACRES OF PROPERTY LOCATED IN OR ADJACENT TO HEMISFAIR IN COUNCIL DISTRICT 1; AND AUTHORIZING AN AMENDMENT TO THE MASTER AGREEMENT AND MASTER LEASE AGREEMENT.

* * * * *

WHEREAS, Hemisfair Park Area Redevelopment Corporation (HPARC) was established in August 2009 to manage and oversee the planning, development, and construction of projects within Hemisfair consistent with the Hemisfair Master Plan approved by City Council in February 2012; and

WHEREAS, on December 18, 2013, the City conveyed 14.15 acres (composed of seven tracts situated within Hemisfair) to the Hemisfair Park Public Facility Corporation (PFC) for future development by real estate developers in public-private partnerships in accordance with the Hemisfair Master Plan and the Master Agreement between the City, the PFC and HPARC and under a Master Lease between the PFC and HPARC; and

WHEREAS, to expedite the Acequia Lofts Residential Development and the Northwest Zone P3 Developments at Hemisfair on PFC parcels, the City subsequently conveyed an additional 0.4 acres of real property to the PFC to bring the total developable acreage of PFC tracts to 14.55; and

WHEREAS, in an effort to begin the marketing efforts associated with the public private partnership process on the eastern developable PFC tracts of Hemisfair, HPARC is requesting that the City convey to the PFC three City-owned parcels, previously acquired from the Texas Department of Transportation, totaling 2.478 acres, which conveyance has previously been approved by the Planning Commission pursuant to passage of Resolution 16-1236; and

WHEREAS, the pending action would convey to the PFC approximately 0.464 acres of property to be known as PFC Tract 5A; 1.818 acres of property to be known as PFC Tract 7A; and 0.196 acres of property to be known as PFC Tract 8, and would result in a total of 17.03 acres of developable PFC acreage at Hemisfair; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:


SECTION 1. The conveyance to the Hemisfair Park Public Facility Corporation (PFC) of 2.478 acres of property as referenced above in three tracts and as more particularly described and depicted in **Exhibit I**, is hereby approved.

SECTION 2. The terms and conditions of the Third Amendment to the Master Lease Agreement and Third Amendment to the Master Agreement to reflect that PFC Tract 5A, PFC Tract 7A and PFC Tract 8 are also among the tracts leased by the PFC to HPARC for development in Hemisfair, copies of which are attached as **Exhibits II** and **III**, are hereby approved.

SECTION 3. The City Manager or her designee is authorized to sign the Amendments referenced above, on behalf of the City of San Antonio as well as in her role as the Executive Director of the Hemisfair PFC, as well as any other documents necessary to carry out the intent of this Ordinance.

SECTION 4. This Ordinance shall be effective immediately upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.

PASSED AND APPROVED this 8th day of June, 2017.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	16 (in consent vote: 4, 5, 6, 7, 8, 9, 11, 13, 15, 16, 17, 18A, 18B, 19, 20, 21, 22, 23, 24)						
Date:	06/08/2017						
Time:	09:24:45 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the conveyance to the Hemisfair Public Facilities Corporation of real property consisting of a total of 2.478 acres of property located adjacent to Hemisfair Park and Hemisfair Parkland in Council District 1; and authorizing an amendment to the Master Lease Agreement and Master Agreement. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Ana E. Sandoval	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Exhibit I



FIELD NOTES
FOR
LAND BANK TRACT 5A

A 0.464 acre, or 20,227 square feet more or less, tract of land comprised of a 0.389 acre portion and a 0.025 acre portion out of that 3.326 acre Tract 7 described in deed to the City of San Antonio recorded in Volume 16965, Pages 2161-2191, a 0.001 acre portion and a 0.049 acre portion out of a 0.9830 acre Tract 5 described in deed to the City of San Antonio recorded in Volume 16965, Pages 2192-2211, both of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 0.464 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set nail, at a southeast corner of a 4.671 acre tract described in a Memorandum of Lease as Tract 5 recorded in Volume 17362, Pages 2119-2137 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: With the line of said 4.671 acre Tract 5, and the west line of said Tract 7, along a non-tangent curve to the right, said curve having a radial bearing of N 72°45'05" E, a radius of 350.00 feet, a central angle of 30°09'31", a chord bearing and distance of N 02°10'09" W, 182.11 feet, for an arc length of 184.23 feet to a set nail;

THENCE: N 12°54'30" E, continuing with the line of said 4.671 acre Tract 5, and the west line of said Tract 7, passing at a distance of 36.86 feet a corner of said 0.9830 acre Tract 5, and continuing over and across said 0.9830 acre Tract 5, for a total distance of 51.18 feet to a set nail at the northeast corner of said 4.671 acre Tract 5, on the south line of Lot 14, Block 3 of the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 74°58'59" E, continuing over and across said 0.9830 acre Tract 5, with the south line of said Lot 14, passing at a distance of 8.28 feet the line of said 0.9830 Tract 5 and said Tract 7, continuing with the line of said Lot 14, over and across said Tract 7, passing at a distance of 40.76 feet the line of said 0.9830 acre Tract 5 and said Tract 7, continuing with the south line of said Lot 14, over and across said 0.9830 acre Tract 5 passing at a distance of 97.75 feet the line of said 0.9830 acre Tract 5 and said Tract 7, continuing with the south line of said Lot 14, over and across said Tract 7, for a total distance of 121.31 feet to a set nail for an angle point of said Lot 14 and the herein described tract;

THENCE: N 73°14'31" E, continuing with the line of said Lot 14 over and across said Tract 7, a distance of 56.51 feet to a set nail at a point of cusp and the northeast corner of the herein described tract;

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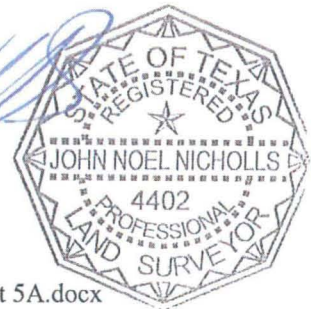
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0.464 Acres – Land Bank Tract 5A
Job No.: 9390-13

THENCE: Departing the line of said Lot 14 and continuing over and across said Tract 7, along a non-tangent curve to the left, said curve having a radial bearing of S 37°44'37" E, a radius of 140.00 feet, a central angle of 14°04'09", a chord bearing and distance of S 45°13'18" W, 34.29 feet, for an arc length of 34.38 feet to a set nail;

THENCE: S 38°11'13" W, continuing over and across said Tract 7, passing at a distance of 26.75 the line of said Tract 7 and said 0.9830 acre Tract 5, continuing over and across said 0.9830 acre Tract 5 passing at a distance of 54.68 feet, continuing over and across said Tract 7, a distance of 245.00 feet to the POINT OF BEGINNING, and containing 0.464 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9390-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 26, 2016
JOB NO. 9390-13
DOC. ID. N:\Survey13\13-9300\9390-13\Word\FN9390-15 LandBankTract 5A.docx





FIELD NOTES
FOR
LAND BANK TRACT 7A

A 1.818 acre, or 79,198 square feet more or less, tract of land comprised of 1.758 acres out of that 3.326 acre tract described in deed as Tract 7 to the City of San Antonio recorded in Volume 16965, Pages 2161-2191, 0.026 acres out of that 0.9830 acre described as Tract 5 and all of that 0.0344 acre tract described as Tract 8 both described in deed to City of San Antonio recorded in Volume 16965, Pages 2192-2211, all of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 1.818 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set nail on curve on the west line of said Tract 7, from which a nail found at the southwest corner of a 4.671 acre tract described in a Memorandum of Lease as Land Bank Tract 5 recorded in Volume 17362, Pages 2119-2137, of the Official Public Records of Real Property of Bexar County, Texas, bears N 24°35'40" W, a distance of 89.57 feet;

THENCE: N 38°11'13" E, departing the line of said Tract 7, over and across said Tract 7 passing at a distance of 222.83 feet the line of said Tract 7 and said 0.9830 acre Tract 5, continuing over and across said 0.9830 acre Tract 5 passing at a distance of 250.76 feet, the line of said 0.9830 acre Tract 5 and said Tract 7, continuing over and across said Tract 7, for a total distance of 285.91 feet to a set nail;

THENCE: Continuing over and across said Tract 7, along a tangent curve to the right, said curve having a radius of 60.00 feet, a central angle of 58°45'13", a chord bearing and distance of N 67°33'50" E, 58.87 feet, for an arc length of 61.53 feet to a set nail on the line of said Tract 7 and west right-of-way line of Tower of the Americas Way, a variable width right-of-way dedicated in the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 83°02'09" E, with the line of said Tract 7 and said west right-of-way line of Tower of the Americas Way, a distance of 16.69 feet to a set nail, for a point of non-tangent curvature;

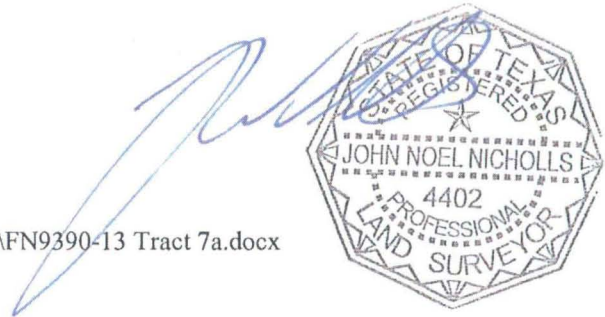
THENCE: Continuing with the line of said Tract 7 and said west right-of-way line of said Tower of the Americas Way, along a non-tangent curve to the right, said curve having a radial bearing of S 06°59'02" W, a radius of 25.00 feet, a central angle of 88°47'23", a chord bearing and distance of S 38°37'16" E, 34.98 feet, for an arc length of 38.74 feet to a set nail for a point of non-tangent curvature;

- THENCE: Along a non-tangent curve to the left, said curve having a radial bearing of S 84°09'09" E, a radius of 3449.87 feet, a central angle of 02°52'02", a chord bearing and distance of S 04°24'50" W, 172.62 feet, for a total arc length of 172.64 feet to a set nail on the west right-of-way line of said Tower of the Americas Way and a point of non-tangent curvature;
- THENCE: Along a non-tangent curve to the left, said curve having a radial bearing of S 86°58'14" E, a radius of 1943.32 feet, a central angle of 06°55'54", a chord bearing and distance of S 00°26'11" E, 234.96 feet, passing at an arc length of 26.93 feet the north corner of said 0.0344 acre Tract 8, continuing with the east line of said Tract 8 and the west line of said Tower of the Americas Way passing at a distance of 110.26 feet, the south corner of said 0.044 acre Tract 8, and continuing with the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, for a total arc length of 235.10 feet to a set nail on the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way;
- THENCE: S 03°54'08" E, continuing with the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, a distance of 73.32 feet to a on the east line of said Tract 7 and the west right-of-way line of Tower of the Americas Way, for the southeast corner of the herein described tract;
- THENCE: Departing the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, over and across said Tract 7, along a non-tangent curve to the right, said curve having a radial bearing of N 05°18'26" E, a radius of 175.00 feet; a central angle of 27°19'15", a chord bearing and distance of N 71°01'56" W, 82.66 feet, for an arc length of 83.45 feet to a set nail on curve on the west line of said Tract 7, for the southwest corner of the herein described tract;
- THENCE: With the west line of said Tract 7, along a non-tangent curve to the left, said curve having a radial bearing of S 58°56'38" W, a radius of 908.16 feet, a central angle of 13°31'41", a chord bearing and distance of N 37°49'13" W, 213.93 feet, pasting at an arc length of 52.49 feet the southeast corner of a 0.017 acre tract described in said Memorandum of Lease as Tract 7, and continuing with the line of said 0.017 acre Tract 7 and the west line of said 3.326 acre Tract 7, for a total arc length of 214.43 feet to a set nail;
- THENCE: N 44°35'04" W, continuing with the west line of said 3.326 acre Tract 7 and the line of said 0.017 acre Tract 7, a distance of 8.72 feet to a set nail at the northwest corner of said 0.017 acre Tract 7, a point of tangent curvature for said 3.326 acre Tract 7 and the herein described tract;

1.818 Acres – Land Bank Tract 7A
Job No.: 9390-13

THENCE: Continuing with the west line of said Tract 7, along a tangent curve to the right, said curve having a radius of 350.00 feet, a central angle of $12^{\circ}36'08''$, a chord bearing and distance of N $38^{\circ}16'59''$ W, 76.83 feet, for an arc length of 76.98 feet to the POINT OF BEGINNING, and containing 1.818 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9390-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 26, 2016
JOB NO. 9390-13
DOC. ID. N:\Survey13\13-9300\9390-13\Word\FN9390-13 Tract 7a.docx





FIELD NOTES
FOR
LAND BANK TRACT 8

A 0.196 acre, or 8,525 square feet more or less, tract of land comprised of a 0.141 acre portion out of that 19.242 acre tract described in deed to the City of San Antonio recorded in Volume 6433, Pages 177-181 of the Deed Records of Bexar County, Texas, in New City Block 13814, and a 0.055 acre portion out of that 3.326 acre tract described in deed to the State of Texas as Tract 7 recorded in Volume 16965, Pages 2192-2211, of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 0.196 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set nail at the southeast corner and point of cusp of a called 1.638 acre tract, by description 0.667 acres, as described in deed to the Board of Regents of the University of Texas System recorded in Volume 7677, Pages 263-264 of the Deed Records of Bexar County, Texas, on the northeast line of a 6.544 acre tract described in deed to the State of Texas recorded in Volume 6165, Pages 473-478 of the Deed Records of Bexar County, Texas;

THENCE: Departing the line of said 6.544 acre tract, with the northeast line of said 1.638 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of S 67°42'44" W, a radius of 687.20 feet, a central angle of 17°45'52", a chord bearing and distance of N 31°10'12" W, 212.21 feet, for an arc length of 213.07 feet to a set nail;

THENCE: N 40°03'08" W, continuing with the line of said 1.638 acre tract, a distance of 19.28 feet to a set nail for the northwest corner and point of cusp for the herein described tract;

THENCE: Departing the line of said 1.638 acre tract, over and across said 19.242 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of N 38°26'01" E, a radius of 225.00 feet, a central angle of 35°11'07", a chord bearing and distance of S 69°09'32" E, 136.01 feet, passing at an arc length of 94.31 feet the west line of said Tract 7, continuing over and across said Tract 7, for a total arc length of 138.17 feet to a set nail on the east line of said Tract 7 and the west right-of-way line of Tower of the Americas Way, a variable width right-of-way dedicated in the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of the herein described tract;

THENCE: S 03°54'08" E, with the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, a distance of 124.72 feet to a set nail on curve and the south corner of said Tract 7;

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0.196 Acres – Land Bank Tract 8
Job No.: 9390-13

THENCE: Continuing with the right-of-way line of said Tower of the Americas Way, along a non-tangent curve to the right, said curve having a radial bearing of S 72°54'53" W, a radius of 908.16 feet, a central angle of 03°18'46", a chord bearing and distance of S 15°25'44" E, 52.50 feet, for an arc length of 52.51 feet to a set nail at a northeast corner of the aforementioned 6.544 acre tract;

THENCE: N 45°14'22" W, departing the west right-of-way line of said Tower of the Americas Way, with a northeast line of said 6.544 acre tract, a distance of 38.48 feet to the POINT OF BEGINNING, and containing 0.196 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9390-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 26, 2016
JOB NO. 9390-13
DOC. ID. N:\Survey13\13-9300\9390-13\Word\FN9390-15 LandBankTract 8.docx

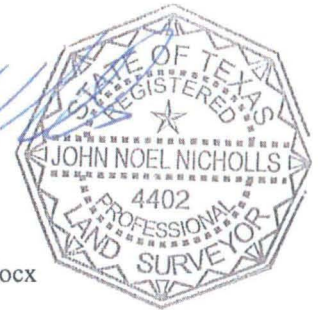


Exhibit II

THIRD AMENDMENT TO MASTER LEASE AGREEMENT

HEMISFAIR DEVELOPMENT

THIS THIRD AMENDMENT TO MASTER LEASE AGREEMENT (this "**Third Amendment**") is executed by and between HEMISFAIR PARK PUBLIC FACILITIES CORPORATION, a Texas non-profit public facilities corporation ("**Landlord**"), and HEMISFAIR PARK AREA REDEVELOPMENT CORPORATION, a Texas non-profit local government corporation ("**Tenant**") (Landlord and Tenant sometimes referred to herein each as a "**Party**" and collectively as the "**Parties**") to be effective as of the later date on which this Third Amendment has been signed by each of the Parties.

RECITALS

A. The Parties entered into that certain Master Lease Agreement Hemisfair Development dated effective December 11, 2014, where Landlord leased to Tenant 14.1504 acres of land described therein as the "**Premises**." The Master Lease was previously amended by the Parties by that certain First Amendment to Master Lease executed on June 6, 2016, by the Parties, and by Second Amendment to Master Lease executed on February 16, 2017 (as amended, the "**Master Lease**").

B. Pursuant to Ordinance 2017-06-08-0421, passed and approved by the San Antonio City Council on June 8, 2017 (the "**Ordinance**"), City has conveyed to Landlord additional tracts of land to be utilized as Landlord Property for the purposes of the Master Lease, as follows:

- (1) A tract of 0.464 acre, more or less, as described by metes and bounds and identified herein as **Land Bank Tract 5A**;
- (2) A tract of 1.818 acres, more or less, as described by metes and bounds and identified herein as **Land Bank Tract 7A**; and
- (2) A tract of 0.196 acre, more or less, as described by metes and bounds and identified herein as **Land Bank Tract 8**.

C. The Parties have agreed to amend the Master Lease to incorporate therein such additional parcels as a part of the Premises and to make certain agreed amendments concerning parking lots now or hereafter located on portions of the Premises.

D. Capitalized words or phrases not otherwise defined in this Third Amendment will have the same meaning ascribed to such words or phrases in the Master Lease, unless the context of the usage thereof in this Third Amendment clearly indicates otherwise.

NOW, THEREFORE, for the mutual benefits accruing hereunder to each of the undersigned Parties, they have agreed to amend the Master Lease as set forth in this Third Amendment.

ARTICLE 1
AMENDMENTS TO MASTER LEASE

1.1 Premises. Recital D is amended in its entirety to hereafter read as follows:

"D. By the following instruments, City transferred and conveyed to Landlord 17.03 acres of land, more or less, in Hemisfair, composed of thirteen (13) tracts described by metes and bounds on an instrument attached hereto for all purposes and marked for purposes of identification as Exhibit "A":

- (1) Deed Without Warranty dated December 18, 2013, conveying Tract 1 of 1.484 acres, more or less, of record in Book 16485, Page 42, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 1**");
- (2) Deed Without Warranty dated February 16, 2017, conveying Tract 1A of 0.656 acre, more or less, of record in Book 18371, Page 1780, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 1A**");
- (3) Deed Without Warranty dated December 18, 2013, conveying Tract 2 of 3.360 acres, more or less, of record in Book 16485, Page 50, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 2**"), out of which is excluded from the definition of Premises hereunder that certain tract of land of 9,392 square feet, more or less, more particularly described on Exhibit "A-1" attached hereto and that certain tract of land of 2,595 square feet, more or less, more particularly described on Exhibit "A-2" attached hereto;
- (4) Deed Without Warranty dated February 16, 2017, conveying Tract 2A of 0.0875 acre, more or less, of record in Book 18371, Page 1774, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 2A**");
- (5) Deed Without Warranty dated December 18, 2013, conveying Tract 3 of 1.349 acres, more or less, of record in Book 16485, Page 61, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 3**");
- (6) Deed Without Warranty dated December 18, 2013, conveying Tract 4 of 1.128 acres, more or less, of record in Book 16485, Page 69, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 4**");
- (7) Deed Without Warranty dated June 21, 2016, conveying Tract 4A of 0.0052 acre, more or less, of record in Book 17938, Page 200, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 4A**");

- (8) Deed Without Warranty dated December 18, 2013, conveying Tract 5 of 4.671 acres, more or less, of record in Book 16485, Page 77, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 5**");
- (9) Deed Without Warranty dated June __, 2017, conveying Tract 5A of 0.464 acre, more or less, of record in Book __, Page __, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 5A**");
- (10) Deed Without Warranty dated December 18, 2013, conveying Tract 6 of 2.362 acres, more or less, of record in Book 16485, Page 87, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 6**");
- (11) Deed Without Warranty dated December 18, 2013, conveying Tract 7 of 0.012 acre, more or less, of record in Book 16485, Page 95, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 7**");
- (12) Deed Without Warranty dated June __, 2017, conveying Tract 7A of 1.818 acres, more or less, of record in Book __, Page __, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 7A**"); and
- (13) Deed Without Warranty dated June __, 2017, conveying Tract 8 of 0.196 acre, more or less, of record in Book __, Page __, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 8**").

1.2 Lease of Premises. Section 1.1, Premises, is hereby amended in its entirety to read as follows:

"1.1 Lease of Premises. Subject to the Permitted Exceptions, the Reserved Rights and the City's right to receive parking lot revenues upon the terms and conditions set forth in Section 3.7, Parking Lots, of the Master Agreement, Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Premises to be developed, improved, occupied and used solely for the Permitted Uses."

1.3 Parking Lots. ARTICLE III, DEVELOPMENT SUBLEASES AND ENCUMBRANCE OF SUBLEASE PREMISES, is hereby amended to include the following additional Section 3.9:

"3.9 Parking Lots. Any Development Sublease approved after June 1, 2017 covering premises that include all or part of one or more parking lots constructed by City (the "**Parking Lot Sublease Premises**") shall obligate the Developer thereunder to reimburse City for the Unrecovered Parking Lot Cost (as defined below). For purposes hereof, the "**Unrecovered Parking Lot Cost**" shall mean the positive difference (if any) as of a particular date between (a) the cost incurred to construct such parking lot(s) less (b) the aggregate revenue received by City from the operation of such parking lot(s) (the

“Parking Lot Revenue”); provided, however, that if the Parking Lot Sublease Premises includes the parking lots constructed by City on Land Bank Tracts 5, 5A and Tract 7 (the **“Tracts 5-7 Parking Lots”**) or the parking lot constructed by City on Land Bank Tract 6 (the **“Hemisfair Tower Parking Lot”**), respectively, the Unrecovered Parking Lot Cost thereof shall not exceed the Maximum Unrecovered Parking Lot Cost set forth in the tables below:

Tracts 5-7 Parking Lots

Date	Maximum Unrecovered Parking Lot Cost
Feb 1 - Feb 28, 2017	\$ 1,446,831
Mar 1 - Mar 31, 2017	\$ 1,411,542
Apr 1 - Apr 30, 2017	\$ 1,376,253
May 1 - May 31, 2017	\$ 1,340,964
Jun 1 - Jun 30, 2017	\$ 1,305,675
Jul 1 - Jul 31, 2017	\$ 1,270,386
Aug 1 - Aug 31, 2017	\$ 1,235,097
Sep 1 - Sep 30, 2017	\$ 1,199,808
Oct 1 - Oct 31, 2017	\$ 1,164,519
Nov 1 - Nov 30, 2017	\$ 1,129,230
Dec 1 - Dec 31, 2017	\$ 1,093,941
Jan 1 - Jan 31, 2018	\$ 1,058,652
Feb 1 - Feb 28, 2018	\$ 1,023,363
Mar 1 - Mar 31, 2018	\$ 988,074
Apr 1 - Apr 30, 2018	\$ 952,785
May 1 - May 31, 2018	\$ 917,496
Jun 1 - Jun 30, 2018	\$ 882,207
Jul 1 - Jul 31, 2018	\$ 846,918
Aug 1 - Aug 31, 2018	\$ 811,629
Sep 1 - Sep 30, 2018	\$ 776,340
Oct 1 - Oct 31, 2018	\$ 741,051
Nov 1 - Nov 30, 2018	\$ 705,762
Dec 1 - Dec 31, 2018	\$ 670,473
Jan 1 - Jan 31, 2019	\$ 635,184
Feb 1 - Feb 28, 2019	\$ 599,895
Mar 1 - Mar 31, 2019	\$ 564,606
Apr 1 - Apr 30, 2019	\$ 529,317
May 1 - May 31, 2019	\$ 494,028
Jun 1 - Jun 30, 2019	\$ 458,739
Jul 1 - Jul 31, 2019	\$ 423,450
Aug 1 - Aug 31, 2019	\$ 388,161

Sep 1 - Sep 30, 2019	\$ 352,872
Oct 1 - Oct 31, 2019	\$ 317,583
Nov 1 - Nov 30, 2019	\$ 282,294
Dec 1 - Dec 31, 2019	\$ 247,005
Jan 1 - Jan 31, 2020	\$ 211,716
Feb 1 - Feb 29, 2020	\$ 176,427
Mar 1 - Mar 31, 2020	\$ 141,138
Apr 1 - Apr 30, 2020	\$ 105,849
May 1 - May 31, 2020	\$ 70,560
Jun 1 - Jun 30, 2020	\$ 35,271
Jul 1 - Jul 31, 2020	\$ -0-

Hemisfair Tower Parking Lot:

Month	Maximum Unrecovered Parking Lot Cost
Prior to July 1, 2017	\$ 245,785
July 1-July 31, 2017	\$ 223,785
Aug 1-Aug 31, 2017	\$ 201,785
Sept 1-Sept 30, 2017	\$ 179,785
Oct 1-Oct 31, 2017	\$ 157,785
Nov 1-Nov 30, 2017	\$ 135,785
Dec 1-Dec 31, 2017	\$ 113,785
Jan 1-Jan 31, 2018	\$ 91,785
Feb 1-Feb 28, 2018	\$ 69,785
Mar 1-Mar 31, 2018	\$ 47,785
Apr 1-Apr 30, 2018	\$ 25,785
May 1-May 31, 2018	\$ 3,785
After June 1, 2018	\$ -0-

If the Parking Lot Sublease Premises includes only a portion of a parking lot and the remainder of such parking lot continues in operation by City, the Unrecovered Parking Lot Cost shall be reduced pro rata to mean the Unrecovered Parking Lot Cost of only the parking spaces that are on Parking Lot Sublease Premises.

Notwithstanding the recovery of the actual or deemed Unrecovered Parking Lot Cost, as applicable, all Parking Lot Revenue from the Parking Lot Sublease Premises shall be the sole property of City until operation thereof as a parking lot is precluded by development pursuant to an approved Development Sublease."

1.3 Exhibit A. The description of the Premises set forth in Exhibits "A", "A-1" and "A-2" to the Master Lease is replaced and superseded by Exhibits "A", "A-1" and "A-2" to this Third Amendment.

1.4 Appendix 1. The definition of "**Land**" in Appendix 1, Section 23, is hereby amended in its entirety to hereafter read as follows:

"23. **Land:** Land Bank Tracts 1, 1A, 2, 2A, 3, 4, 4A, 5, 5A, 6, 7, 7A and 8, more particularly described on Exhibit A, but specifically excluding from Land Bank Tract 2 those certain tracts of land of 9,392 square feet, more or less, more particularly described on attached Exhibit "A-1" and 2,595 square feet, more or less, more particularly described on attached Exhibit "A-2"."

ARTICLE 2 MISCELLANEOUS

2.1 Ratification of Master Lease. Landlord hereby leases to Tenant the Premises as described on Exhibit "A" to this Third Amendment (less and except the tracts of real property described on Exhibit "A-1" and Exhibit "A-2" to this Third Amendment) in accordance with terms and conditions set forth in the Master Lease. Except as expressly amended by this Third Amendment, all terms and provisions of the Master Lease remain in full force and effect as therein set forth. The Master Lease, as so amended, and all rights and powers created pursuant thereto, are in all respects ratified and confirmed. From and after the execution of this Third Amendment by all Parties, all references to the Master Lease shall be deemed to mean the Master Lease, as hereby amended, and the amendments to the Master Lease set forth in this Third Amendment will be deemed to be a part of the Master Lease as if originally set forth therein or attached thereto.

2.2 Validity and Authority. The execution and delivery of this Third Amendment by each undersigned Party has been duly and validly authorized, and no other proceeding on the part of any Party is necessary, as a matter of law or otherwise, to authorize this Third Amendment or to effect the amendments to the Master Lease set forth in this Third Amendment. This Third Amendment has been duly and validly executed and delivered by the Parties. The execution hereof by the Parties complies with all requirements for a valid and binding amendment of the Master Lease, as set forth in Section 16.6 of the Master Lease, and without limiting the generality of the foregoing, no Party has, prior to the date on which this Third Amendment has been executed by such Party, assigned to any person or entity, in whole or in part, its authority to amend or supplement the Master Lease.


2.3 Counterparts. This Third Amendment may be executed in counterparts, each of which, when executed and delivered, shall for all purposes be deemed an original. All of the counterparts, when taken together, shall constitute but one and the same Third Amendment.

Execution Copy

Executed to be effective as of the later date on which this Third Amendment has been signed by each of the undersigned Parties.


LANDLORD:

HEMISFAIR PARK PUBLIC FACILITIES CORPORATION

By: 
Name: Lori Houston
Title: Assistant City Manager
Date: June 9, 2017

TENANT:

HEMISFAIR PARK AREA REDEVELOPMENT CORPORATION

By: 
Name: ANDRES ANDUJAR
Title: CEO
Date: JUNE 9, 2017

Exhibits to Third Amendment to Master Lease:

Exhibit "A": Premises

Exhibit "A-1": Description of tract of 9,392 square feet, more or less, excepted from Tract 2

Exhibit "A-2": Description of tract of 2,595 square feet, more or less, excepted from Tract 2

EXHIBIT "A" TO THIRD AMENDMENT TO MASTER LEASE AGREEMENT

LANDBANK TRACT 1

A 1.484 acre, or 64,648 square feet more or less, out of Lot 12, and that 1.674 acre Public Waterway, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as a 15.813 acre tract recorded in Volume 5505, Pages 957-962 of the Deed Records of Bexar County, Texas in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 1.484 acre tract being further described by metes and bounds with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD83(1996) and combined scale factor 0.999830028895.

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the south right-of-way line of East Market Street, a 125-foot public right-of-way as established in said Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision, at the northwest corner of said Lot 12, being S 75°00'34" E, a distance of 29.79 feet from the intersection of the south right-of-way line of Market Street and the east right-of-way line of South Alamo Street, said point of commencing at North 13,701,555.12 and East 2,131,743.29 of said coordinate system;

THENCE: S 75°00'34" E, with the south line of East Market Street, a distance of 165.78 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the POINT OF BEGINNING and northwest corner of the herein described tracts at an angle point of an 8.926 acre tract surveyed concurrently and at North 13,701,512.25, East 2,131,903.40 of said coordinate system;

THENCE: S 75°00'34" E, continuing with the south line of market Street, a distance of 481.22 feet to an iron rod with cap marked "Pape-Dawson", an angle point of said 8.926 acre tract;

THENCE: Departing said right-of-way and with the north line of said 8.926 acre tract the following bearings and distances:

S 15°01'04" W, a distance of 86.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 75°00'34" W, a distance of 111.81 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°01'04" W, a distance of 69.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 75°00'34" W, a distance of 297.97 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 33°54'50" W, a distance of 94.71 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 14°59'26" E, a distance of 92.75 feet to the POINT OF BEGINNING, and containing 1.484 acres in the City of San Antonio, Bexar County, Texas.

LANDBANK TRACT 1A
MARKET STREET - EAST

A 0.656 acre, or 28,586 square feet more or less, tract of land out of Market Street, being a 59.4-foot strip out that 125-foot right-of-way dedicated for Market Street in the Civic Center Project No. 5 TEX. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas, and being now adjacent to a north line of Lot 14, Block 3, New City Block 13814 of the H B Gonzalez Convention Center subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas in the City of San Antonio, Bexar County, Texas. Said 0.656 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a brass nail with washer stamped "Pape-Dawson" set for the northeast corner of a 1.484 acre Tract 1 described in deed to the Hemisfair Park Public Facilities Corp. recorded in Volume 16485, Pages 42-49 of the Official Public Records of Real Property of Bexar County, Texas, on the north line of that 1.674 acre Public Waterway right-of-way dedicated in said Civic Center Project No. 5 TEX. R-83 Urban Renewal Agency subdivision;

THENCE: N 75°00'34" W, with the north line of said 1.484 acre Tract 1, and continuing with the north line of said Lot 14 (by said plat a called bearing of N 75°00'32" W), a distance of 481.22 feet to a "+" in concrete set for the northwest corner of said 1.484 acre Tract 1 and a northeast corner of a 8.926 acre Tract 1 described in deed to Public Squares and Parkland recorded in Volume 16485, Pages 22-41 of the Official Public Records of Real Property of Bexar County, Texas, at the southeast corner of a 0.276 acre tract surveyed concurrently;

THENCE: N 14°59'26" E, departing the line of said Lot 14 and said 1.484 acre Tract 1 and said 8.926 acre Tract 1 with the east line of said 0.276 acre tract, over and across the East Market Street right-of-way, a distance of 59.40 feet to a set nail in concrete;

THENCE: S 75°00'34" E, continuing over and across said East Market Street right-of-way a distance of 481.25 feet to a set nail for the northeast corner of the herein described tract;

THENCE: S 15°01'04" W, continuing over and across said East Market Street, a distance of 59.40 feet to the POINT OF BEGINNING, and containing 0.656 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground under job number 9390-13 and a survey description and map prepared under job number 9066-14 by Pape-Dawson Engineers, Inc.

LAND BANK TRACT 2

A 3.360 acre, or 146,356 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of those tracts described in deeds to the City of San Antonio comprised of a 15.813 acre tract recorded in Volume 5505, Pages 957-962, and an 11.650 acre tract recorded in Volume 6205, Pages 537-543 of the Deed Records of Bexar County, Texas and all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 3.360 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895;

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

· THENCE: With the east right-of-way line of South Alamo Street the following bearings and distances:

N 1°30'25" E, a distance of 147.52 (by plat 143.57 feet) to a set ½" iron rod with cap marked "Pape-Dawson";

N 1°20'54" E, a distance of 316.33 feet to a point in building at a point of curvature;

Northerly and northeasterly with a curve to the right, said curve having a radius of 753.00 feet, a central angle of 16°08'11", a chord bearing and distance of N 09°25'00" E, 211.37 feet, for an arc distance of 212.07 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency;

N 17°29'05" E, a distance of 108.23 to a set ½" iron rod with cap marked "Pape-Dawson" at the POINT OF BEGINNING of the herein described tract at North 13,700,890.10, East 2,131,530.74 of said coordinate system;

THENCE: N 17°29'05" E, continuing with said right-of-way a distance of 222.25 feet to set ½" iron rod with cap marked "Pape-Dawson";

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THENCE: S 74°58'56" E, a distance of 8.18 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Departing said right-of-way and over and across said Lot 12 the following bearings and distances:

N 18°44'21" E, a distance of 30.06 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 18°44'21" E, a distance of 198.81 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Along a tangent curve to the left, said curve having a radius of 654.00 feet, a central angle of 09°55'51", a chord bearing and distance of N 13°46'26" E, 113.21 feet, for an arc length of 113.36 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Along a compound curve to the left, said curve having a radius of 113.50 feet, a central angle of 04°32'01", a chord bearing and distance of N 06°32'30" E, 8.98 feet, for an arc length of 8.98 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a corner of an 8.926 acre tract surveyed concurrently;

THENCE: With the line of said 8.926 acre tract the following bearings and distances:

S 75°00'34" E, a distance of 115.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 33°54'50" E, a distance of 94.26 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 14°59'26" W, a distance of 349.64 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 75°00'34" E, a distance of 173.93 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 15°01'04" W, a distance of 164.65 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 74°58'56" W, a distance of 68.46 feet to a building corner

THENCE: With the east south and west face of said building the following bearings and distances:

S 21°03'05" W, a distance of 23.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";

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S 69°30'46" E, a distance of 8.49 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 21°03'05" E, a distance of 6.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 69°29'57" E, a distance of 17.23 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 19°55'18" W, a distance of 6.01 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 66°38'21" E, a distance of 1.24 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 24°15'55" E, a distance of 5.73 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 18°56'44" W, a distance of 1.90 feet to a building corner;

S 44°51'01" E, a distance of 0.40 feet to a building corner;

S 20°46'01" W, a distance of 5.08 feet to a building corner;

N 79°00'42" W, a distance of 0.51 feet to a building corner;

S 20°22'28" W, a distance of 1.86 feet to a building corner;

S 64°56'34" W, a distance of 6.42 feet to a building corner;

N 66°38'21" W, a distance of 0.70 feet to a building corner;

S 20°30'36" W, a distance of 34.36 feet to a building corner;

N 74°33'03" W, a distance of 1.71 feet to a building corner;

S 22°24'23" W, a distance of 1.32 feet to a building corner;

S 65°04'44" W, a distance of 6.15 feet to a building corner;

N 69°10'07" W, a distance of 7.54 feet to a building corner;

N 24°26'39" W, a distance of 6.14 feet to a building corner;

N 18°07'02" E, a distance of 1.53 feet to a building corner;

N 69°24'17" W, a distance of 3.20 feet to a building corner;

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N 20°35'43" E, a distance of 1.50 feet to a building corner;

N 70°09'12" W, a distance of 8.11 feet to a building corner;

S 20°35'43" W, a distance of 1.44 feet to a building corner;

N 69°02'26" W, a distance of 3.52 feet to a building corner;

N 20°39'08" E, a distance of 12.84 feet to a building corner;

Along a non-tangent curve to the right, said curve having a radial bearing of N 19°38'16" E, a radius of 5.75 feet, a central angle of 94°27'13", a chord bearing and distance of N 23°08'08" W, 8.43 feet, for an arc length of 9.47 feet to a building corner;

N 20°20'13" E, a distance of 5.36 feet to a building corner;

N 69°29'14" W, a distance of 1.85 feet to a building corner;

N 18°01'55" E, a distance of 2.03 feet to a building corner;

S 70°08'42" E, a distance of 1.90 feet to a building corner;

N 19°51'18" E, a distance of 7.94 feet to a building corner;

N 68°12'56" W, a distance of 2.46 feet to a building corner;

N 19°51'18" E, a distance of 40.88 feet to a building corner;

THENCE: N 79°49'28" W, departing said building a distance of 31.77 feet to a building corner;

THENCE: S 47°30'40" W, with the southeast face of building a distance of 28.40 feet to a building corner;

THENCE: S 21°03'20" W, a distance of 62.30 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Along a non-tangent curve to the right, said curve having a radial bearing of N 38°46'53" E, a radius of 125.00 feet, a central angle of 17°51'54", a chord bearing and distance of N 42°17'09" W, 38.82 feet, for an arc length of 38.98 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 33°21'12" W, a distance of 78.68 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;

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- THENCE: Along a tangent curve to the left, said curve having a radius of 125.00 feet, a central angle of $62^{\circ}51'41''$, a chord bearing and distance of N $64^{\circ}47'03''$ W, 130.37 feet, for an arc length of 137.14 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";
- THENCE: Along a reverse curve to the right, said curve having a radius of 75.00 feet, a central angle of $15^{\circ}59'41''$, a chord bearing and distance of N $88^{\circ}13'03''$ W, 20.87 feet, for an arc length of 20.94 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";
- THENCE: N $80^{\circ}13'12''$ W, a distance of 11.67 feet to the POINT OF BEGINNING, and containing 3.360 acres in the City of San Antonio, Bexar County, Texas.

LANDBANK TRACT 2A

A 0.0875 acre, or 3,812 square feet more or less, tract of land being that 0.0875 acre right-of-way as dedicated in the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas, in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.0875 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a brass monument at the west corner of said 0.0875 acre tract on the southeast right-of-way line of South Alamo Street, a variable width public right-of-way;

THENCE: N $17^{\circ}29'07''$ E, with the southeast right-of-way line of said South Alamo Street and the northwest line of said 0.0875 acre tract, a distance of 259.15 feet to a found brass monument, for a point of curvature;

THENCE: Continuing with the southeast right-of-way line of said South Alamo Street and the northwest line of said 0.0875 acre tract, along a curve to the left having a radius of 863.00 feet a central angle of $7^{\circ}49'15''$, a chord bearing and distance of N $13^{\circ}34'30''$ E, 117.71 feet, for an arc length of 117.80 feet to a point of cusp and the north corner of said 0.0875 acres, an angle of Lot 14, Block 3 of said H B Gonzalez Convention Center Subdivision;

THENCE: Departing said southeast right-of-way line of said South Alamo Street, with the northwest line of said Lot 14, the following bearings and distances:

Along a non-tangent curve to the right, having a radius of 113.50 feet, a central angle of $20^{\circ}50'10''$, a chord bearing and distance of S $01^{\circ}35'37''$ E, 41.05 feet, for an arc length of 41.28 feet to a point of compound curvature;

Along said compound curve to the right, said curve having a radius of 654.00 feet, a central angle of $9^{\circ}55'51''$, a chord bearing and distance of S $13^{\circ}47'23''$ W, 113.21 feet, for an arc length of 113.36 feet to a point;

S 18°45'19" W, a distance of 224.53 feet to a point being the west corner of said Lot 14, and the south corner of said 0.0875 acre tract, for the south corner of the herein described tract;

THENCE: S 74°58'56" E, with the southwest line of said 0.0875 acre tract, a distance of 7.72 feet to the POINT OF BEGINNING, and containing 0.0875 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 7645-50 by Pape-Dawson Engineers, Inc.

LAND BANK TRACT 3

A 1.349 acre, or 58,741 square feet more or less, tract of land out of that out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as a 11.650 acre tract recorded in Volume 6205, Pages 537-543 of the Deed Records of Bexar County, Texas, in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 1.349 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, at North 13,700,114.77 and East 2,131,452.33 of said coordinate system:

THENCE: With the east right-of-way line of said South Alamo Street and the west line of said Lot 12, the west line of a 4.081 acre Park Tract 2, surveyed concurrently, the following bearings and distances:

N 01°30'25" E, a distance of 147.52 feet to a set ½" iron rod with cap marked "Pape-Dawson" for an angle point on the west line of said Lot 12 and the west line of said 4.081 acre tract;

N 01°20'54" E, a distance of 266.01 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a northwest corner of said 4.081 acre tract, for the POINT OF BEGINNING and the southwest corner of the herein described tract, said corner being at North 13,700,528.11 and East 2,131,462.47 of said coordinate system;

THENCE: Continuing with the east right-of-way line of South Alamo Street and the west line of said Lot 12, the following bearings and distances:

N 01°20'54" E, a distance of 50.31 feet to a point of curvature within a building;

Continuing through said building, along a tangent curve to the right, said curve having a radius of 753.00 feet, a central angle of 16°08'11", a chord bearing and distance of N 09°25'00" E, 211.37 feet, for an arc length of 212.07 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of tangency;

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N 17°29'05" E, a distance of 57.78 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the northwest corner of the herein described tract;

THENCE: Departing the east right-of-way line of said South Alamo Street, over and across said Lot 12, the following bearings and distances;

S 80°13'12" E, a distance of 18.43 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of curvature

Along a tangent curve to the left, said curve having a radius of 125.00 feet, a central angle of 15°59'41", a chord bearing and distance of S 88°13'03" E, 34.78 feet, for an arc length of 34.90 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of compound curvature to the right;

Along said compound curve to the right, said curve having a radius of 75.00 feet, a central angle of 62°51'41", a chord bearing and distance of S 64°47'03" E, 78.22 feet, for an arc length of 82.29 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of tangency;

S 33°21'12" E, a distance of 78.68 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of curvature;

Along a tangent curve to the left, said curve having a radius of 175.00 feet, a central angle of 11°51'10", a chord bearing and distance of S 39°16'47" E, 36.14 feet, for an arc length of 36.20 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a north corner of said 4.081 acre tract, for a point of non-tangency for the herein described tract;

THENCE: Continuing with the west line of said 4.081 acre tract and, over and across said Lot 12, the following bearings and distances:

Along a non-tangent curve to the left, said curve having a radial bearing of S 25°19'46" E, a radius of 25.00 feet, a central angle of 28°14'48", a chord bearing and distance of S 50°32'50" W, 12.20 feet, for an arc length of 12.32 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Along a compound curve to the left, said curve having a radius of 140.00 feet, a central angle of 34°25'39", a chord bearing and distance of S 19°12'37" W, 82.86 feet, for an arc length of 84.12 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of tangency on the east line of the herein described tract;

S 01°59'47" W, a distance of 101.52 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the southeast corner of the herein described tract

THENCE: N 88°39'06" W, a distance of 202.79 feet to the POINT OF BEGINNING, and containing 1.349 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 4

A 1.128 acre, or 49,143 square feet more or less, tract of land out of that out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as a 11.650 acre tract recorded in Volume 6205, Pages 537-543 of the Deed Records of Bexar County, Texas in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 1.128 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, at North 13,700,114.77 and East 2,131,452.33 of said coordinate system:

THENCE: N 57°23'51" E, departing the east right-of-way line of said South Alamo Street, over and across said Lot 12 and a 4.081 acre Park Tract 2, surveyed concurrently, a distance of 298.08 feet to the POINT OF BEGINNING being a reentrant corner of said 4.081 acre tract and the west corner of the herein described tract, said point of beginning at North 13,700,275.36 and East 2,131,703.40 of said coordinate system;

THENCE: Over and across said Lot 12 with the east line of said 4.081 acre tract, the following bearings and distances;

N 41°35'06" E, a distance of 173.84 feet to a set ½" iron rod with cap marked "Pape-Dawson" for point of curvature on the northwest line of the herein described tract;

Along a tangent curve to the right, said curve having a radius of 49.50 feet, a central angle of 22°25'10", a chord bearing and distance of N 52°47'41" E, 19.25 feet, for an arc length of 19.37 feet to a set ½" iron rod with cap marked "Pape-Dawson", for a point of tangency on the northwest line of the herein described tract;

N 64°00'16" E, a distance of 54.87 feet to a set ½" iron rod with cap marked "Pape-Dawson" for an angle point on the northwest line of the herein described tract;

N 47°22'16" E, a distance of 48.34 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the north corner of the herein described tract;

THENCE: S 43°44'03" E, departing the east line of said 4.081 acre tract, continuing over and across said Lot 12, a distance of 156.42 feet to a set ½" iron rod with cap marked "Pape-Dawson" for east corner of the herein described tract;

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THENCE: S 44°23'47" W, continuing over and across said Lot 12, a distance of 279.47 feet to a set ½" iron rod with cap marked "Pape-Dawson" at an east corner of said 4.081 acre tract, for the south corner of the herein described tract;

THENCE: N 48°17'42" W, continuing over and across said Lot 12, with the east line said 4.081 acre tract, a distance of 171.73 feet to the POINT OF BEGINNING, and containing 1.128 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 4A

A 0.052 acre, or 2,257 square feet more or less, tract of land out of Lot 12, Block 3 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas, in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.052 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the N01ih American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found iron rod with yellow cap marked "Pape-Dawson " at the east corner of a 3.360 acre Tract 2 described in deed to Hemisfair Park Public Facilities Corporation recorded in Volume 16485, Pages 50-60, of the Official Public Records of Real Property of Bexar County, Texas, having a Northing of 13,700,483.93 and an Easting of 2,131,930.00 of said coordinate system;

THENCE: S 43°44'03" E, departing the line of said 3.360 acre Tract 2, over and across said Lot 12, a distance of 142.77 feet to a set iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 00°36'07" W, continuing over and across said Lot 12, a distance of 18.59 feet to a set iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 44°23'47" W, continuing over and across said Lot 12 a distance of 2.01 feet to a found mag nail with washer marked "Pape Dawson" at the east corner of a 1.128 acre as described in Memorandum of Lease as Tract 4 recorded in Volume 17362, Pages 2119-2137 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 43°44'03" W, with the line of said Tract 4, a distance of 156.42 feet to a found mag nail with washer marked "Pape Dawson" at the north corner of said Tract 4 on the southeast line of said Tract 2;

THENCE: N 47°22'16" E, with the line of said Tract 2, a distance of 15.00 feet to the POINT OF BEGINNING, and containing 0.052 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 5

A 4.671 acre, or 203,473 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of those tracts described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 and a 15.813 acre tract recorded in Volume 5505, Pages 957-962 of the Deed Records of Bexar County, Texas, and a portion of Surplus Right-of-Way Tract 3 quitclaimed from the State of Texas to the City of San Antonio as shown on the Texas Department of Transportation Map of Interstate Highway 37 recorded in Volume 4198, Page 947 and all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 4.671 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, said point of commencing at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

THENCE: N 65°53'14" E, over and across said Lot 12, a distance of 844.97 feet to a set ½" iron rod with cap marked "Pape-Dawson" and THE POINT OF BEGINNING of the herein described tract, the southwest corner of an 8.926 acre tract surveyed concurrently, said point of beginning being at North 13,700.459.92, East 2,132,223.44 of said coordinate system;

THENCE: N 14°59'26" E, through a building a distance of 65.90 feet to the face of building and continuing a distance of 79.49 feet, for a total distance of 145.38 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: With the south line of Lot 14 of the proposed H B Gonzalez Subdivision the following bearings and distances:

S 73°57'08" E, a distance of 90.43 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°50'57" E, a distance of 208.65 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°20'55" W, a distance of 65.37 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°58'59" E, a distance of 42.96 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°06'56" E, a distance of 32.51 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°58'25" E, a distance of 97.51 feet to a set ½" iron rod with cap marked "Pape-Dawson";

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N 45°10'07" E, a distance of 26.13 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°58'59" E, a distance of 162.75 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 15°01'01" E, a distance of 29.66 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°57'23" E, a distance of 191.36 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°01'01" W, a distance of 13.11 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°58'59" E, a distance of 118.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 15°01'01" E, a distance of 47.69 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 36°36'47" E, a distance of 10.44 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 74°58'59" E, passing the east line of said Lot 12 and over and across the aforementioned Surplus Tract 3 and a portion of the old right-of-way of Indianola Street a distance of 218.33 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the current west right-of-way line of Interstate Highway 37;

THENCE: S 12°54'30" W, with the current west right-of-way line of Interstate Highway 37 a distance of 51.18 feet to a found ½" iron rod at a point of curvature;

THENCE: With the current west right-of-way line of Interstate Highway 37, and continuing with the east right-of-way line of Lot 12, and along a non-tangent curve to the left, said curve having a radial bearing of S 77°05'24" E, a radius of 350.00 feet, a central angle of 30°09'31", a chord bearing and distance of S 02°10'09" E, 182.11 feet, for an arc length of 184.23 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Departing said line and over and across said Lot 12 the following bearings and distances:

S 38°11'13" W, a distance of 63.17 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point on curve;

Along a non-tangent curve to the left, said curve having a radial bearing of S 20°58'47" W, a radius of 225.00 feet, a central angle of 05°18'00", a chord bearing and distance of N 71°40'13" W, 20.81 feet, for an arc length of 20.81 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 74°19'13" W, a distance of 429.57 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 15°40'47" E, a distance of 44.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

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Along a non-tangent curve to the left, said curve having a radial bearing of N 14°19'13" W, a radius of 80.00 feet, a central angle of 300°00'00", a chord bearing and distance of N 74°19'13" W, 80.00 feet, for an arc length of 418.88 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°40'47" W, a distance of 44.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 74°19'13" W, a distance of 101.08 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;

THENCE: Along a tangent curve to the right, said curve having a radius of 125.00 feet, a central angle of 57°27'54", a chord bearing and distance of N 45°35'16" W, 120.18 feet, for an arc length of 125.37 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of reversing curvature;

THENCE: Along a curve to the left,, said curve having a radius of 175.00 feet, a central angle of 27°17'17", a chord bearing and distance of N 30°29'58" W, 82.56 feet, for an arc length of 83.35 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 50°46'25" W, a distance of 10.04 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Along a non-tangent curve to the left, said curve having a radial bearing of S 45°33'28" W, a radius of 165.00 feet, a central angle of 31°04'17", a chord bearing and distance of N 59°58'40" W, 88.39 feet, for an arc length of 89.48 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency;

THENCE: N 75°30'49" W, a distance of 308.15 feet to the POINT OF BEGINNING and containing 4.671 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 5A

A 0.464 acre, or 20,227 square feet more or less, tract of land comprised of a 0.389 acre portion and a 0.025 acre portion out of that 3.326 acre Tract 7 described in deed to the City of San Antonio recorded in Volume 16965, Pages 2161-2191, a 0.001 acre portion and a 0.049 acre portion out of a 0.9830 acre Tract 5 described in deed to the City of San Antonio recorded in Volume 16965, Pages 2192-2211, both of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 0.464 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set nail, at a southeast corner of a 4.671 acre tract described in a Memorandum of Lease as Tract 5 recorded in Volume 17362, Pages 2119-2137 of the Official Public Records of Real Property of Bexar County, Texas;

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- THENCE: With the line of said 4.671 acre Tract 5, and the west line of said Tract 7, along a non-tangent curve to the right, said curve having a radial bearing of N 72°45'05" E, a radius of 350.00 feet, a central angle of 30°09'31", a chord bearing and distance of N 02°10'09" W, 182.11 feet, for an arc length of 184.23 feet to a set nail;
- THENCE: N 12°54'30" E, continuing with the line of said 4.671 acre Tract 5, and the west line of said Tract 7, passing at a distance of 36.86 feet a corner of said 0.9830 acre Tract 5, and continuing over and across said 0.9830 acre Tract 5, for a total distance of 51.18 feet to a set nail at the northeast corner of said 4.671 acre Tract 5, on the south line of Lot 14, Block 3 of the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 74°58'59" E, continuing over and across said 0.9830 acre Tract 5, with the south line of said Lot 14, passing at a distance of 8.28 feet the line of said 0.9830 Tract 5 and said Tract 7, continuing with the line of said Lot 14, over and across said Tract 7, passing at a distance of 40.76 feet the line of said 0.9830 acre Tract 5 and said Tract 7, continuing with the south line of said Lot 14, over and across said 0.9830 acre Tract 5 passing at a distance of 97.75 feet the line of said 0.9830 acre Tract 5 and said Tract 7, continuing with the south line of said Lot 14, over and across said Tract 7, for a total distance of 121.31 feet to a set nail for an angle point of said Lot 14 and the herein described tract;
- THENCE: N 73°14'31" E, continuing with the line of said Lot 14 over and across said Tract 7, a distance of 56.51 feet to a set nail at a point of cusp and the northeast corner of the herein described tract;
- THENCE: Departing the line of said Lot 14 and continuing over and across said Tract 7, along a non-tangent curve to the left, said curve having a radial bearing of S 37°44'37" E, a radius of 140.00 feet, a central angle of 14°04'09", a chord bearing and distance of S 45°13'18" W, 34.29 feet, for an arc length of 34.38 feet to a set nail;
- THENCE: S 38°11'13" W, continuing over and across said Tract 7, passing at a distance of 26.75 the line of said Tract 7 and said 0.9830 acre Tract 5, continuing over and across said 0.9830 acre Tract 5 passing at a distance of 54.68 feet, continuing over and across said Tract 7, a distance of 245.00 feet to the POINT OF BEGINNING, and containing 0.464 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 6

A 2.362 acre, or 102,872 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of those tracts described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 and a 5.222 acre tract recorded in Volume 7101, Pages 565-569 of the Deed Records of Bexar County, Texas, and all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 2.362 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, said point of commencing at North 13,700,114.77 and East 2,131,452.33 of said coordinate system:

- THENCE: S 73°23'39" E, over and across said Lot 12, a distance of 1376.50 feet to a set ½" iron rod with cap marked "Pape-Dawson" and THE POINT OF BEGINNING of the herein described tract at North 13,699,721.46, East 2,132,771.19 of said coordinate system;
- THENCE: N 44°43'40" E, at 235.97 feet passing along the southeast line of a 0.104 acre tract surveyed concurrently and continuing with said line for a total distance of 435.64 feet to a set ½" iron rod with cap marked "Pape-Dawson";
- THENCE: S 74°19'13" E, a distance of 231.86 feet to a set ½" iron rod with cap marked "Pape-Dawson";
- THENCE: Along a non-tangent curve to the right, said curve having a radial bearing of N 48°15'24" W, a radius of 460.00 feet, a central angle of 02°52'02", a chord bearing and distance of S 43°10'37" W, 23.02 feet, for an arc length of 23.02 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency:
- THENCE: S 44°36'38" W, a distance of 351.97 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;
- THENCE: Along a tangent curve to the left, said curve having a radius of 290.00 feet, a central angle of 34°29'11", a chord bearing and distance of S 27°22'02" W, 171.93 feet, for an arc length of 174.55 feet to a set ½" iron rod with cap marked "Pape-Dawson";
- THENCE: Along a non-tangent curve to the right, said curve having a radial bearing of N 37°38'01" E, a radius of 980.00 feet, a central angle of 06°25'23", a chord bearing and distance of N 49°09'17" W, 109.80 feet, for an arc length of 109.86 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency:

THENCE: N 45°56'36" W, a distance of 145.80 feet to the POINT OF BEGINNING, and containing 2.362 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 7

A 0.012 acre, or 518 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 of the Deed Records of Bexar County, Texas, and in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.012 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, said point of commencing at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

THENCE: S 81°25'44" E, over and across said Lot 12, a distance of 2146.32 feet to a set ½" iron rod with cap marked "Pape-Dawson" and THE POINT OF BEGINNING of the herein described tract at North 13,699,794.94, East 2,133,574.31 of said coordinate system on the east line of said Lot 12 and the current west right-of-way line of Interstate Highway 37;

THENCE: Departing said line and over and across said Lot 12 the following bearings and distances:

N 40°03'08" W, a distance of 139.04 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;

Along a tangent curve to the right, said curve having a radius of 409.74 feet, a central angle of 04°07'54", a chord bearing and distance of N 37°59'11" W, 29.54 feet, for an arc length of 29.55 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point on said east line of Lot 12:

THENCE: S 44°35'26" E, with the east line of said Lot 12 and the current west right-of-way line of Interstate Highway 37 a distance of 6.87 feet to a found ½" iron rod at a point of curvature;

THENCE: Continuing with the east line of said Lot 12, the current west right-of-way line of Interstate Highway 37 along a tangent curve to the right, said curve having a radius of 908.16 feet, a central angle of 10°12'59", a chord bearing and distance of S 39°28'56" E, 161.72 feet, for an arc length of 161.94 feet the POINT OF BEGINNING, and containing 0.012 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 7A

A 1.818 acre, or 79,198 square feet more or less, tract of land comprised of 1.758 acres out of that 3.326 acre tract described in deed as Tract 7 to the City of San Antonio recorded in Volume 16965, Pages 2161-2191, 0.026 acres out of that 0.9830 acre described as Tract 5 and all of that 0.0344 acre tract described as Tract 8 both described in deed to City of San Antonio recorded in Volume 16965, Pages 2192-2211, all of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 1.818 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set nail on curve on the west line of said Tract 7, from which a nail found at the southwest corner of a 4.671 acre tract described in a Memorandum of Lease as Land Bank Tract 5 recorded in Volume 17362, Pages 2119-2137, of the Official Public Records of Real Property of Bexar County, Texas, bears N 24°35'40" W, a distance of 89.57 feet;

THENCE: N 38°11'13" E, departing the line of said Tract 7, over and across said Tract 7 passing at a distance of 222.83 feet the line of said Tract 7 and said 0.9830 acre Tract 5, continuing over and across said 0.9830 acre Tract 5 passing at a distance of 250.76 feet, the line of said 0.9830 acre Tract 5 and said Tract 7, continuing over and across said Tract 7, for a total distance of 285.91 feet to a set nail;

THENCE: Continuing over and across said Tract 7, along a tangent curve to the right, said curve having a radius of 60.00 feet, a central angle of 58°45'13", a chord bearing and distance of N 67°33'50" E, 58.87 feet, for an arc length of 61.53 feet to a set nail on the line of said Tract 7 and west right-of-way line of Tower of the Americas Way, a variable width right-of-way dedicated in the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 83°02'09" E, with the line of said Tract 7 and said west right-of-way line of Tower of the Americas Way, a distance of 16.69 feet to a set nail, for a point of non-tangent curvature;

THENCE: Continuing with the line of said Tract 7 and said west right-of-way line of said Tower of the Americas Way, along a non-tangent curve to the right, said curve having a radial bearing of S 06°59'02" W, a radius of 25.00 feet, a central angle of 88°47'23", a chord bearing and distance of S 38°37'16" E, 34.98 feet, for an arc length of 38.74 feet to a set nail for a point of non-tangent curvature;

THENCE: Along a non-tangent curve to the left, said curve having a radial bearing of S 84°09'09" E, a radius of 3449.87 feet, a central angle of 02°52'02", a chord bearing and distance of S 04°24'50" W, 172.62 feet, for a total arc length of 172.64 feet to a set nail on the west right-of-way line of said Tower of the Americas Way and a point of non-tangent curvature;

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- THENCE: Along a non-tangent curve to the left, said curve having a radial bearing of S 86°58'14" E, a radius of 1943.32 feet, a central angle of 06°55'54", a chord bearing and distance of S 00°26'11" E, 234.96 feet, passing at an arc length of 26.93 feet the north corner of said 0.0344 acre Tract 8, continuing with the east line of said Tract 8 and the west line of said Tower of the Americas Way passing at a distance of 110.26 feet, the south corner of said 0.044 acre Tract 8, and continuing with the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, for a total arc length of 235.10 feet to a set nail on the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way;
- THENCE: S 03°54'08" E, continuing with the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, a distance of 73.32 feet to a on the east line of said Tract 7 and the west right-of-way line of Tower of the Americas Way, for the southeast corner of the herein described tract;
- THENCE: Departing the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, over and across said Tract 7, along a non-tangent curve to the right, said curve having a radial bearing of N 05°18'26" E, a radius of 175.00 feet, a central angle of 27°19'15", a chord bearing and distance of N 71°01'56" W, 82.66 feet, for an arc length of 83.45 feet to a set nail on curve on the west line of said Tract 7, for the southwest corner of the herein described tract;
- THENCE: With the west line of said Tract 7, along a non-tangent curve to the left, said curve having a radial bearing of S 58°56'38" W, a radius of 908.16 feet, a central angle of 13°31'41", a chord bearing and distance of N 37°49'13" W, 213.93 feet, pasting at an arc length of 52.49 feet the southeast corner of a 0.017 acre tract described in said Memorandum of Lease as Tract 7, and continuing with the line of said 0.017 acre Tract 7 and the west line of said 3.326 acre Tract 7, for a total arc length of 214.43 feet to a set nail;
- THENCE: N 44°35'04" W, continuing with the west line of said 3.326 acre Tract 7 and the line of said 0.017 acre Tract 7, a distance of 8.72 feet to a set nail at the northwest corner of said 0.017 acre Tract 7, a point of tangent curvature for said 3.326 acre Tract 7 and the herein described tract;
- THENCE: Continuing with the west line of said Tract 7, along a tangent curve to the right, said curve having a radius of 350.00 feet, a central angle of 12°36'08", a chord bearing and distance of N 38°16'59" W, 76.83 feet, for an arc length of 76.98 feet to the POINT OF BEGINNING, and containing 1.818 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 8

A 0.196 acre, or 8,525 square feet more or less, tract of land comprised of a 0.141 acre portion out of that 19.242 acre tract described in deed to the City of San Antonio recorded in Volume 6433, Pages 177-181 of the Deed Records of Bexar County, Texas, in New City Block 13814, and a 0.055 acre portion out of that 3.326 acre tract described in deed to the State of Texas as Tract 7 recorded in Volume 16965, Pages 2192-2211, of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 0.196 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set nail at the southeast corner and point of cusp of a called 1.638 acre tract, by description 0.667 acres, as described in deed to the Board of Regents of the University of Texas System recorded in Volume 7677, Pages 263-264 of the Deed Records of Bexar County, Texas, on the northeast line of a 6.544 acre tract described in deed to the State of Texas recorded in Volume 6165, Pages 473-478 of the Deed Records of Bexar County, Texas;

THENCE: Departing the line of said 6.544 acre tract, with the northeast line of said 1.638 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of S 67°42'44" W, a radius of 687.20 feet, a central angle of 17°45'52", a chord bearing and distance of N 31°10'12" W, 212.21 feet, for an arc length of 213.07 feet to a set nail;

THENCE: N 40°03'08" W, continuing with the line of said 1.638 acre tract, a distance of 19.28 feet to a set nail for the northwest corner and point of cusp for the herein described tract;

THENCE: Departing the line of said 1.638 acre tract, over and across said 19.242 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of N 38°26'01" E, a radius of 225.00 feet, a central angle of 35°11'07", a chord bearing and distance of S 69°09'32" E, 136.01 feet, passing at an arc length of 94.31 feet the west line of said Tract 7, continuing over and across said Tract 7, for a total arc length of 138.17 feet to a set nail on the east line of said Tract 7 and the west right-of-way line of Tower of the Americas Way, a variable width right-of-way dedicated in the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of the herein described tract;

THENCE: S 03°54'08" E, with the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, a distance of 124.72 feet to a set nail on curve and the south corner of said Tract 7;

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THENCE: Continuing with the right-of-way line of said Tower of the Americas Way, along a non-tangent curve to the right, said curve having a radial bearing of S 72°54'53" W, a radius of 908.16 feet, a central angle of 03°18'46", a chord bearing and distance of S 15°25'44" E, 52.50 feet, for an arc length of 52.51 feet to a set nail at a northeast corner of the aforementioned 6.544 acre tract;

THENCE: N 45°14'22" W, departing the west right-of-way line of said Tower of the Americas Way, with a northeast line of said 6.544 acre tract, a distance of 38.48 feet to the POINT OF BEGINNING, and containing 0.196 acres in the City of San Antonio, Bexar County, Texas.

EXHIBIT "A-1" TO MASTER LEASE AGREEMENT

SAVE AND EXCEPT FROM LAND BANK TRACT 2:

0.2156 acres (9392 sq. ft.) out of Lot 12, Block 3, N.C.B. 13814, Civic Center Project No. 5 Tex. R-83 Subdivision, as recorded in Volume 9518, Page 123 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING: At a set ½" iron pin for the most northern corner of this tract, said pin being (1) S 05°18'43"W, 29.79 feet, (2) S 11°33'09"W, 187.62 feet, and (3) S 17°47'34" W, 320.93 feet from the southeast corner of the Point of Intersection of East Market Street and South Alamo Street for the Point of Beginning;

THENCE: S 74°19'04" E, a distance of 80.90 feet along the retaining wall to a set ½" iron pin, said point being the easterly corner of this tract;

THENCE: S 21°35'39" W, a distance of 140.00 feet to a set "x" on bricks, said "x" for the southern corner of this tract;

THENCE: N 43°15'16" W, a distance of 58.36 feet to a set ½" iron pin for an angle point;

THENCE: S 47°48'33" W, a distance of 5.52 feet to a set ½" iron pin for an angle point;

THENCE: N 43°40'15" W, a distance of 19.86 feet to a set ½" iron pin for an angle point;

THENCE: N 17°41'57" E, a distance of 23.15 feet to a set ½" iron pin for an angle point;

THENCE: N 29°20'11" W, a distance of 7.20 feet to a set ½" iron pin for an angle point;

THENCE: N 17°50'08" E, a distance of 29.58 feet to a set 1/2" iron pin for an angle point;

THENCE: N 64°03'31" E, a distance of 7.22 feet to a set ½" iron pin for an angle point;

THENCE: N 17°30'01" E, a distance of 41.13 feet to the Point of Beginning containing 0.2156 acres (9392 sq. ft.)

EXHIBIT "A-2" TO MASTER LEASE AGREEMENT

FURTHER SAVE AND EXCEPT FROM LAND BANK TRACT 2:

A 0.060 acre, or 2,595 square feet more or less, tract of land out of that 3.360 acre Tract 2 as described as to the Hemisfair Park Public Facilities Corporation recorded in Volume 16485, Pages 50-60 of the Official Public Records of Real Property of Bexar County, Texas, in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.060 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a brass nail marked "Pape Dawson" on the southeast right-of-way line of South Alamo Street, a variable width public right-of-way, and the west corner of a 0.0875 acre right-of-way dedication of said H B Gonzalez Convention Center Subdivision and a west corner of said 3.360 acre tract;

THENCE: S 74°58'56" E, departing said southeast right-of-way line of said South Alamo Street, with the southeast line of said 0.0875 acre dedication, at a distance of 7.72 feet passing the south corner of said 0.0875 acre dedication, and continuing over and across said 3.360 acre tract with a line of said Lot 14, a distance of 32.25 feet for a total distance of 39.97 feet to an angle of said Lot 14;

THENCE: S 15°01'04" W, continuing over and across said 3.360 acre tract with a line of said Lot 14, a distance of 13.37 feet to a brass nail marked "Pape Dawson", an angle of said Lot 14;

THENCE: S 74°58'56" E, continuing over and across said 3.360 acre Tract 2 with a line of said Lot 14, passing at a distance of 166.18 feet a line of said 3.360 acre Tract 2 and a line of a 8.926 acre Tract 1 described in deed to the City of San Antonio recorded in Volume 16485, Pages 22-41 of the Official Public Records of Real Property of Bexar County, Texas, and continuing with the line of said Lot 14, over and across said 8.926 acre Tract 1 for a total distance of 191.11 feet to an angle of said Lot 14;

THENCE: S 15°01'04" W, continuing over and across said 8.926 acre Tract 1, with the line of said Lot 14, passing at a distance of 47.67 feet the line of said 3.360 acre Tract 2 and the line of said 8.926 acre Tract 1, and continuing over and across said 3.360 acre Tract 2 with the line of said Lot 14, for a total distance of 208.84 feet to a an angle of said Lot 14;

THENCE: S 74°58'56" E, continuing over and across said 3.360 acre Tract 2, with the line of said Lot 14, a distance of 64.54 feet to a point;

THENCE: S 15°01'04" W, departing the line of said Lot 14, over and across said 3.360 acre Tract 2, a distance of 1.72 feet to a building corner being, both a reentrant corner of said 3.360 acre Tract 2 and a corner of said 8.926 acre Tract and the POINT OF BEGINNING of the herein described tract, at North 13,700,809.21 feet and East 2,131,824.96 feet of said coordinate system;

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THENCE: S 68°56'55" E, departing the line of said 3.360 acre Tract 2 and 8.926 acre Tract 1, with the face of a building over and across said 3.360 acre Tract 2, a distance of 16.11 feet to a building corner and a corner of said 3.360 acre Tract 2 and said 8.926 acre Tract 1;

THENCE: With the lines of said 3.360 acre Tract 2 and said 8.926 acre Tract 1, and with the face of said building, the following bearings and distances:

S 21°03'05" W, a distance of 23.00 feet to a building corner;

S 69°30'46" E, a distance of 8.49 feet to a building corner;

N 21°03'05" E, a distance of 6.00 feet to a building corner;

S 69°29'57" E, a distance of 17.23 feet to a building corner;

S 19°55'18" W, a distance of 6.01 feet to a building corner;

S 66°38'21" E, a distance of 1.24 feet to a building corner;

S 24°15'55" E, a distance of 5.73 feet to a building corner;

S 18°56'44" W, a distance of 1.90 feet to a building corner;

S 44°51'01" E, a distance of 0.40 feet to a building corner;

S 20°46'01" W, a distance of 5.08 feet to a building corner;

N 79°00'42" W, a distance of 0.51 feet to a building corner;

S 20°22'28" W, a distance of 1.86 feet to a building corner;

S 64°56'34" W, a distance of 6.42 feet to a building corner;

N 66°38'21" W, a distance of 0.70 feet to a building corner;

S 20°30'36" W, a distance of 34.36 feet to a building corner;

N 74°33'03" W, a distance of 1.71 feet to a building corner;

S 22°24'23" W, a distance of 1.32 feet to a building corner;

S 65°04'44" W, a distance of 6.15 feet to a building corner;

N 69°10'07" W, a distance of 7.54 feet to a building corner;

N 24°26'39" W, a distance of 6.14 feet to a building corner;

N 18°07'02" E, a distance of 1.53 feet to a building corner;

N 69°24'17" W, a distance of 3.20 feet to a building corner;

N 20°35'43" E, a distance of 1.50 feet to a building corner;

N 70°09'12" W, a distance of 8.11 feet to a building corner;

S 20°35'43" W, a distance of 1.44 feet to a building corner;

N 69°02'26" W, a distance of 3.52 feet to a building corner;

N 20°39'08" E, a distance of 12.84 feet to a building corner;

Execution Copy

Along a non-tangent curve to the right, said curve having a radial bearing of N 19°38'16" E, a radius of 5.75 feet, a central angle of 94°27'13", a chord bearing and distance of N 23°08'08" W, 8.43 feet, for an arc length of 9.47 feet to a building corner;

N 20°20'13" E, a distance of 5.36 feet to a building corner;

N 69°29'14" W, a distance of 1.85 feet to a building corner;

N 18°01'55" E, a distance of 2.03 feet to a building corner;

S 70°08'42" E, a distance of 1.90 feet to a building corner;

N 19°51'18" E, a distance of 7.94 feet to a building corner;

N 68°12'56" W, a distance of 2.46 feet to a building corner;

N 19°51'18" E, a distance of 40.88 feet to the POINT OF BEGINNING, and containing 0.060 acres in the City of San Antonio, Bexar County, Texas.

Exhibit III

THIRD AMENDMENT TO MASTER AGREEMENT

HEMISFAIR DEVELOPMENT

THIS THIRD AMENDMENT TO MASTER AGREEMENT (this "*Third Amendment*") is executed by and between the CITY OF SAN ANTONIO, a Texas home rule municipality ("*City*"), HEMISFAIR PARK PUBLIC FACILITIES CORPORATION, a Texas non-profit public facilities corporation ("*Landlord*"), and HEMISFAIR PARK AREA REDEVELOPMENT CORPORATION, a Texas non-profit local government corporation ("*Tenant*") (City, Landlord and Tenant sometimes referred to herein each as a "*Party*" and collectively as the "*Parties*"), to be effective as of the last date on which this Third Amendment has been signed by each of the Parties (the "*Amendment Date*").

RECITALS

A. The Parties entered into that certain Master Agreement Hemisfair Development dated effective December 11, 2014 concerning the leasing, development and utilization of certain properties conveyed by City to Landlord and leased by Landlord to HPARC (therein and herein, the "*Landlord Property*") pursuant to that certain Master Lease Agreement ("*Master Lease*") dated effective December 11, 2014, and concerning the rights, obligations and responsibilities of the Parties with respect to certain parcels of dedicated parkland as therein described. The Master Agreement was previously amended by the Parties by that certain First Amendment to Master Agreement ("*First Amendment*") executed on June 9, 2016, and by that certain Second Amendment to Master Lease dated February 16, 2017 (as amended, the "*Master Agreement*").

B. Pursuant to Ordinance 2017-06-____-_____, passed and approved by the San Antonio City Council on June ____, 2017 (the "*Ordinance*"), City has conveyed to Landlord certain additional tracts of land to be utilized as Landlord Property for the purposes of the Master Agreement and the Master Lease as follows:

- (1) A tract of 0.464 acre, more or less, as described by metes and bounds and identified herein as *Land Bank Tract 5A*;
- (2) A tract of 1.818 acres, more or less, as described by metes and bounds and identified herein as *Land Bank Tract 7A*; and
- (3) A tract of 0.196 acre, more or less, as described by metes and bounds and identified herein as *Land Bank Tract 8*.

C. The Parties have agreed to amend the Master Agreement to incorporate therein such additional parcels of Landlord Property and to make certain agreed amendments concerning parking lots now or hereafter located on portions of the Landlord Property.

D. Capitalized words or phrases not otherwise defined in this Third Amendment will have the same meaning ascribed to such words or phrases in the Master Agreement, unless the context of the usage thereof in this Third Amendment clearly indicates otherwise.

NOW, THEREFORE, for the mutual benefits accruing hereunder to each of the undersigned Parties, they have agreed to further amend the Master Agreement as set forth in this Third Amendment.

ARTICLE 1 AMENDMENTS

1.1 Landlord Property. Recital C is amended in its entirety to hereafter read as follows:

"C. By the following instruments, City transferred and conveyed to Landlord 17.03 acres of land, more or less, in Hemisfair, composed of thirteen (13) tracts described by metes and bounds on an instrument attached hereto for all purposes and marked for purposes of identification as Exhibit "A":

- (1) Deed Without Warranty dated December 18, 2013, conveying Tract 1 of 1.484 acres, more or less, of record in Book 16485, Page 42, Official Public Records of Real Property of Bexar County, Texas ("***Land Bank Tract 1***");
- (2) Deed Without Warranty dated February 16, 2017, conveying Tract 1A of 0.656 acre, more or less, of record in Book 18371, Page 1780, Official Public Records of Real Property of Bexar County, Texas ("***Land Bank Tract 1A***");
- (3) Deed Without Warranty dated December 18, 2013, conveying Tract 2 of 3.360 acres, more or less, of record in Book 16485, Page 50, Official Public Records of Real Property of Bexar County, Texas, out of which is excluded from the definition of Landlord Property hereunder that certain tract of land of 9,392 square feet, more or less, more particularly described on Exhibit "A-1" attached hereto and that certain tract of land of 2,595 square feet, more or less, more particularly described on Exhibit "A-2" attached hereto ("***Land Bank Tract 2***");
- (4) Deed Without Warranty dated February 16, 2017, conveying Tract 2A of 0.0875 acre, more or less, of record in Book 18371, Page 1774, Official Public Records of Real Property of Bexar County, Texas ("***Land Bank Tract 2A***");
- (5) Deed Without Warranty dated December 18, 2013, conveying Tract 3 of 1.349 acres, more or less, of record in Book 16485, Page 61, Official Public Records of Real Property of Bexar County, Texas ("***Land Bank Tract 3***");
- (6) Deed Without Warranty dated December 18, 2013, conveying Tract 4 of 1.128 acres, more or less, of record in Book 16485, Page 69, Official Public Records of Real Property of Bexar County, Texas ("***Land Bank Tract 4***");

- (7) Deed Without Warranty dated June 21, 2016, conveying Tract 4A of 0.0052 acre, more or less, of record in Book 17938, Page 200, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 4A**");
- (8) Deed Without Warranty dated December 18, 2013, conveying Tract 5 of 4.671 acres, more or less, of record in Book 16485, Page 77, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 5**");
- (9) Deed Without Warranty dated June __, 2017, conveying Tract 5A of 0.464 acre, more or less, of record in Book __, Page __, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 5A**");
- (10) Deed Without Warranty December 18, 2013, conveying Tract 6 of 2.362 acres, more or less, of record in Book 16485, Page 87, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 6**");
- (11) Deed Without Warranty December 18, 2013, conveying Tract 7 of 0.012 acre, more or less, of record in Book 16485, Page 95, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 7**");
- (12) Deed Without Warranty dated June __, 2017, conveying Tract 7A of 1.818 acres, more or less, of record in Book __, Page __, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 7A**"); and
- (13) Deed Without Warranty dated June __, 2017, conveying Tract 8 of 0.196 acre, more or less, of record in Book __, Page __, Official Public Records of Real Property of Bexar County, Texas ("**Land Bank Tract 8**").

1.2 Parking Lots. ARTICLE 3, IMPROVEMENT, MAINTENANCE AND OPERATIONS OF LANDLORD PROPERTY, is amended to include the following additional Section 3.7:

"3.7 Parking Lots. Any Development Sublease approved after June 1, 2017 covering premises that include all or part of one or more parking lots constructed by City (the "**Parking Lot Sublease Premises**") shall obligate the Developer thereunder to reimburse City for the Unrecovered Parking Lot Cost (as defined below). For purposes hereof, the "**Unrecovered Parking Lot Cost**" shall mean the positive difference (if any) as of a particular date between (a) the cost incurred to construct such parking lot(s) *less* (b) the aggregate revenue received by City from the operation of such parking lot(s) (the "**Parking Lot Revenue**"); provided, however, that if the Parking Lot Sublease Premises includes the parking lots constructed by City on Land Bank Tracts 5, 5A and Tract 7 (the "**Tracts 5-7 Parking Lots**") or the parking lot constructed by City on Land Bank Tract 6 (the "**Hemisfair Tower Lot**"), respectively, the Unrecovered Parking Lot Cost thereof shall not exceed the Maximum Unrecovered Parking Lot Cost set forth in the tables below:

Tracts 5-7 Parking Lots

Date	Maximum Unrecovered Parking Lot Cost
Feb 1 - Feb 28, 2017	\$ 1,446,831
Mar 1 - Mar 31, 2017	\$ 1,411,542
Apr 1 - Apr 30, 2017	\$ 1,376,253
May 1 - May 31, 2017	\$ 1,340,964
Jun 1 - Jun 30, 2017	\$ 1,305,675
Jul 1 - Jul 31, 2017	\$ 1,270,386
Aug 1 - Aug 31, 2017	\$ 1,235,097
Sep 1 - Sep 30, 2017	\$ 1,199,808
Oct 1 - Oct 31, 2017	\$ 1,164,519
Nov 1 - Nov 30, 2017	\$ 1,129,230
Dec 1 - Dec 31, 2017	\$ 1,093,941
Jan 1 - Jan 31, 2018	\$ 1,058,652
Feb 1 - Feb 28, 2018	\$ 1,023,363
Mar 1 - Mar 31, 2018	\$ 988,074
Apr 1 - Apr 30, 2018	\$ 952,785
May 1 - May 31, 2018	\$ 917,496
Jun 1 - Jun 30, 2018	\$ 882,207
Jul 1 - Jul 31, 2018	\$ 846,918
Aug 1 - Aug 31, 2018	\$ 811,629
Sep 1 - Sep 30, 2018	\$ 776,340
Oct 1 - Oct 31, 2018	\$ 741,051
Nov 1 - Nov 30, 2018	\$ 705,762
Dec 1 - Dec 31, 2018	\$ 670,473
Jan 1 - Jan 31, 2019	\$ 635,184
Feb 1 - Feb 28, 2019	\$ 599,895
Mar 1 - Mar 31, 2019	\$ 564,606
Apr 1 - Apr 30, 2019	\$ 529,317
May 1 - May 31, 2019	\$ 494,028
Jun 1 - Jun 30, 2019	\$ 458,739
Jul 1 - Jul 31, 2019	\$ 423,450
Aug 1 - Aug 31, 2019	\$ 388,161
Sep 1 - Sep 30, 2019	\$ 352,872
Oct 1 - Oct 31, 2019	\$ 317,583
Nov 1 - Nov 30, 2019	\$ 282,294
Dec 1 - Dec 31, 2019	\$ 247,005
Jan 1 - Jan 31, 2020	\$ 211,716
Feb 1 - Feb 29, 2020	\$ 176,427
Mar 1 - Mar 31, 2020	\$ 141,138

Apr 1 - Apr 30, 2020	\$	105,849
May 1 - May 31, 2020	\$	70,560
Jun 1 - Jun 30, 2020	\$	35,271
Jul 1 - Jul 31, 2020	\$	-0-

Hemisfair Tower Parking Lot:

Month	Maximum Unrecovered Parking Lot Cost	
Prior to July 1, 2017	\$	245,785
July 1-July 31, 2017	\$	223,785
Aug 1-Aug 31, 2017	\$	201,785
Sept 1-Sept 30, 2017	\$	179,785
Oct 1-Oct 31, 2017	\$	157,785
Nov 1-Nov 30, 2017	\$	135,785
Dec 1-Dec 31, 2017	\$	113,785
Jan 1-Jan 31, 2018	\$	91,785
Feb 1-Feb 28, 2018	\$	69,785
Mar 1-Mar 31, 2018	\$	47,785
Apr 1-Apr 30, 2018	\$	25,785
May 1-May 31, 2018	\$	3,785
After June 1, 2018	\$	-0-

If the Parking Lot Sublease Premises includes only a portion of a parking lot and the remainder of such parking lot continues in operation by City, the Unrecovered Parking Lot Cost shall be reduced pro rata to mean the Unrecovered Parking Lot Cost of only the parking spaces that are on Parking Lot Sublease Premises.

Notwithstanding the recovery of the actual or deemed Unrecovered Parking Lot Cost, as applicable, all Parking Lot Revenue from the Parking Lot Sublease Premises shall be the sole property of City until operation thereof as a parking lot is precluded by development pursuant to an approved Development Sublease.”

1.3 Exhibit A. The description of the Landlord Property set forth in the Master Agreement, as amended by the First Amendment, is replaced and superseded by Exhibits “A”, “A-1” and “A-2” to this Third Amendment.

ARTICLE 2 MISCELLANEOUS

2.1 Ratification of Master Agreement. Except as expressly amended by the First Amendment and this Third Amendment, all terms and provisions of the Master Agreement remain in full force and effect as therein set forth. The Master Agreement, as so amended, and all rights and powers created pursuant thereto, are in all respects ratified and confirmed. From and after the execution of this Third Amendment by all Parties, all references to the Master Agreement shall be deemed to mean the Master Agreement, as previously amended and as hereby amended, and the amendments to the Master Agreement set forth in this Third Amendment will be deemed to be a part of the Master Agreement as if originally set forth therein or attached thereto.

2.2 Validity and Authority. The execution and delivery of this Third Amendment by each undersigned Party has been duly and validly authorized, and no other proceeding on the part of any Party is necessary, as a matter of law or otherwise, to authorize this Third Amendment or to effect the amendments to the Master Agreement set forth in this Third Amendment. This Third Amendment has been duly and validly executed and delivered by the Parties. The execution hereof by the Parties complies with all requirements for a valid and binding amendment of the Master Agreement, as set forth in Section 9.7 of the Master Agreement, and without limiting the generality of the foregoing, no Party has, prior to the date on which this Third Amendment has been executed by such Party, assigned to any person or entity, in whole or in part, its authority to amend or supplement the Master Agreement.

2.3 Counterparts. This Third Amendment may be executed in counterparts, each of which, when executed and delivered, shall for all purposes be deemed an original. All of the counterparts, when taken together, shall constitute but one and the same Third Amendment.

[Remainder of this page intentionally blank; signatures appear on following pages.]

Executed to be effective as of the last date on which this Third Amendment has been signed by each of the undersigned Parties.

CITY:

CITY OF SAN ANTONIO

By: 

Name: CARLOS J. CONTRERAS ID

Title: ASSISTANT CITY MANAGER

Date: 6/9/17, 2017

LANDLORD:

HEMISFAIR PARK PUBLIC FACILITIES CORPORATION

By: 

Name: Lori Houston

Title: Assistant City Manager

Date: June 9, 2017

TENANT:

HEMISFAIR PARK AREA REDEVELOPMENT CORPORATION

By: 

Name: ANDRES ANDUJAR

Title: CEO

Date: JUNE 9, 2017

Exhibits to Third Amendment to Master Agreement:

Exhibit A: Landlord Property

Exhibit A-1: Description of 9,392 square feet excluded from Tract 2

Exhibit A-2: Description of 2,595 square feet excluded from Tract 2

EXHIBIT A TO THIRD AMENDMENT

LANDBANK TRACT 1

A 1.484 acre, or 64,648 square feet more or less, out of Lot 12, and that 1.674 acre Public Waterway, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as a 15.813 acre tract recorded in Volume 5505, Pages 957-962 of the Deed Records of Bexar County, Texas in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 1.484 acre tract being further described by metes and bounds with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD83(1996) and combined scale factor 0.999830028895.

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the south right-of-way line of East Market Street, a 125-foot public right-of-way as established in said Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision, at the northwest corner of said Lot 12, being S 75°00'34" E, a distance of 29.79 feet from the intersection of the south right-of-way line of Market Street and the east right-of-way line of South Alamo Street, said point of commencing at North 13,701,555.12 and East 2,131,743.29 of said coordinate system;

THENCE: S 75°00'34" E, with the south line of East Market Street, a distance of 165.78 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the POINT OF BEGINNING and northwest corner of the herein described tracts at an angle point of an 8.926 acre tract surveyed concurrently and at North 13,701,512.25, East 2,131,903.40 of said coordinate system;

THENCE: S 75°00'34" E, continuing with the south line of market Street, a distance of 481.22 feet to an iron rod with cap marked "Pape-Dawson", an angle point of said 8.926 acre tract;

THENCE: Departing said right-of-way and with the north line of said 8.926 acre tract the following bearings and distances:

S 15°01'04" W, a distance of 86.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 75°00'34" W, a distance of 111.81 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°01'04" W, a distance of 69.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 75°00'34" W, a distance of 297.97 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 33°54'50" W, a distance of 94.71 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 14°59'26" E, a distance of 92.75 feet to the POINT OF BEGINNING, and containing 1.484 acres in the City of San Antonio, Bexar County, Texas.

LANDBANK TRACT 1A

A 0.656 acre, or 28,586 square feet more or less, tract of land out of Market Street, being a 59.4-foot strip out that 125-foot right-of-way dedicated for Market Street in the Civic Center Project No. 5 TEX. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas, and being now adjacent to a north line of Lot 14, Block 3, New City Block 13814 of the H B Gonzalez Convention Center subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas in the City of San Antonio, Bexar County, Texas. Said 0.656 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a brass nail with washer stamped "Pape-Dawson" set for the northeast corner of a 1.484 acre Tract 1 described in deed to the Hemisfair Park Public Facilities Corp. recorded in Volume 16485, Pages 42-49 of the Official Public Records of Real Property of Bexar County, Texas, on the north line of that 1.674 acre Public Waterway right-of-way dedicated in said Civic Center Project No. 5 TEX. R-83 Urban Renewal Agency subdivision;

THENCE: N 75°00'34" W, with the north line of said 1.484 acre Tract 1, and continuing with the north line of said Lot 14 (by said plat a called bearing of N 75°00'32" W), a distance of 481.22 feet to a "+" in concrete set for the northwest corner of said 1.484 acre Tract 1 and a northeast corner of a 8.926 acre Tract 1 described in deed to Public Squares and Parkland recorded in Volume 16485, Pages 22-41 of the Official Public Records of Real Property of Bexar County, Texas, at the southeast corner of a 0.276 acre tract surveyed concurrently;

THENCE: N 14°59'26" E, departing the line of said Lot 14 and said 1.484 acre Tract 1 and said 8.926 acre Tract 1 with the east line of said 0.276 acre tract, over and across the East Market Street right-of-way, a distance of 59.40 feet to a set nail in concrete;

THENCE: S 75°00'34" E, continuing over and across said East Market Street right-of-way a distance of 481.25 feet to a set nail for the northeast corner of the herein described tract;

THENCE: S 15°01'04" W, continuing over and across said East Market Street, a distance of 59.40 feet to the POINT OF BEGINNING, and containing 0.656 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 2

A 3.360 acre, or 146,356 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas

and being out of those tracts described in deeds to the City of San Antonio comprised of a 15.813 acre tract recorded in Volume 5505, Pages 957-962, and an 11.650 acre tract recorded in Volume 6205, Pages 537-543 of the Deed Records of Bexar County, Texas and all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 3.360 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895;

COMMENCING: At a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N $1^{\circ}30'25''$ E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

THENCE: With the east right-of-way line of South Alamo Street the following bearings and distances:

N $1^{\circ}30'25''$ E, a distance of 147.52 (by plat 143.57 feet) to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

N $1^{\circ}20'54''$ E, a distance of 316.33 feet to a point in building at a point of curvature;

Northerly and northeasterly with a curve to the right, said curve having a radius of 753.00 feet, a central angle of $16^{\circ}08'11''$, a chord bearing and distance of N $09^{\circ}25'00''$ E, 211.37 feet, for an arc distance of 212.07 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of tangency;

N $17^{\circ}29'05''$ E, a distance of 108.23 to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at the POINT OF BEGINNING of the herein described tract at North 13,700,890.10, East 2,131,530.74 of said coordinate system;

THENCE: N $17^{\circ}29'05''$ E, continuing with said right-of-way a distance of 222.25 feet to set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

THENCE: S $74^{\circ}58'56''$ E, a distance of 8.18 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

THENCE: Departing said right-of-way and over and across said Lot 12 the following bearings and distances:

N $18^{\circ}44'21''$ E, a distance of 30.06 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

N 18°44'21" E, a distance of 198.81 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Along a tangent curve to the left, said curve having a radius of 654.00 feet, a central angle of 09°55'51", a chord bearing and distance of N 13°46'26" E, 113.21 feet, for an arc length of 113.36 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Along a compound curve to the left, said curve having a radius of 113.50 feet, a central angle of 04°32'01", a chord bearing and distance of N 06°32'30" E, 8.98 feet, for an arc length of 8.98 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a corner of an 8.926 acre tract surveyed concurrently;

THENCE: With the line of said 8.926 acre tract the following bearings and distances:
S 75°00'34" E, a distance of 115.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 33°54'50" E, a distance of 94.26 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 14°59'26" W, a distance of 349.64 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 75°00'34" E, a distance of 173.93 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 15°01'04" W, a distance of 164.65 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 74°58'56" W, a distance of 68.46 feet to a building corner

THENCE: With the east south and west face of said building the following bearings and distances:
S 21°03'05" W, a distance of 23.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 69°30'46" E, a distance of 8.49 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 21°03'05" E, a distance of 6.00 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 69°29'57" E, a distance of 17.23 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 19°55'18" W, a distance of 6.01 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 66°38'21" E, a distance of 1.24 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 24°15'55" E, a distance of 5.73 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 18°56'44" W, a distance of 1.90 feet to a building corner;

S 44°51'01" E, a distance of 0.40 feet to a building corner;

S 20°46'01" W, a distance of 5.08 feet to a building corner;

N 79°00'42" W, a distance of 0.51 feet to a building corner;

S 20°22'28" W, a distance of 1.86 feet to a building corner;

S 64°56'34" W, a distance of 6.42 feet to a building corner;

N 66°38'21" W, a distance of 0.70 feet to a building corner;

S 20°30'36" W, a distance of 34.36 feet to a building corner;

N 74°33'03" W, a distance of 1.71 feet to a building corner;

S 22°24'23" W, a distance of 1.32 feet to a building corner;

S 65°04'44" W, a distance of 6.15 feet to a building corner;

N 69°10'07" W, a distance of 7.54 feet to a building corner;

N 24°26'39" W, a distance of 6.14 feet to a building corner;

N 18°07'02" E, a distance of 1.53 feet to a building corner;

N 69°24'17" W, a distance of 3.20 feet to a building corner;

N 20°35'43" E, a distance of 1.50 feet to a building corner;

N 70°09'12" W, a distance of 8.11 feet to a building corner;

S 20°35'43" W, a distance of 1.44 feet to a building corner;

N 69°02'26" W, a distance of 3.52 feet to a building corner;

N 20°39'08" E, a distance of 12.84 feet to a building corner;

Along a non-tangent curve to the right, said curve having a radial bearing of N 19°38'16" E, a radius of 5.75 feet, a central angle of 94°27'13", a chord bearing and distance of N 23°08'08" W, 8.43 feet, for an arc length of 9.47 feet to a building corner;

N 20°20'13" E, a distance of 5.36 feet to a building corner;

N 69°29'14" W, a distance of 1.85 feet to a building corner;

N 18°01'55" E, a distance of 2.03 feet to a building corner;

S 70°08'42" E, a distance of 1.90 feet to a building corner;

N 19°51'18" E, a distance of 7.94 feet to a building corner;

N 68°12'56" W, a distance of 2.46 feet to a building corner;

N 19°51'18" E, a distance of 40.88 feet to a building corner;

THENCE: N 79°49'28" W, departing said building a distance of 31.77 feet to a building corner;

THENCE: S 47°30'40" W, with the southeast face of building a distance of 28.40 feet to a building corner;

THENCE: S 21°03'20" W, a distance of 62.30 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Along a non-tangent curve to the right, said curve having a radial bearing of N 38°46'53" E, a radius of 125.00 feet, a central angle of 17°51'54", a chord bearing and distance of N 42°17'09" W, 38.82 feet, for an arc length of 38.98 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 33°21'12" W, a distance of 78.68 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;

THENCE: Along a tangent curve to the left, said curve having a radius of 125.00 feet, a central angle of 62°51'41", a chord bearing and distance of N 64°47'03" W, 130.37 feet, for an arc length of 137.14 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Along a reverse curve to the right, said curve having a radius of 75.00 feet, a central angle of 15°59'41", a chord bearing and distance of N 88°13'03" W, 20.87

feet, for an arc length of 20.94 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 80°13'12" W, a distance of 11.67 feet to the POINT OF BEGINNING, and containing 3.360 acres in the City of San Antonio, Bexar County, Texas.

LANDBANK TRACT 2A

A 0.0875 acre, or 3,812 square feet more or less, tract of land being that 0.0875 acre right-of-way as dedicated in the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas, in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.0875 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a brass monument at the west corner of said 0.0875 acre tract on the southeast right-of-way line of South Alamo Street, a variable width public right-of-way;

THENCE: N 17°29'07" E, with the southeast right-of-way line of said South Alamo Street and the northwest line of said 0.0875 acre tract, a distance of 259.15 feet to a found brass monument, for a point of curvature;

THENCE: Continuing with the southeast right-of-way line of said South Alamo Street and the northwest line of said 0.0875 acre tract, along a curve to the left having a radius of 863.00 feet a central angle of 7°49'15", a chord bearing and distance of N 13°34'30" E, 117.71 feet, for an arc length of 117.80 feet to a point of cusp and the north corner of said 0.0875 acres, an angle of Lot 14, Block 3 of said H B Gonzalez Convention Center Subdivision;

THENCE: Departing said southeast right-of-way line of said South Alamo Street, with the northwest line of said Lot 14, the following bearings and distances:

Along a non-tangent curve to the right, having a radius of 113.50 feet, a central angle of 20°50'10", a chord bearing and distance of S 01°35'37" E, 41.05 feet, for an arc length of 41.28 feet to a point of compound curvature;

Along said compound curve to the right, said curve having a radius of 654.00 feet, a central angle of 9°55'51", a chord bearing and distance of S 13°47'23" W, 113.21 feet, for an arc length of 113.36 feet to a point;

S 18°45'19" W, a distance of 224.53 feet to a point being the west corner of said Lot 14, and the south corner of said 0.0875 acre tract, for the south corner of the herein described tract;

THENCE: S 74°58'56" E, with the southwest line of said 0.0875 acre tract, a distance of 7.72 feet to the POINT OF BEGINNING, and containing 0.0875 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 3

A 1.349 acre, or 58,741 square feet more or less, tract of land out of that out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as a 11.650 acre tract recorded in Volume 6205, Pages 537-543 of the Deed Records of Bexar County, Texas, in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 1.349 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, at North 13,700,114.77 and East 2,131,452.33 of said coordinate system:

THENCE: With the east right-of-way line of said South Alamo Street and the west line of said Lot 12, the west line of a 4.081 acre Park Tract 2, surveyed concurrently, the following bearings and distances:

N 01°30'25" E, a distance of 147.52 feet to a set ½" iron rod with cap marked "Pape-Dawson" for an angle point on the west line of said Lot 12 and the west line of said 4.081 acre tract;

N 01°20'54" E, a distance of 266.01 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a northwest corner of said 4.081 acre tract, for the POINT OF BEGINNING and the southwest corner of the herein described tract, said corner being at North 13,700,528.11 and East 2,131,462.47 of said coordinate system;

THENCE: Continuing with the east right-of-way line of South Alamo Street and the west line of said Lot 12, the following bearings and distances:

N 01°20'54" E, a distance of 50.31 feet to a point of curvature within a building; Continuing through said building, along a tangent curve to the right, said curve having a radius of 753.00 feet, a central angle of 16°08'11", a chord bearing and distance of N 09°25'00" E, 211.37 feet, for an arc length of 212.07 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of tangency;

N 17°29'05" E, a distance of 57.78 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the northwest corner of the herein described tract;

THENCE: Departing the east right-of-way line of said South Alamo Street, over and across said Lot 12, the following bearings and distances;

S 80°13'12" E, a distance of 18.43 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of curvature

Along a tangent curve to the left, said curve having a radius of 125.00 feet, a central angle of 15°59'41", a chord bearing and distance of S 88°13'03" E, 34.78 feet, for an arc length of 34.90 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of compound curvature to the right;

Along said compound curve to the right, said curve having a radius of 75.00 feet, a central angle of 62°51'41", a chord bearing and distance of S 64°47'03" E, 78.22 feet, for an arc length of 82.29 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of tangency;

S 33°21'12" E, a distance of 78.68 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of curvature;

Along a tangent curve to the left, said curve having a radius of 175.00 feet, a central angle of 11°51'10", a chord bearing and distance of S 39°16'47" E, 36.14 feet, for an arc length of 36.20 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a north corner of said 4.081 acre tract, for a point of non-tangency for the herein described tract;

THENCE: Continuing with the west line of said 4.081 acre tract and, over and across said Lot 12, the following bearings and distances:

Along a non-tangent curve to the left, said curve having a radial bearing of S 25°19'46" E, a radius of 25.00 feet, a central angle of 28°14'48", a chord bearing and distance of S 50°32'50" W, 12.20 feet, for an arc length of 12.32 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Along a compound curve to the left, said curve having a radius of 140.00 feet, a central angle of 34°25'39", a chord bearing and distance of S 19°12'37" W, 82.86 feet, for an arc length of 84.12 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of tangency on the east line of the herein described tract;

S 01°59'47" W, a distance of 101.52 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the southeast corner of the herein described tract

THENCE: N 88°39'06" W, a distance of 202.79 feet to the POINT OF BEGINNING, and containing 1.349 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 4

A 1.128 acre, or 49,143 square feet more or less, tract of land out of that out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as a 11.650 acre tract recorded in Volume 6205, Pages 537-543 of the Deed Records of Bexar County, Texas in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 1.128 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, at North 13,700,114.77 and East 2,131,452.33 of said coordinate system:

THENCE: N 57°23'51" E, departing the east right-of-way line of said South Alamo Street, over and across said Lot 12 and a 4.081 acre Park Tract 2, surveyed concurrently, a distance of 298.08 feet to the POINT OF BEGINNING being a reentrant corner of said 4.081 acre tract and the west corner of the herein described tract, said point of beginning at North 13,700,275.36 and East 2,131,703.40 of said coordinate system;

THENCE: Over and across said Lot 12 with the east line of said 4.081 acre tract, the following bearings and distances;

N 41°35'06" E, a distance of 173.84 feet to a set ½" iron rod with cap marked "Pape-Dawson" for point of curvature on the northwest line of the herein described tract;

Along a tangent curve to the right, said curve having a radius of 49.50 feet, a central angle of 22°25'10", a chord bearing and distance of N 52°47'41" E, 19.25 feet, for an arc length of 19.37 feet to a set ½" iron rod with cap marked "Pape-Dawson", for a point of tangency on the northwest line of the herein described tract;

N 64°00'16" E, a distance of 54.87 feet to a set ½" iron rod with cap marked "Pape-Dawson" for an angle point on the northwest line of the herein described tract;

N 47°22'16" E, a distance of 48.34 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the north corner of the herein described tract;

THENCE: S 43°44'03" E, departing the east line of said 4.081 acre tract, continuing over and across said Lot 12, a distance of 156.42 feet to a set ½" iron rod with cap marked "Pape-Dawson" for east corner of the herein described tract;

THENCE: S 44°23'47" W, continuing over and across said Lot 12, a distance of 279.47 feet to a set ½" iron rod with cap marked "Pape-Dawson" at an east corner of said 4.081 acre tract, for the south corner of the herein described tract;

THENCE: N 48°17'42" W, continuing over and across said Lot 12, with the east line said 4.081 acre tract, a distance of 171.73 feet to the POINT OF BEGINNING, and containing 1.128 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 4A

A 0.052 acre, or 2,257 square feet more or less, tract of land out of Lot 12, Block 3 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas, in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.052 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the N01ih American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found iron rod with yellow cap marked "Pape-Dawson " at the east corner of a 3.360 acre Tract 2 described in deed to Hemisfair Park Public Facilities Corporation recorded in Volume 16485, Pages 50-60, of the Official Public Records of Real Property of Bexar County, Texas, having a Northing of 13,700,483.93 and an Easting of 2,131,930.00 of said coordinate system;

THENCE: S 43°44'03" E, departing the line of said 3.360 acre Tract 2, over and across said Lot 12, a distance of 142.77 feet to a set iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 00°36'07" W, continuing over and across said Lot 12, a distance of 18.59 feet to a set iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 44°23'47" W, continuing over and across said Lot 12 a distance of 2.01 feet to a found mag nail with washer marked "Pape Dawson" at the east corner of a 1.128 acre as described in Memorandum of Lease as Tract 4 recorded in Volume 17362, Pages 2119-2137 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 43°44'03" W, with the line of said Tract 4, a distance of 156.42 feet to a found mag nail with washer marked "Pape Dawson" at the no1ih corner of said Tract 4 on the southeast line of said Tract 2;

THENCE: N 47°22'16" E, with the line of said Tract 2, a distance of 15.00 feet to the POINT OF BEGINNING, and containing 0.052 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 5

A 4.671 acre, or 203,473 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of those tracts described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 and a 15.813 acre tract recorded in Volume 5505, Pages 957-962 of the Deed Records of Bexar County, Texas, and a portion of Surplus Right-of-Way Tract 3 quitclaimed from the State of Texas to the City of San Antonio as shown on the Texas Department of Transportation Map of Interstate Highway 37 recorded in Volume 4198, Page 947 and all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 4.671 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N $1^{\circ}30'25''$ E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, said point of commencing at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

THENCE: N $65^{\circ}53'14''$ E, over and across said Lot 12, a distance of 844.97 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" and THE POINT OF BEGINNING of the herein described tract, the southwest corner of an 8.926 acre tract surveyed concurrently, said point of beginning being at North 13,700.459.92, East 2,132,223.44 of said coordinate system;

THENCE: N $14^{\circ}59'26''$ E, through a building a distance of 65.90 feet to the face of building and continuing a distance of 79.49 feet, for a total distance of 145.38 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

THENCE: With the south line of Lot 14 of the proposed H B Gonzalez Subdivision the following bearings and distances:

S $73^{\circ}57'08''$ E, a distance of 90.43 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

S $74^{\circ}50'57''$ E, a distance of 208.65 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

S $15^{\circ}20'55''$ W, a distance of 65.37 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

S $74^{\circ}58'59''$ E, a distance of 42.96 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

S $15^{\circ}06'56''$ E, a distance of 32.51 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

S $74^{\circ}58'25''$ E, a distance of 97.51 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

N 45°10'07" E, a distance of 26.13 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°58'59" E, a distance of 162.75 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 15°01'01" E, a distance of 29.66 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°57'23" E, a distance of 191.36 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°01'01" W, a distance of 13.11 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 74°58'59" E, a distance of 118.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 15°01'01" E, a distance of 47.69 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 36°36'47" E, a distance of 10.44 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 74°58'59" E, passing the east line of said Lot 12 and over and across the aforementioned Surplus Tract 3 and a portion of the old right-of-way of Indianola Street a distance of 218.33 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the current west right-of-way line of Interstate Highway 37;

THENCE: S 12°54'30" W, with the current west right-of-way line of Interstate Highway 37 a distance of 51.18 feet to a found ½" iron rod at a point of curvature;

THENCE: With the current west right-of-way line of Interstate Highway 37, and continuing with the east right-of-way line of Lot 12, and along a non-tangent curve to the left, said curve having a radial bearing of S 77°05'24" E, a radius of 350.00 feet, a central angle of 30°09'31", a chord bearing and distance of S 02°10'09" E, 182.11 feet, for an arc length of 184.23 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Departing said line and over and across said Lot 12 the following bearings and distances:

S 38°11'13" W, a distance of 63.17 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point on curve;

Along a non-tangent curve to the left, said curve having a radial bearing of S 20°58'47" W, a radius of 225.00 feet, a central angle of 05°18'00", a chord bearing and distance of N 71°40'13" W, 20.81 feet, for an arc length of 20.81 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 74°19'13" W, a distance of 429.57 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 15°40'47" E, a distance of 44.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Along a non-tangent curve to the left, said curve having a radial bearing of N 14°19'13" W, a radius of 80.00 feet, a central angle of 300°00'00", a chord bearing and distance of N 74°19'13" W, 80.00 feet, for an arc length of 418.88 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°40'47" W, a distance of 44.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 74°19'13" W, a distance of 101.08 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;

THENCE: Along a tangent curve to the right, said curve having a radius of 125.00 feet, a central angle of 57°27'54", a chord bearing and distance of N 45°35'16" W, 120.18 feet, for an arc length of 125.37 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of reversing curvature;

THENCE: Along a curve to the left, said curve having a radius of 175.00 feet, a central angle of 27°17'17", a chord bearing and distance of N 30°29'58" W, 82.56 feet, for an arc length of 83.35 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 50°46'25" W, a distance of 10.04 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Along a non-tangent curve to the left, said curve having a radial bearing of S 45°33'28" W, a radius of 165.00 feet, a central angle of 31°04'17", a chord bearing and distance of N 59°58'40" W, 88.39 feet, for an arc length of 89.48 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency;

THENCE: N 75°30'49" W, a distance of 308.15 feet to the POINT OF BEGINNING and containing 4.671 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 5A

A 0.464 acre, or 20,227 square feet more or less, tract of land comprised of a 0.389 acre portion and a 0.025 acre portion out of that 3.326 acre Tract 7 described in deed to the City of San Antonio recorded in Volume 16965, Pages 2161-2191, a 0.001 acre portion and a 0.049 acre portion out of a 0.9830 acre Tract 5 described in deed to the City of San Antonio recorded in Volume 16965, Pages 2192-2211, both of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 0.464 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set nail, at a southeast corner of a 4.671 acre tract described in a Memorandum of Lease as Tract 5 recorded in Volume 17362, Pages 2119-2137 of the Official Public Records of Real Property of Bexar County, Texas;

- THENCE: With the line of said 4.671 acre Tract 5, and the west line of said Tract 7, along a non-tangent curve to the right, said curve having a radial bearing of N 72°45'05" E, a radius of 350.00 feet, a central angle of 30°09'31", a chord bearing and distance of N 02°10'09" W, 182.11 feet, for an arc length of 184.23 feet to a set nail;
- THENCE: N 12°54'30" E, continuing with the line of said 4.671 acre Tract 5, and the west line of said Tract 7, passing at a distance of 36.86 feet a corner of said 0.9830 acre Tract 5, and continuing over and across said 0.9830 acre Tract 5, for a total distance of 51.18 feet to a set nail at the northeast corner of said 4.671 acre Tract 5, on the south line of Lot 14, Block 3 of the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 74°58'59" E, continuing over and across said 0.9830 acre Tract 5, with the south line of said Lot 14, passing at a distance of 8.28 feet the line of said 0.9830 Tract 5 and said Tract 7, continuing with the line of said Lot 14, over and across said Tract 7, passing at a distance of 40.76 feet the line of said 0.9830 acre Tract 5 and said Tract 7, continuing with the south line of said Lot 14, over and across said 0.9830 acre Tract 5 passing at a distance of 97.75 feet the line of said 0.9830 acre Tract 5 and said Tract 7, continuing with the south line of said Lot 14, over and across said Tract 7, for a total distance of 121.31 feet to a set nail for an angle point of said Lot 14 and the herein described tract;
- THENCE: N 73°14'31" E, continuing with the line of said Lot 14 over and across said Tract 7, a distance of 56.51 feet to a set nail at a point of cusp and the northeast corner of the herein described tract;
- THENCE: Departing the line of said Lot 14 and continuing over and across said Tract 7, along a non-tangent curve to the left, said curve having a radial bearing of S 37°44'37" E, a radius of 140.00 feet, a central angle of 14°04'09", a chord bearing and distance of S 45°13'18" W, 34.29 feet, for an arc length of 34.38 feet to a set nail;
- THENCE: S 38°11'13" W, continuing over and across said Tract 7, passing at a distance of 26.75 the line of said Tract 7 and said 0.9830 acre Tract 5, continuing over and across said 0.9830 acre Tract 5 passing at a distance of 54.68 feet, continuing over and across said Tract 7, a distance of 245.00 feet to the POINT OF BEGINNING, and containing 0.464 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 6

A 2.362 acre, or 102,872 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of those tracts described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 and a 5.222 acre tract recorded in Volume 7101, Pages 565-569 of the Deed Records of Bexar County, Texas, and all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 2.362 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N $1^{\circ}30'25''$ E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, said point of commencing at North 13,700,114.77 and East 2,131,452.33 of said coordinate system:

THENCE: S $73^{\circ}23'39''$ E, over and across said Lot 12, a distance of 1376.50 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" and THE POINT OF BEGINNING of the herein described tract at North 13,699,721.46, East 2,132,771.19 of said coordinate system;

THENCE: N $44^{\circ}43'40''$ E, at 235.97 feet passing along the southeast line of a 0.104 acre tract surveyed concurrently and continuing with said line for a total distance of 435.64 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

THENCE: S $74^{\circ}19'13''$ E, a distance of 231.86 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

THENCE: Along a non-tangent curve to the right, said curve having a radial bearing of N $48^{\circ}15'24''$ W, a radius of 460.00 feet, a central angle of $02^{\circ}52'02''$, a chord bearing and distance of S $43^{\circ}10'37''$ W, 23.02 feet, for an arc length of 23.02 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of tangency:

THENCE: S $44^{\circ}36'38''$ W, a distance of 351.97 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of curvature;

THENCE: Along a tangent curve to the left, said curve having a radius of 290.00 feet, a central angle of $34^{\circ}29'11''$, a chord bearing and distance of S $27^{\circ}22'02''$ W, 171.93 feet, for an arc length of 174.55 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson":

THENCE: Along a non-tangent curve to the right, said curve having a radial bearing of N $37^{\circ}38'01''$ E, a radius of 980.00 feet, a central angle of $06^{\circ}25'23''$, a chord bearing and distance of N $49^{\circ}09'17''$ W, 109.80 feet, for an arc length of 109.86 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of tangency:

THENCE: N $45^{\circ}56'36''$ W, a distance of 145.80 feet to the POINT OF BEGINNING, and containing 2.362 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 7

A 0.012 acre, or 518 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 of the Deed Records of Bexar County, Texas, and in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.012 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (1996) and combined scale factor 0.999830028895:

COMMENCING: At a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N $1^{\circ}30'25''$ E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, said point of commencing at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

THENCE: S $81^{\circ}25'44''$ E, over and across said Lot 12, a distance of 2146.32 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" and THE POINT OF BEGINNING of the herein described tract at North 13,699,794.94, East 2,133,574.31 of said coordinate system on the east line of said Lot 12 and the current west right-of-way line of Interstate Highway 37;

THENCE: Departing said line and over and across said Lot 12 the following bearings and distances:

N $40^{\circ}03'08''$ W, a distance of 139.04 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of curvature;

Along a tangent curve to the right, said curve having a radius of 409.74 feet, a central angle of $04^{\circ}07'54''$, a chord bearing and distance of N $37^{\circ}59'11''$ W, 29.54 feet, for an arc length of 29.55 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point on said east line of Lot 12:

THENCE: S $44^{\circ}35'26''$ E, with the east line of said Lot 12 and the current west right-of-way line of Interstate Highway 37 a distance of 6.87 feet to a found $\frac{1}{2}$ " iron rod at a point of curvature;

THENCE: Continuing with the east line of said Lot 12, the current west right-of-way line of Interstate Highway 37 along a tangent curve to the right, said curve having a radius of 908.16 feet, a central angle of $10^{\circ}12'59''$, a chord bearing and distance of S $39^{\circ}28'56''$ E, 161.72 feet, for an arc length of 161.94 feet the POINT OF BEGINNING, and containing 0.012 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 7A

A 1.818 acre, or 79,198 square feet more or less, tract of land comprised of 1.758 acres out of that 3.326 acre tract described in deed as Tract 7 to the City of San Antonio recorded in Volume 16965, Pages 2161-2191, 0.026 acres out of that 0.9830 acre described as Tract 5 and all of that 0.0344 acre tract described as Tract 8 both described in deed to City of San Antonio recorded in Volume 16965, Pages 2192-2211, all of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 1.818 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set nail on curve on the west line of said Tract 7, from which a nail found at the southwest corner of a 4.671 acre tract described in a Memorandum of Lease as Land Bank Tract 5 recorded in Volume 17362, Pages 2119-2137, of the Official Public Records of Real Property of Bexar County, Texas, bears N 24°35'40" W, a distance of 89.57 feet;

THENCE: N 38°11'13" E, departing the line of said Tract 7, over and across said Tract 7 passing at a distance of 222.83 feet the line of said Tract 7 and said 0.9830 acre Tract 5, continuing over and across said 0.9830 acre Tract 5 passing at a distance of 250.76 feet, the line of said 0.9830 acre Tract 5 and said Tract 7, continuing over and across said Tract 7, for a total distance of 285.91 feet to a set nail;

THENCE: Continuing over and across said Tract 7, along a tangent curve to the right, said curve having a radius of 60.00 feet, a central angle of 58°45'13", a chord bearing and distance of N 67°33'50" E, 58.87 feet, for an arc length of 61.53 feet to a set nail on the line of said Tract 7 and west right-of-way line of Tower of the Americas Way, a variable width right-of-way dedicated in the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 83°02'09" E, with the line of said Tract 7 and said west right-of-way line of Tower of the Americas Way, a distance of 16.69 feet to a set nail, for a point of non-tangent curvature;

THENCE: Continuing with the line of said Tract 7 and said west right-of-way line of said Tower of the Americas Way, along a non-tangent curve to the right, said curve having a radial bearing of S 06°59'02" W, a radius of 25.00 feet, a central angle of 88°47'23", a chord bearing and distance of S 38°37'16" E, 34.98 feet, for an arc length of 38.74 feet to a set nail for a point of non-tangent curvature;

THENCE: Along a non-tangent curve to the left, said curve having a radial bearing of S 84°09'09" E, a radius of 3449.87 feet, a central angle of 02°52'02", a chord bearing and distance of S 04°24'50" W, 172.62 feet, for a total arc length of 172.64 feet to a set nail on the west right-of-way line of said Tower of the Americas Way and a point of non-tangent curvature;

- THENCE: Along a non-tangent curve to the left, said curve having a radial bearing of S 86°58'14" E, a radius of 1943.32 feet, a central angle of 06°55'54", a chord bearing and distance of S 00°26'11" E, 234.96 feet, passing at an arc length of 26.93 feet the north corner of said 0.0344 acre Tract 8, continuing with the east line of said Tract 8 and the west line of said Tower of the Americas Way passing at a distance of 110.26 feet, the south corner of said 0.044 acre Tract 8, and continuing with the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, for a total arc length of 235.10 feet to a set nail on the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way;
- THENCE: S 03°54'08" E, continuing with the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, a distance of 73.32 feet to a on the east line of said Tract 7 and the west right-of-way line of Tower of the Americas Way, for the southeast corner of the herein described tract;
- THENCE: Departing the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, over and across said Tract 7, along a non-tangent curve to the right, said curve having a radial bearing of N 05°18'26" E, a radius of 175.00 feet, a central angle of 27°19'15", a chord bearing and distance of N 71°01'56" W, 82.66 feet, for an arc length of 83.45 feet to a set nail on curve on the west line of said Tract 7, for the southwest corner of the herein described tract;
- THENCE: With the west line of said Tract 7, along a non-tangent curve to the left, said curve having a radial bearing of S 58°56'38" W, a radius of 908.16 feet, a central angle of 13°31'41", a chord bearing and distance of N 37°49'13" W, 213.93 feet, pasting at an arc length of 52.49 feet the southeast corner of a 0.017 acre tract described in said Memorandum of Lease as Tract 7, and continuing with the line of said 0.017 acre Tract 7 and the west line of said 3.326 acre Tract 7, for a total arc length of 214.43 feet to a set nail;
- THENCE: N 44°35'04" W, continuing with the west line of said 3.326 acre Tract 7 and the line of said 0.017 acre Tract 7, a distance of 8.72 feet to a set nail at the northwest corner of said 0.017 acre Tract 7, a point of tangent curvature for said 3.326 acre Tract 7 and the herein described tract;
- THENCE: Continuing with the west line of said Tract 7, along a tangent curve to the right, said curve having a radius of 350.00 feet, a central angle of 12°36'08", a chord bearing and distance of N 38°16'59" W, 76.83 feet, for an arc length of 76.98 feet to the POINT OF BEGINNING, and containing 1.818 acres in the City of San Antonio, Bexar County, Texas.

LAND BANK TRACT 8

A 0.196 acre, or 8,525 square feet more or less, tract of land comprised of a 0.141 acre portion out of that 19.242 acre tract described in deed to the City of San Antonio recorded in Volume 6433, Pages 177-181 of the Deed Records of Bexar County, Texas, in New City Block 13814, and a 0.055 acre portion out of that 3.326 acre tract described in deed to the State of Texas as Tract 7 recorded in Volume 16965, Pages 2192-2211, of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 0.196 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a set nail at the southeast corner and point of cusp of a called 1.638 acre tract, by description 0.667 acres, as described in deed to the Board of Regents of the University of Texas System recorded in Volume 7677, Pages 263-264 of the Deed Records of Bexar County, Texas, on the northeast line of a 6.544 acre tract described in deed to the State of Texas recorded in Volume 6165, Pages 473-478 of the Deed Records of Bexar County, Texas;

THENCE: Departing the line of said 6.544 acre tract, with the northeast line of said 1.638 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of S 67°42'44" W, a radius of 687.20 feet, a central angle of 17°45'52", a chord bearing and distance of N 31°10'12" W, 212.21 feet, for an arc length of 213.07 feet to a set nail;

THENCE: N 40°03'08" W, continuing with the line of said 1.638 acre tract, a distance of 19.28 feet to a set nail for the northwest corner and point of cusp for the herein described tract;

THENCE: Departing the line of said 1.638 acre tract, over and across said 19.242 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of N 38°26'01" E, a radius of 225.00 feet, a central angle of 35°11'07", a chord bearing and distance of S 69°09'32" E, 136.01 feet, passing at an arc length of 94.31 feet the west line of said Tract 7, continuing over and across said Tract 7, for a total arc length of 138.17 feet to a set nail on the east line of said Tract 7 and the west right-of-way line of Tower of the Americas Way, a variable width right-of-way dedicated in the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of the herein described tract;

THENCE: S 03°54'08" E, with the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, a distance of 124.72 feet to a set nail on curve and the south corner of said Tract 7;

THENCE: Continuing with the right-of-way line of said Tower of the Americas Way, along a non-tangent curve to the right, said curve having a radial bearing of S 72°54'53" W, a radius of 908.16 feet, a central angle of 03°18'46", a chord bearing and distance of S 15°25'44" E, 52.50 feet, for an arc length of 52.51 feet to a set nail at a northeast corner of the aforementioned 6.544 acre tract;

THENCE: N 45°14'22" W, departing the west right-of-way line of said Tower of the Americas Way, with a northeast line of said 6.544 acre tract, a distance of 38.48 feet to the POINT OF BEGINNING, and containing 0.196 acres in the City of San Antonio, Bexar County, Texas.

EXHIBIT A-1

SAVE AND EXCEPT FROM LAND BANK TRACT 2

A 0.2156 acres (9392 sq. ft.) out of Lot 12, Block 3, N.C.B. 13814, Civic Center Project No. 5 Tex. R-83 Subdivision, as recorded in Volume 9518, Page 123 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING: At a set ½" iron pin for the most northern corner of this tract, said pin being (1) S 05°18'43"W, 29.79 feet, (2) S 11°33'09"W, 187.62 feet, and (3) S 17°47'34" W, 320.93 feet from the southeast corner of the Point of Intersection of East Market Street and South Alamo Street for the Point of Beginning;

THENCE: S 74°19'04" E, a distance of 80.90 feet along the retaining wall to a set ½" iron pin, said point being the easterly corner of this tract;

THENCE: S 21°35'39" W, a distance of 140.00 feet to a set "x" on bricks, said "x" for the southern corner of this tract;

THENCE: N 43°15'16" W, a distance of 58.36 feet to a set ½" iron pin for an angle point;

THENCE: S 47°48'33" W, a distance of 5.52 feet to a set ½" iron pin for an angle point;

THENCE: N 43°40'15" W, a distance of 19.86 feet to a set ½" iron pin for an angle point;

THENCE: N 17°41'57" E, a distance of 23.15 feet to a set ½" iron pin for an angle point;

THENCE: N 29°20'11" W, a distance of 7.20 feet to a set ½" iron pin for an angle point;

THENCE: N 17°50'08" E, a distance of 29.58 feet to a set 1/2" iron pin for an angle point;

THENCE: N 64°03'31" E, a distance of 7.22 feet to a set ½" iron pin for an angle point;

THENCE: N 17°30'01" E, a distance of 41.13 feet to the Point of Beginning containing 0.2156 acres (9392 sq. ft.)

EXHIBIT A-2

FURTHER SAVE AND EXCEPT FROM LANDBANK TRACT 2

A 0.060 acre, or 2,595 square feet more or less, tract of land out of that 3.360 acre Tract 2 as described as to the Hemisfair Park Public Facilities Corporation recorded in Volume 16485, Pages 50-60 of the Official Public Records of Real Property of Bexar County, Texas, in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.060 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a brass nail marked "Pape Dawson" on the southeast right-of-way line of South Alamo Street, a variable width public right-of-way, and the west corner of a 0.0875 acre right-of-way dedication of said H B Gonzalez Convention Center Subdivision and a west corner of said 3.360 acre tract;

THENCE: S 74°58'56" E, departing said southeast right-of-way line of said South Alamo Street, with the southeast line of said 0.0875 acre dedication, at a distance of 7.72 feet passing the south corner of said 0.0875 acre dedication, and continuing over and across said 3.360 acre tract with a line of said Lot 14, a distance of 32.25 feet for a total distance of 39.97 feet to an angle of said Lot 14;

THENCE: S 15°01'04" W, continuing over and across said 3.360 acre tract with a line of said Lot 14, a distance of 13.37 feet to a brass nail marked "Pape Dawson", an angle of said Lot 14;

THENCE: S 74°58'56" E, continuing over and across said 3.360 acre Tract 2 with a line of said Lot 14, passing at a distance of 166.18 feet a line of said 3.360 acre Tract 2 and a line of a 8.926 acre Tract 1 described in deed to the City of San Antonio recorded in Volume 16485, Pages 22-41 of the Official Public Records of Real Property of Bexar County, Texas, and continuing with the line of said Lot 14, over and across said 8.926 acre Tract 1 for a total distance of 191.11 feet to an angle of said Lot 14;

THENCE: S 15°01'04" W, continuing over and across said 8.926 acre Tract 1, with the line of said Lot 14, passing at a distance of 47.67 feet the line of said 3.360 acre Tract 2 and the line of said 8.926 acre Tract 1, and continuing over and across said 3.360 acre Tract 2 with the line of said Lot 14, for a total distance of 208.84 feet to a an angle of said Lot 14;

THENCE: S 74°58'56" E, continuing over and across said 3.360 acre Tract 2, with the line of said Lot 14, a distance of 64.54 feet to a point;

THENCE: S 15°01'04" W, departing the line of said Lot 14, over and across said 3.360 acre Tract 2, a distance of 1.72 feet to a building corner being, both a reentrant corner of said 3.360 acre Tract 2 and a corner of said 8.926 acre Tract and the POINT OF BEGINNING of the herein described tract, at North 13,700,809.21 feet and East 2,131,824.96 feet of said coordinate system;

THENCE: S 68°56'55" E, departing the line of said 3.360 acre Tract 2 and 8.926 acre Tract 1, with the face of a building over and across said 3.360 acre Tract 2, a distance of 16.11 feet to a building corner and a corner of said 3.360 acre Tract 2 and said 8.926 acre Tract 1;

THENCE: With the lines of said 3.360 acre Tract 2 and said 8.926 acre Tract 1, and with the face of said building, the following bearings and distances:
S 21°03'05" W, a distance of 23.00 feet to a building corner;
S 69°30'46" E, a distance of 8.49 feet to a building corner;
N 21°03'05" E, a distance of 6.00 feet to a building corner;
S 69°29'57" E, a distance of 17.23 feet to a building corner;
S 19°55'18" W, a distance of 6.01 feet to a building corner;
S 66°38'21" E, a distance of 1.24 feet to a building corner;
S 24°15'55" E, a distance of 5.73 feet to a building corner;

S 18°56'44" W, a distance of 1.90 feet to a building corner;
S 44°51'01" E, a distance of 0.40 feet to a building corner;
S 20°46'01" W, a distance of 5.08 feet to a building corner;
N 79°00'42" W, a distance of 0.51 feet to a building corner;
S 20°22'28" W, a distance of 1.86 feet to a building corner;
S 64°56'34" W, a distance of 6.42 feet to a building corner;
N 66°38'21" W, a distance of 0.70 feet to a building corner;
S 20°30'36" W, a distance of 34.36 feet to a building corner;
N 74°33'03" W, a distance of 1.71 feet to a building corner;
S 22°24'23" W, a distance of 1.32 feet to a building corner;
S 65°04'44" W, a distance of 6.15 feet to a building corner;
N 69°10'07" W, a distance of 7.54 feet to a building corner;
N 24°26'39" W, a distance of 6.14 feet to a building corner;
N 18°07'02" E, a distance of 1.53 feet to a building corner;
N 69°24'17" W, a distance of 3.20 feet to a building corner;
N 20°35'43" E, a distance of 1.50 feet to a building corner;
N 70°09'12" W, a distance of 8.11 feet to a building corner;
S 20°35'43" W, a distance of 1.44 feet to a building corner;
N 69°02'26" W, a distance of 3.52 feet to a building corner;
N 20°39'08" E, a distance of 12.84 feet to a building corner;

Along a non-tangent curve to the right, said curve having a radial bearing of N 19°38'16" E, a radius of 5.75 feet, a central angle of 94°27'13", a chord bearing and distance of N 23°08'08" W, 8.43 feet, for an arc length of 9.47 feet to a building corner;

N 20°20'13" E, a distance of 5.36 feet to a building corner;
N 69°29'14" W, a distance of 1.85 feet to a building corner;
N 18°01'55" E, a distance of 2.03 feet to a building corner;
S 70°08'42" E, a distance of 1.90 feet to a building corner;
N 19°51'18" E, a distance of 7.94 feet to a building corner;
N 68°12'56" W, a distance of 2.46 feet to a building corner;

N 19°51'18" E, a distance of 40.88 feet to the POINT OF BEGINNING, and containing 0.060 acres in the City of San Antonio, Bexar County, Texas.