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Your Social Security Number or your Driver's License Number.

1013560-RP

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 §
COUNTY OF WEBB §

Effective Date: December 13, 2006

Grantor: Calk Family Limited Partnership No. 1

Grantor's Mailing
Address: 1138 Hillslope Place
 Los Altos, California 94024

Grantee: 4V Holdings, Ltd.,
 a Texas limited partnership

Grantee's Mailing
Address: 5810 San Bernardo, Suite 400
 Laredo, Texas 78041

Consideration:

The sum of Ten and No/100 Dollars (\$10.00) and other good and valuable cash consideration in hand paid by Grantee to Grantors, together with a promissory note (the "Note") of even date herewith executed by Grantee and payable to the order of International Bank of Commerce ("Lender") in the original principal amount of \$2,220,480.00. The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first lien deed of trust of even date herewith from Grantee to Sergio A. Gonzalez, Trustee.

Property (including any improvements):

The SURFACE AND SURFACE ESTATE ONLY of 117.78 acres of land, more or less, located in Webb County, Texas, and more particularly described in Exhibit A attached hereto and made a part hereof (the "Property"). All oil, gas and other minerals in, on and under the Property are excepted from this transaction and shall not be conveyed to Grantee.

This conveyance is made and accepted subject to those easements, restrictions, reservations and other matters described in Exhibit B attached hereto and made a part hereof to the extent same are valid and enforceable and pertain to the Property.

Grantor, for the consideration and subject to the reservations from and exceptions to the conveyance and warranty set forth herein, has GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY to Grantee the Property, together with all and singular the improvements located thereon. TO HAVE AND TO HOLD the Property to Grantee, Grantee's heirs, executors, administrators, legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty set forth above, by through and under Grantor but not otherwise.

The vendor's lien against and superior title to the Property are retained until the above-described Note is fully paid according to its terms, at which time this Deed will become absolute. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

Unpaid ad valorem taxes and assessments pertaining to the Property have been prorated between Grantor and Grantee and are hereby assumed by Grantee.

It is agreed that the Property conveyed by this Deed to Grantee shall also be subject to the following covenants, conditions, and restrictions:

1. The Property shall be used only for the following described single and multifamily residential uses and light commercial uses: (a) uses under the Residential District zoning classes (R-1 and R-O inclusive) as defined in the City of Laredo "Land Use Charts" dated November 22, 1993 and (b) uses under Non-Residential zoning classes B-1, B-1R, CBD and B-3 as defined in the City of Laredo "Land Use Charts" dated November 22, 1993.
2. It is agreed that only those uses described above in paragraph 1 are permitted uses on the Property and all other uses (such as those uses defined by the City of Laredo on zoning classes B-4, M-1, M-2 and MXD) are not permitted.

The foregoing covenants, conditions, and restrictions shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in the Property or any part thereof, and their heirs successors, legal representatives and assigns. It is agreed that these covenants, conditions, and restrictions may be enforced by Grantor or by any other owner of any part of that certain 1769.24 acres of land out of Porcion Thirty-Four (34) Survey 2386, Porcion Thirty-Five (35) Survey 2149, and Porcion Thirty-Six (36) as per Volume 550, Pages 289-311 of the Deed Records of Webb County, Texas, and as shown on drawing dated September 21, 1974, and prepared by C.V. Howland, Jr. Registered Public Surveyor. It is agreed that the covenants and restrictions set out above only apply to the 117.78 acres hereby conveyed to Grantee and do not apply to any properties being retained by Grantor. Grantee acknowledges that Grantor owns property located near the Property hereby conveyed and that Grantor would not have conveyed the Property to Grantee without imposing the above described conditions, covenants, and restrictions on the Property.

Wherever the context of this Deed so requires, the singular shall include the plural, the plural shall include the singular and any gender shall include all other genders.

GRANTOR:

Calk Family Limited Partnership No. 1,
a Texas limited partnership

By: Calk L.L.C. No. 1,
a Texas limited liability company
General Partner

By: Elaine W. Calk
Elaine W. Calk, President

GRANTEE:

4V Holdings, Ltd.,
a Texas limited partnership

By: 4V Administration, LLC
a Texas limited liability company

By: Richard M. Hachar
Richard M. Hachar, Manager

STATE OF CALIFORNIA §
 Santa Clara §
COUNTY OF ~~SAN MATEO~~ §

This instrument was acknowledged before me on this 12th day of December, 2006, by Elaine W. Calk, President of Calk L.L.C. No. 1, a Texas limited liability company and the general partner of Calk Family Limited Partnership No. 1, a Texas limited partnership, and in the capacity therein stated.



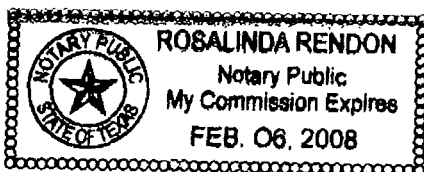
Elizabeth Mendoza
Notary Public, State of California

Elizabeth Mendoza
(Printed or Stamped Name of Notary)

My Commission Expires: *April 30, 2008*

STATE OF TEXAS §
 §
COUNTY OF WEBB §

This instrument was acknowledged before me on this 13 day of December, 2006, by Richard M. Hachar, Manager of 4V Administration, LLC, the general partner of 4V Holdings, Ltd., and in the capacity therein stated.



Rosalinda Rendon
Notary Public, State of Texas

Rosalinda Rendon
(Printed or Stamped Name of Notary)

My Commission Expires: *02/06/08*

Howland Surveying Co., Inc., dba
HOWLAND ENGINEERING AND SURVEYING CO.
 Oil & Gas Locations • Surveying • Land Development • Civil Design
 Foundations • Geotechnical • Construction Materials Testing • Environmental



Legal Description
 Tract A out of Tract X ~ 117.78 Acre Tract

A Tract of Land Containing 117.78 acres (\$,130,519 SF), more or less, situated in J.&H. Wormser, Original Grantee, Survey 2386, Abstract 3264 and Jose M. Dias, Original Grantee, Porcion 35, Abstract 346, Webb County, Texas. Being out of that certain 1,769.24 acre tract of land known as the Wormser Ranch, formerly owned by George T. McNary and wife, Myrice Wright McNary and Elaine Wright Calk, Recorded in Volume 550, Pages 289-311, Deed Records Webb County, Texas. This 117.78 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a set $\frac{1}{2}$ " iron rod being on the east boundary line of a 50.00 acre tract owned by Laredo Four Wind, Ltd. as per deed recorded in volume 128, pages 691-699 of the Webb County Deed Records, Texas, which bears from a found $\frac{1}{4}$ " iron rod being the most northeast corner of Lot 9, Block 7 also being the northeast corner of said Castro Vientos Subdivision, Phase I, N $00^{\circ}35'44''$ W, along the east boundary line of said 50.00 acre tract, a distance of 751.63 feet to the most westerly southwest corner hereof and the **TRUE OF BEGINNING**;

THENCE, N $00^{\circ}35'44''$ W, continuing along said 50.00 acre tract easterly boundary line and a 70.0 acre tract owned by 4V Holdings, Ltd. as per deed recorded in volume 1648, pages 789-797 of the Webb County Deed Records, Texas, a distance of 1445.83 FEET to a set $\frac{1}{4}$ " iron rod being on a south boundary line of a 47.98 acre tract owned by Wyers Family Trust as per deed recorded in volume 1565, pages 228-243 of the Webb County Deed Records, Texas same point also being on the aforementioned 1769.24 acre Wormser Ranch interior boundary line, for an exterior corner hereof;

THENCE, N $89^{\circ}24'15''$ E, along said Wormser Ranch boundary line, a distance of 383.16 FEET to a found $\frac{1}{4}$ " iron rod being an interior corner of said Wormser Ranch, for an interior corner hereof;

THENCE, N $00^{\circ}02'36''$ E, continuing along said Wormser Ranch, a distance of 659.10 FEET to a set $\frac{1}{4}$ " iron, for an exterior corner hereof;

THENCE, S $71^{\circ}53'01''$ E, a distance of 297.53 FEET to a set $\frac{1}{4}$ " iron rod, for a corner clip hereof;

THENCE, S $25^{\circ}22'25''$ E, a distance of 46.22 FEET to a set $\frac{1}{4}$ " iron rod, for a corner clip being on a curve having a radius of 5929.40 feet, a chord of S $14^{\circ}03'45''$ W-875.97 feet;

THENCE, along said curve left an arc length of 876.77 FEET to a set $\frac{1}{4}$ " iron rod being a non-tangent interior corner hereof;

THENCE, S $72^{\circ}29'20''$ E, a distance of 1396.20 FEET to a set $\frac{1}{4}$ " iron rod, for an interior corner hereof;

THENCE, N $20^{\circ}05'08''$ E, a distance of 2588.79 FEET to a set $\frac{1}{4}$ " iron rod being on the south right of way line of Wormser Road (which runs between said 1769.24 acre tract), for the most northerly northwest corner hereof;

THENCE, S $60^{\circ}21'46''$ E, along the south right of way line of Wormser Road, a distance of 1049.16 FEET to a set $\frac{1}{4}$ " iron rod, for the northeast corner hereof;

EXHIBIT A
 (PAGE 1 OF 2)

7815 N. Bartlett Avenue • P.O. Box 451128 • Laredo, Texas 78041-8888
 Telephone: (956) 722-4411 • Facsimile: (956) 722-5414 • E-Mail: howland@netscorp.net

Howland Surveying Co., Inc., dba
HOWLAND ENGINEERING AND SURVEYING CO.
Oil & Gas Locations * Surveying * Land Development * Civil Design
Foundations * Geotechnical * Construction Materials Testing * Environmental



THENCE, S 20°05'08" W, a distance of 2828.93 FEET to a set 1/2" iron rod, for the southeast corner hereof;

THENCE, N 89°10'25" W, a distance of 1521.45 FEET to a set 1/2" iron rod, for a deflection point left;

THENCE, S 89°45'58" W, a distance of 1119.77 FEET to the point of beginning for this 117.78 acre tract of land, more or less.

EXHIBIT A
(PAGE 2 OF 2)

7815 N. Bartlett Avenue * P.O. Box 451128 * Laredo, Texas 78041-8998
Telephone: (956) 722-4411 * Facsimile: (956) 722-5414 * E-Mail: howland@nstacorp.net

EXHIBIT B

1. Rights of parties in possession.
2. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.
3. All oil, gas and other minerals together with the right to develop the same is hereby excepted from this conveyance.
4. Mineral Deed dated September 22, 1944, executed by Julius Wormser, et al, to Joseph F. Bollack, et al, recorded in Volume 181, Page 344, Webb County Deed Records.
5. Mineral reservation set out in Deed dated October 24, 1958, executed by Pauline Wormser et al, to L.A. Wright and recorded in Volume 267, Pages 195-202, Webb County Deed Records.
6. Royalty interest reserved in Deed of Exchange dated January 6, 1975, executed by L. A. Wright, et al, and recorded in Volume 476, Pages 398-413, Webb County Deed Records.
7. Royalty Interest reserved in Deed dated December 15, 1980, executed by Myrlee W. Walker to Sally Walker Wright and recorded in Volume 645, Pages 80-82, Webb County Official Public Records.
8. Mineral Deed dated March 12, 1992, executed by Sally W. Wright to Sally Hosea and recorded in Volume 16, Pages 176-177, Webb County Official Public Records.
9. Stipulation of Mineral Interest and Conveyance dated November 1, 1992, executed by Elaine Wright Calk, et al, as Grantors, recorded in Volume 83, Pages 20-26, Webb County Official Public Records.
10. Oil, Gas and Mineral Lease dated April 23, 1980, executed by Myrlee Wright McNary, et al to Mobil Producing Texas & New Mexico, Inc., recorded in Volume 620, Pages 219-222, Webb County Deed Records.
11. Oil & Gas Lease dated September 3, 1981, executed by Sally Walker Wright & Elaine Wright Calk, to Barranca Oil and Gas Co., recorded in Volume 671, Pages 268-279, Webb County Deed Records.
12. Designation of Gas Unit dated March 18, 1982, executed by Ramsay Corporation, recorded in Volume 698, Page 511, Webb County Deed Records.
13. Designation of Gas Unit dated July 5, 1978, and recorded in Volume 564, Page 279, Webb County Deed Records.
14. Unit Declaration dated June 23, 1997, executed by Chevron USA Productions Company, recorded in Volume 523, Page 302, and amendment recorded in Volume 615, Page 765, Webb County Official Public Records.

15. Oil & Gas Lease dated August 22, 1988, executed by Myrlee Wright Walker, et al to Enron Oil and Gas Company, recorded in Volume 1323, Pages 436-444, Webb County Deed Records.
16. Oil and Gas Lease dated November 3, 1977, executed by George T. McNary, et al to Frank D. Matthews, recorded in Volume 550, Pages 289-311, Webb County Deed Records.
17. Memorandum of Oil and Gas Lease dated November 3, 1994, executed by Elaine Wright Calk to Enron Oil and Gas Company, recorded in Volume 269, Page 421, Webb County Official Public Records.
18. Memorandum of Oil and Gas Lease dated May 1, 1999, executed by Elaine Wright Calk to Dynamic Production, Inc., recorded in Volume 776, Pages 310-318, Webb County Official Public Records.
19. Easement and Right of Way dated November 23, 1990, executed by Elaine Wright Calk, et al to Central Power and Light, recorded in Volume 1459, Pages 869-875, Webb County Real Property Records.
20. Pipeline Easement dated March 31, 1976, executed by George T. McNary, et al, to Delhi Gas Pipeline Corporation recorded in Volume 511, Pages 200-204 of the Deed Records of Webb County, Texas.
21. Pipeline Easement Agreement dated April 28, 1980, executed by Sally Walker Wright, et al, to Delhi Gas Pipeline Corporation, recorded in Volume 622, Pages 114-120 of the Deed Records of Webb County, Texas.
22. Pipeline Easement and Right of Way dated September 23, 1982, executed by Sally Walker Wright, et al, to Delhi Gas Pipeline Corporation and recorded in Volume 1418, Pages 440-446 of the Deed Records of Webb County, Texas.
23. Easement and Right of Way dated October 11, 1985, executed by Sally W. Wright, et al to Central Power and Light Company, recorded in Volume 1140, Page 187-188, Webb County Real Property Records.
24. Pipeline easement dated October 29, 1976, executed by George T. McNary, et al to H.B. Zachry Company, recorded in Volume 526, Pages 1050-64, Webb County Deed Records.
25. Pipeline Easement and Right of Way dated August 15, 1994, executed by Lewis Calk, et al to Dynamic Production, Inc., recorded in Volume 244, Pages 468-476, and in Volume 244, Pages 477-485, Webb County Official Public Records.
26. Right of Way Agreement dated July 14, 1975, executed by Myrlee Wright McNary, et al to Webco Pipeline Company, recorded in Volume 1275, Pages 699-703, Webb County Real Property Records.

27. Easement set out in Deed dated December 16, 1994, executed by Lewis Calk, et al to Walker 9A, Inc., recorded in Volume 278, Pages 203-209, Webb County Official Public Records.
28. Easement and Right of Way dated June 29, 1983, executed by Elaine Wright Calk, et al to Central Power and Light Co., recorded in Volume 1035, Pages 297-298, Webb County Real Property Records.
29. Easement and Right of Way dated February 2, 1986, executed by Sally W. Wright, et al to United Texas Transmission Company, recorded in Volume 1170, Pages 219-221, Webb County Real Property Records.
30. Right of Way Agreement dated January 18, 1992, executed by Lewis Calk, et al to Valero Transmission, L.P., recorded in Volume 53, Pages 666-670, Webb County Official Public Records.
31. Easement dated August 5, 1982, executed by Dr. L. A. Wright to Laredo Water Works System, recorded in Volume 249, Pages 327-329, Webb County Official Public Records.
32. Right of Way Agreement dated August 16, 1994, executed by Lewis C. Calk, et al to Dynamic Productions, Inc., recorded in Volume 244, Pages 449-458, Pages 468-476 and Pages 477-485, Webb County Official Public Records.
33. Delhi Surface Site Easement as set out in Volume 260, Page 402, Webb County Official Public Records.
34. Subject to terms and conditions of unrecorded Grazing Lease Agreement executed by and between Calk Family Limited Partnership No. 1 and Joe Villarreal.
35. The Property is located in the Webb County Drainage District No. 1.

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G # 1013560-RR

Doc# 947219
Pages 10
12/14/2006 16:50:32 PM
e-Filed & e-Recorded in the
Official Public Records of
WEBB COUNTY
MARGIE RAMIREZ IBARRA
COUNTY CLERK
Fees 48.00

STATE OF TEXAS
COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED ON THE DATE AND AT THE TIME STAMPED
HEREON BY ME AND WAS DULY RECORDED IN THE
VOLUME AND PAGE OF THE OFFICIAL PUBLIC
RECORDS OF WEBB COUNTY AS STAMPED
HEREON BY ME



Margie Ramirez Ibarra
COUNTY CLERK - WEBB COUNTY TEXAS