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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

That RSB VENTURES, LTD., a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by CAYDON HOUSTON PROPERTY LP, a Delaware limited partnership ("Grantee"), whose mailing address is 79 Madison Avenue, New York, New York 10016, the receipt and sufficiency of which consideration are hereby acknowledged, has SOLD, GRANTED and CONVEYED, and by these presents does hereby SELL, GRANT and CONVEY, unto Grantee all that certain tract or parcel of land located in Harris County, Texas, described in Exhibit A attached hereto and incorporated herein, together with all improvements located thereon, all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto, any and all right to the use of water, wastewater, wastewater capacity, drainage, or other utility facilities to the extent the same pertain to or benefit the land or improvements, including without limitation, all reservations thereof or commitments covering any such use in the future, any and all rights to oil, gas and other minerals relating to the land, and all right, title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such land (the "Property").

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This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in Exhibit B attached hereto and incorporated herein to the extent that the same are valid and subsisting and affect the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors and assigns, forever; subject to the Permitted Exceptions, and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its 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, subject to the Permitted Exceptions.

EXECUTED effective as of the 15th day of December, 2016.

[Signature Page Follows.]

RP-2016-564450

Signature Page to Special Warranty Deed

GRANTOR:

RSB VENTURES, LTD.,
a Texas limited partnership

By: Chai, L.L.C.,
a Texas limited liability company,
its General Partner

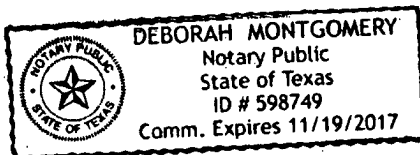
By: *Diana B. Brockman* *President*
Name: Diana B. Brockman
Title: President

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 15th day of December, 2016, by Diana B. Brockman *President* of Chai, L.L.C., a Texas limited liability company, General Partner of RSB Ventures, Ltd., a Texas limited partnership, on behalf of said company and partnership.

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Deborah Montgomery
Notary Public in and for the State of Texas

Printed or Typed Name of Notary

My Commission Expires: _____

After Recording, Return to:

Munsch Hardt Kopf & Harr, P.C.
700 Milam Street, Suite 2700
Houston, Texas 77002
Attention: Mark S. Biskamp, Esq.

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Exhibit A

Legal Description

A TRACT OR PARCEL OF LAND CONTAINING 1.1386 ACRES OR 49,598 SQUARE FEET, BEING ALL OF LOTS 1 THROUGH 10, BLOCK 4 OF THE TEXAS SAVINGS AND REAL ESTATE INVESTMENT ASSOCIATIONS ADDITION, AS RECORDED IN VOLUME 41, PAGE 102 OF THE HARRIS COUNTY DEED RECORDS, AS CONVEYED TO RSB VENTURES, LTD, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. Y473861, SITUATED IN THE OBEDIANCE SMITH SURVEY, ABSTRACT NO. 696, HARRIS COUNTY, TEXAS, WITH SAID 1.1386 ACRE TRACT DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD83), AND THE CITY OF HOUSTON DOWNTOWN CENTERLINE REFERENCE ROD SYSTEM REVITALIZATION LINES.

COMMENCING AT A MAG NAIL SET MARKING THE INTERSECTION OF THE CENTERLINES OF TUAM STREET, AND FANNIN STREET, AS ESTABLISHED BY THE HOUSTON DOWNTOWN CENTERLINE ROD SYSTEM, ADOPTED PER MINUTES OF CITY COUNCIL, JULY 11, 1868, AND THE CITY OF HOUSTON DOWNTOWN REFERENCE ROD SYSTEM REVITALIZATION LINES, GFS NO. N-0645-04-03;

THENCE, ALONG THE CENTERLINE OF SAID FANNIN STREET, NORTH 32 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 34.50 FEET TO A POINT;

THENCE, NORTH 57 DEGREES 08 MINUTES 00 SECONDS WEST, OVER AND ACROSS SAID FANNIN STREET, A DISTANCE OF 40.00 FEET TO AN "X" CUT SET IN CONCRETE MARKING THE EASTERLY CORNER OF SAID BLOCK 4, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, BEING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID FANNIN STREET, AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TUAM STREET, AS SHOWN ON CITY OF HOUSTON SKETCH NO'S 52-23-5A-S, AND 52-23-6-S;

THENCE, NORTH 57 DEGREES 08 MINUTES 23 SECONDS WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TUAM STREET, A DISTANCE OF 247.99 FEET (CALLED 250.00) TO AN "X" CUT SET IN CONCRETE MARKING THE WESTERLY CORNER OF LOT 5, AND THE HEREIN DESCRIBED TRACT, BEING THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TUAM STREET, AND THE RECOGNIZED SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET (VARYING WIDTH R.O.W.), PER CITY OF HOUSTON SKETCHES 52-33-1A-S, 52-23-45, 52-31-3A-S, 52-31-B-S, AND 52-31-3-S;

THENCE, NORTH 32 DEGREES 52 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 200.00 FEET TO AN "X" CUT SET IN CONCRETE FOR THE NORTHERLY CORNER OF LOT 8, AND THE HEREIN DESCRIBED TRACT, BEING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET, AND THE

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SOUTHWESTERLY RIGHT-OF-WAY LINE OF DREW STREET (CALLED 50' R.O.W.), AS SHOWN ON CITY OF HOUSTON SKETCH NO'S 52-23-5A-S, 52-23-3A-S;

THENCE, SOUTH 57 DEGREES 08 MINUTES 23 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF THE HEREIN DESCRIBED TRACT, AND SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID DREW STREET, A DISTANCE OF 247.99 FEET (CALLED 250.00) TO A CAPPED 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET FOR THE EASTERLY CORNER OF LOT 4, AND THE HEREIN DESCRIBED TRACT, BEING THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID DREW STREET, AND NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID FANNIN STREET;

THENCE, SOUTH 32 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID FANNIN STREET, PARALLEL TO AND 1.74 FEET NORTHWESTERLY OF THE PLATTED EAST LINE OF SAID BLOCK 4, A DISTANCE OF 200.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.1386 ACRES OR 49,598 SQUARE FEET OF LAND, AS SHOWN ON SURVEY, JOB NO. 51869-1.1386AC, PREPARED BY WINDROSE LAND SERVICES, INC.

Exhibit B

Permitted Exceptions

1. Motion by the City of Houston, which established building line along the western property line.

Recording No.: Harris County Clerk's File No. G189860

2. The following matters as shown on that certain ALTA/NSPS Land Title Survey dated 02/23/16, by Mike Kurkowski, R.P.L.S. No. 5101 of Windrose Land Services as Job No. 51869:
 - a. Power poles located throughout the subject property.
 - b. Platted R.O.W. line of Tuam (Vol 41, Pg. 102, H.C.D.R.) along the southwesterly property line.
 - c. Encroachment of curbing planters and trees along the easterly property line.
 - d. Electric box along the north property line.
3. 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 of Harris County, Texas.
4. Motion by the City of Houston, which adjusted the southern property line.

Recording No.: Harris County Clerk's File No. G189861

Fidelity NATIONAL TITLE *Ret*
1400 Post Oak Blvd
Suite # 740
Houston TEXAS 77056
Attn DEBORAH MONTGOMERY

FILED FOR RECORD

12:35:24 PM

Friday, December 16, 2016

Stan Stewart

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Friday, December 16, 2016



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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