

Z-2023-10700180 S

SPECIAL WARRANTY DEED

BY LCP SAN ANTONIO INVESTMENT GROUP, LLC, a Delaware limited liability company ("Grantor"), having an address of 225 Water Street, Suite A-125, Plymouth, Massachusetts 02360, for consideration paid and in full consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does now GRANT, BARGAIN, SELL and CONVEY, unto SAHY JM REAL ESTATE, LLC, a Texas limited liability company ("Grantee"), having an address of 900 Concord Place Drive, San Antonio, Texas 78216, all of that certain lot, tract or parcel of land situated in San Antonio, Bexar County, Texas and being more particularly described on Exhibit A attached to this Special Warranty Deed and made a part hereof.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interest thereon or in anywise appertaining solely thereto (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements, and interests being collectively referred to below as the "Property")

This conveyance is made subject to the matters listed on Exhibit B attached to this Special Warranty Deed and incorporated in this Special Warranty Deed by reference for all purposes ("Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does now bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Encumbrances unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part of the Property by, though or under Grantor, but not otherwise.

Payment of the ad valorem taxes and special assessments for the calendar year 2019 having been paid in full. The ad valorem taxes and special assessments for calendar year 2020 for the Property have been prorated as of closing.

Chicago Title NBU Houston

CF # 4715002760 C

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IN WITNESS WHEREOF, said Grantor has caused this deed to be signed, acknowledged, and delivered on its behalf by the undersigned as of the 15<sup>th</sup> day of October, 2020.

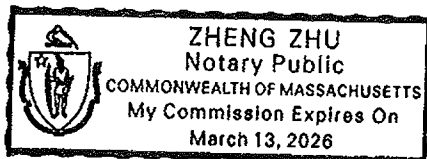
BV LCP SAN ANTONIO INVESTMENT  
GROUP, LLC

By: BVL Hospitality Holding Company,  
LLC, its sole member

By: [Signature]  
Name: Glenn Gistis  
Its: Chief Financial Officer

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF PLYMOUTH

On this 28<sup>th</sup> day of September, 2020, before me, the undersigned notary public, personally appeared Glenn Gistis, Chief Financial Officer of BVL Hospitality Holding Company, LLC, a Delaware limited liability company, the sole Member of BV LCP San Antonio Investment Group, LLC, a Delaware limited liability company, proved to me through satisfactory evidence of identification, which was by personal knowledge, to be the person whose name is named on the within document, and acknowledge to me that he signed it voluntarily for its stated purpose.



[Signature]  
Notary Public, Commonwealth of Massachusetts  
Print Name: ZHENG ZHU  
My commission expires: March 13, 2026

Notary Seal:

Signature page to Special Warranty Deed – San Antonio  
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EXHIBIT A  
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION  
TRACT I

STATE OF TEXAS  
COUNTY OF BEXAR

FIELDNOTE DESCRIPTION of a 2.500 acre tract of land situated in the corporate limits of the City of San Antonio, Bexar County, Texas and being a portion of Lot 2, Block 1, New City Block 15829, SKIPPER SUBDIVISION, UNIT 1, as shown by plat recorded in Volume 9533, Page 186, Bexar County Deed and Plat Records, and being all that same land conveyed unto Texas San Antonio Hotel Realty, LLC, by Special Warranty Deed executed April 9, 2007 and recorded in Volume 12802, Page 1905, Bexar County Real Property Records, in all said 2.500 acre tract being more particularly described as follows:

BEGINNING at a MAG nail found with washer stamped "MLS Co., RPLS 4612" on the west right of way line of Jones-Maltsberger Road (a 120 foot wide public right of way) at the southeast corner of said Lot 2, for the southeast corner and POINT OF BEGINNING of this tract,

THENCE, North 89° 55' 20" West, 275.33 feet to a 1/2" iron rod found on the east right of way line of Skipper Drive (a 60.00 foot wide public right of way), at the southwest corner of said Lot 2, for the southwest corner of this tract,

THENCE, along said east right of way line, North 00° 02' 03" East, 507.74 feet to a 1/2" iron rod found at the beginning of a tangent curve to the right having a radius of 25.00 feet and a chord bearing and distance of North 45° 03' 22" East, 35.37 feet,

THENCE, northeasterly with the arc of said curve, through a central angle of 90° 02' 37", an arc distance of 39.29 feet to a P.K. nail found set in concrete on the south right of way line of Oblate Drive (an 80.00 foot wide public right of way),

THENCE, along said south right of way line, South 89° 55' 20" East, 27.81 feet to a 1/2" iron rod found at the northwest corner of Lot 3, Block 1, SKIPPER SUBDIVISION, UNIT 2, as shown by plat recorded in Volume 9533, Page 210, Bexar County Deed and Plat Records, for an exterior corner of this tract,

THENCE, South 00° 02' 03" West, 184.51 feet to a 1/2" iron rod found at the southwest corner of said Lot 3 and South 89° 55' 20" East, 230.76 feet to a 1/2" iron rod found on the west right of way line of said Jones-Maltsberger Road at the southeast corner of said Lot 3, for an exterior corner of this tract,

THENCE, along said west right of way line, South 01° 06' 15" East, 259.34 feet to a 1/2" iron rod found with orange plastic cap marked "MLS Co, RPLS 4612" at an angle point and South 08°36' 50" West, 89.96 feet to the POINT OF BEGINNING.

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CONTAINING in all, 2.500 acres or 108,904 square feet of land, more or less.

TRACT II

A non-exclusive and permanent easement for unrestricted vehicular access over and across Lot 3, Block 1, New City Block 15829, SKIPPER SUBDIVISION, UNIT 2, in the City of San Antonio, Bexar County, Texas according to plat thereof, recorded in Volume 9533, Page 210, Deed and Plat Records of Bexar County, Texas as created by Cross-Access Easement Agreement recorded in Volume 6643, Page 1355, Real Property Records of Bexar County.

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**EXHIBIT B**  
**TO**  
**SPECIAL WARRANTY DEED**

1. Volume 6432, Page 637, Real Property Records, Bexar County, Texas; Volume 9533, Page 186, Deed and Plat Records, Bexar County, Texas.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:
  - 14' electric, telephone and cable television easement;
  - Variable width drainage easement;
  - 15' sanitary sewer easement;
  - 25' building setback; and
  - Inundation easement.Affects: As depicted thereon.  
Recording No: Volume 9533, Page 186, Deed and Plat Records, Bexar County, Texas.
3. Easement for Highway Purposes for a channel or drainage easement, recorded in Volume 5799, Page 109 Deed Records of Bexar County, Texas.
4. Sanitary Sewer Easement Agreement, recorded in Volume 6643, Page 1331, Real Property Records of Bexar County, Texas.
5. Cross-Access Easement Agreement, recorded in Volume 6643, Page 1355, Real Property Records of Bexar County, Texas.
6. Memorandum of Building and Rooftop Lease Agreement, recorded February 5, 2004 in Volume 10557, Page 649, 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:** 20200237815  
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**\*\* 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: 10/6/2020 2:48 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk