

ATC 4000412101354

PA-2024-11600102
Z-2024-10700333 CD

When recorded, return to:

GRANTEE

Attention:

SPECIAL WARRANTY DEED

BLUEMEL LAND, LLC, a Delaware limited liability company ("*Grantor*"), whose address is c/o Harvest Equities, Inc., 1525 Locust Street, Suite 1301, Philadelphia, PA 19102, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and does hereby GRANT, BARGAIN, SELL and CONVEY unto MED CENTER VENTURE LLC, a Texas limited liability company ("*Grantee*"), whose address is 20770 US 281 N #108-413, San Antonio, TX 78258, that certain tract of land situated in Bexar County, Texas, as more fully described on Exhibit A attached hereto and made a part hereof for all purposes, together with (a) all improvements located thereon, (b) all rights, benefits, privileges, easements, tenements, hereditaments and appurtenances there unto belonging or in any wise, pertaining thereto, and (c) all of Grantor's right, title and interest in and to adjacent strips, gores, streets, roads, alleys and rights-of-way (said land, improvements, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests being hereinafter referred to as the "*Real Property*").

This conveyance is made and accepted subject to all matters set out herein above and in Exhibit B, attached hereto and incorporated herein by reference ("*Permitted Exceptions*") but only to the extent the Permitted Exceptions are valid, existing and affect the Real Property.

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

All ad valorem taxes for the year in which the conveyance occurs have been pro rated between Grantor and Grantee and Grantee shall be obligated to pay same.

[Signature Page Follows]

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DATED effective as of the 7th day of June, 2021.

BLUEMEL LAND, LLC, a Delaware limited liability company

By: Bluemel Land Member, LLC, a Delaware limited liability company, its sole member

By: HVC Bluemel Land, LLC, a Delaware limited liability company, its sole member

By: [Signature]
Name: Howard P. Treatman
Title: Manager

Acknowledgment

COMMONWEALTH OF PENNSYLVANIA

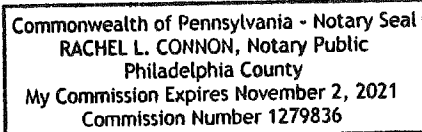
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COUNTY OF PHILADELPHIA

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This instrument was acknowledged before me on the 2nd day of June, 2021, by Howard P. Treatman, the Manager of HVC Bluemel Land, LLC, a Delaware limited liability company, the sole member of Bluemel Land Member, LLC, a Delaware limited liability company, the sole member of Bluemel Land, LLC, a Delaware limited liability company, for the purposes therein contained.



[SEAL]

[Signature]

Notary Public in and for the Commonwealth of Pennsylvania
My Commission Expires: 11/2/2021

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EXHIBIT A

REAL PROPERTY

[SEE ATTACHED]

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EXHIBIT A

A 6.268 ACRES (273,016 SQUARE FEET) OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF LOT 7, BLOCK 1, NEW CITY BLOCK 14195, NORTHHAMPTON AT THE GATSBY, (PLAT REF: VOLUME 9503, PAGE 210, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS) OUT OF THE MARIA TRINIDAD GUERRERA ORIGINAL, SURVEY 88, ABSTRACT NO. 60, C.B. 4443, N.C.B. 14794, SAN ANTONIO, BEXAR COUNTY, TEXAS SAID 6.268 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED IN A CLOCKWISE MANNER AS FOLLOWS:

COMMENCING: At a set 1/2 inch iron rod and cap "MCB" at the northern corner of this tract on the south right-of-way line of Bluemel Road (a dedicated 60 foot public right-of-way), said iron rod being N 41 degrees 23 minutes 45 seconds E, 742.02 feet from the intersection of the northeast right-of-way line of Gardendale Drive;

THENCE: S 49 degrees 12 minutes 17 seconds E, 203.02 feet, along the north line of said lot 7, to a found 1/2 inch iron rod;

THENCE: S 41 degrees 26 minutes 57 seconds W, 31.02 feet to a set 1/2 inch iron rod and cap "MBC";

THENCE: S 48 degrees 33 minutes 56 seconds E, 59.73 feet to a set 1/2 inch iron rod and cap "MBC"

THENCE: S 74 degrees 45 minutes 18 seconds E, 132.40 feet to a found 1/2 inch iron rod at a corner of the aforementioned 0.032 of an acre tract, said iron and also marks the POINT OF BEGINNING of the herein described 6.268 acre tract;

THENCE: Along curve to the left which has a radius of 150.00 feet, a central angle of 08 degrees 11 minutes 20 seconds, a chord bearing and distance of N 74 degrees 57 minutes 42 seconds E, 21.42 feet to a found 1/2 inch iron rod at the point of reverse curvature of a curve to the right;

THENCE: Along the northeastern line of said Lot 7 and said curve to the right, having a central angle of 82 degrees 01 minutes 49 seconds, a radius of 151.48 feet, an arc length of 216.87 feet and having a chord bearing and distance of S 68 degrees 07 minutes 02 seconds E, 198.82 feet to a found 1/2 inch iron rod at the point of tangency of the herein described curve.

THENCE: S 27 degrees 06 minutes 05 seconds E, 204.53 feet, along the northeastern line of said Lot 7, to a found 1/2 inch iron rod at the eastern corner of this tract;

THENCE: S 36 degrees 47 minutes 30 seconds W, 503.91 feet, along the eastern line of said Lot 7 and the western line of the remaining portion of Lot 4, Block 1, N.C.B. 14795, Dinerstein Subdivision (Plat Ref: Volume 8700, Page 3, Deed and Plat Records) to a found 1/2 inch iron rod at the southern corner of this tract; said iron rod also being on the northern line of said Lot 2, Block 1, UNIVERSITY ESTATES SUBDIVISION, UNIT 14 (Plat Reference: Volume 7000, Page 190);

THENCE: N 45 degrees 16 minutes 11 seconds W, 400.12 feet, along the northern line of said Lot 2, Block 1, to a set 1/2 inch iron rod and cap "MBC" at an angle point;

THENCE: N 45 degrees 13 minutes 00 seconds W, 412.82 feet, along the northern line of said Lot 2, Block 1, to a set 1/2 inch iron rod and cap "MBC" in the southeast right-of-way line of Bluemel Road;

THENCE: Along the southeast right-of-way line of said Bluemel Road, N 41 degrees 23 minutes 45 seconds E, 145.43 feet to a set 1/2 inch iron rod and cap "MBC"

THENCE: S 45 degrees 13 minutes 00 seconds E, 166.88 feet (Measured) (167.00 feet record) to a set 1/2 inch iron rod and cap "MBC" in the south right-of-way line of said Bluemel Road;

THENCE: S 38 degrees 52 minutes 35 seconds E, 90.55 feet to a set 1/2 inch iron rod and cap "MBC"

THENCE: S 83 degrees 52 minutes 35 seconds E, 70.43 feet to a set 1/2 inch iron rod and cap "MBC";

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EXHIBIT A
(Continued)

THENCE: N 69 degrees 13 minutes 38 seconds E, 108.75 feet to a set 1/2 inch iron rod and cap "MBC"

THENCE: S 41 degrees 52 minutes 29 seconds E, 68.62 feet to a set 1/2 inch iron rod and cap "MBC";

THENCE: N 44 degrees 47 minutes 00 seconds E, 73.35 feet to a set 1/2 inch iron rod and cap "MBC";

THENCE: S 89 degrees 43 minutes 49 seconds E, 40.68 feet to a set 1/2 inch iron rod and cap "MBC";

THENCE: N 00 degrees 16 minutes 11 seconds W, 128.88 feet to the POINT OF BEGINNING of the herein described 6.268 acre tract.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

EXHIBIT B

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PERMITTED EXCEPTIONS

[SEE ATTACHED]

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1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
2. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.
3. Visible or apparent easement(s) and/or rights of way on, over, under or across the Land.
4. A 30 foot building setback line along the Northwest property line as set forth on the recorded plat and dedication recorded in Volume 9503, Page 210, Deed and Plat Records of Bexar County, Texas.
5. Electric Easement 13 feet along the Northwest property line as shown on the recorded plat and dedication recorded in Volume 9503, Page 210, Deed and Plat Records of Bexar County, Texas.
6. Drainage Easement along the Southwesterly property line as shown on the recorded plat and dedication recorded in Volume 8700, Page 31 and Volume 9503, Page 210, Deed and Plat Records of Bexar County, Texas.
7. Private Right-of-Way and Utility Easement recorded in Volume 1643, Page 431 as affected by Volume 6768, Page 254, Real Property Records, Bexar County, Texas and as set out in Map or Plat recorded in Volume 9503, Page 210 Deed and Plat Records of Bexar County, Texas.
8. Underground electric transmission and distribution line recorded in Volume 3070, Page 1860, Real Property Records, Bexar County, Texas.
9. Easement to KBL Cablesystems of the Southwest, Inc., D/B/A Paragon Cable recorded in Volume 5040, Page 1534, Real Property Records, Bexar County, Texas.
10. Terms, Conditions, and Stipulations of Easement and Memorandum Agreement by and between FSF Mission Station Associates, L.P. and Paragon Communications recorded in Volume 8135, Page 1659, Real Property Records, Bexar County, Texas.
11. Sanitary Sewer Easement 42 feet along the Southeasterly property line as shown on the recorded plat and dedication recorded in Volume 9503, Page 210, Deed and Plat Records of Bexar County, Texas.
12. Terms, conditions and provisions, as set out in Memorandum of Agreement, by and between, 4400 Bluemel LLC and Time Warner Cable San Antonio, LP, recorded in Volume 13413, Page 1037, Real Property Records, Bexar County, Texas.
13. Easement(s), as provided thereing, granted to 9001 Wurzbach Road, LLC, recorded in Volume 18287, Page 138, Real Property Records, Bexar County, Texas.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210154688
Recorded Date: June 07, 2021
Recorded Time: 4:43 PM
Total Pages: 8
Total Fees: \$50.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 6/7/2021 4:43 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

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CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT

[Non-material correction pursuant to §5.028, Texas Property Code, where the parties to the recorded original instrument have not signed the correction affidavit (instrument)]

Date: January 23, 2025
GF No: 4000412101354
Title Company: Alamo Title Company
Affiant: Joseph P. Gimblet

Description of Original Instrument (include name of instrument, date, parties and recording information):

General Warranty Deed dated by and between **BLUEMEL LAND, LLC**, a Delaware limited liability company, as Grantor, and **MED CENTER VENTURE, LLC**, a Texas limited liability company, as Grantee. Filed for record on June 07, 2021, under County Clerk Document Number 20210154688, real property records of Bexar County, Texas.

Affiant on oath swears that the following statements are true and within the personal knowledge of Affiant:

1. My full legal name is Joseph P. Gimblet, and I am over the age of eighteen (18) years and am otherwise competent to make this Correction Affidavit.
2. I am employed as an Escrow Officer of Alamo Title Company.
3. I am making this Affidavit as a correction instrument pursuant to §5.028 of the Texas Property Code, with regard to the following clerical error in the Original Instrument (describe error below):

Page 4 of the recorded document mentioned above, within the legal description has a typographical error. The New City Block shows 14195 and it should be shown as 14795. The purpose of this affidavit is solely to correct that typographical error.

4. The Original Instrument should correctly read as follows with respect to the clerical error described above, this being a non-material change to the Original Instrument (Insert corrected language below):

A 6.268 Acres (273,016 Square Feet) of land, situated in the city of San Antonio, Bexar County, Texas out of Lot 7, Block 1, New City Block 14795, Northhampton at the Gatsby, (Plat Ref: Volume 9503, Page 210, Deed and Plat records, Bexar County, Texas)

5. I have given notice of this correction of the Original instrument by sending a copy of this Correction Affidavit by mail to each party to the Original Instrument, in accordance with §5.028 (d) (2) of the Texas Property Code.

AFFIANT:



Joseph P. Gimblet

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STATE OF TEXAS §

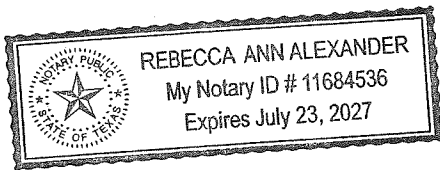
COUNTY OF BEXAR §

SWORN TO AND SUBSCRIBED before me on this 23rd day of January, 2025, by Joseph P. Gimblet,
to verify which witness my hand and seal of office.

My Commission Expires:

Rebecca Alexander
Notary Public, State of Texas

Notary Name Printed: _____



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20250012014
Recorded Date: January 23, 2025
Recorded Time: 12:39 PM
Total Pages: 3
Total Fees: \$29.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/23/2025 12:39 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk