
GENERAL WARRANTY DEED

STATE OF TEXAS)

COUNTY OF BEXAR)

This General Warranty Deed, made February 3, 2026, by **CRP OIG SAN ANTONIO 410 OWNER, L.P.**, a Delaware limited liability company ("**Grantor**"), having an address c/o Oakmont Industrial Group IV, LLC, 3520 Piedmont Road, Suite 100, Atlanta, Georgia 30305, in favor of **the United States of America and its assigns** ("**Grantee**"), whose street address is 500 12th Street SW, Suite 3000, Washington, D.C., 20536.

WITNESSETH:

That for and in consideration of the sum of Sixty Six Million One Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$66,112,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, and warrant in fee simple, with General Warranty, unto said Grantee, that certain property located in Bexar County, Texas, as is more particularly described on **Exhibit A** attached hereto, together with all rights, title, and interest of Grantor in and to any alleys, streets, ways, strips, or gores abutting or adjoining the land (collectively, the "**Property**"); subject to and with the benefit of all easements, restrictions, agreements, rights of way and reservations of record insofar as the same are now in force and affect the Property.

The acquiring federal agency is the Department of Homeland Security.

TO HAVE AND TO HOLD the Property, together with each and every title, right, privilege, appurtenance and advantage thereunto belonging, or in anywise appertaining, unto and for the use, benefit and behoof of Grantee, its successors and assigns, in fee simple forever.

SUBJECT TO: all reservations in patents; and all easements, rights-of-way, covenants, conditions, and other matters as may appear of record.

And Grantor hereby binds itself and its successors to warrant and defend the title, subject to the matters above set forth.


[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed under seal as of the day and year first hereof, to be effective as of the date first above written.

GRANTOR

**CRP OIG SAN ANTONIO 410 OWNER,
L.P.**, a Delaware limited partnership

By: CRP OIG SAN ANTONIO 410 GP,
L.L.C., a Delaware limited liability company,
its general partner

By: 
Name: Stephen L. Nelsen
Its: Authorized Signatory

STATE OF Georgia)
) ss :
COUNTY OF Fulton)

This instrument was acknowledged before me on January 26, 2026, by Stephen L. Nelsen, the Authorized Signatory of CRP OIG SAN ANTONIO 410 GP, L.L.C., a Delaware limited liability company, on behalf of said limited liability company, as the general partner of the Grantor.

WITNESS my hand and official seal this 20th day of January, 2026.


Notary Public

[Notarial Seal]

My Commission Expires: 12/29/2028

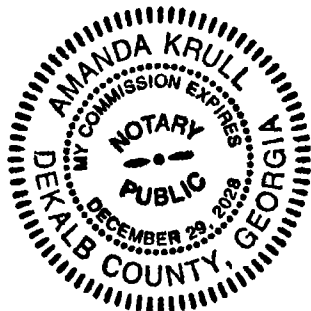


EXHIBIT A

Legal Description of Property

BEGINNING: AT A POINT IN THE EAST R.O.W. LINE OF INTERSTATE HIGHWAY 410 FOR THE NORTHWEST CORNER OF THIS TRACT, SAID POINT BEING THE FOLLOWING COURSES FROM THE I.H. 410-ST. HEDWIG CUT-OFF; SOUTH 475.00 FEET, S 12° 13' 30" W, A DISTANCE OF 613.92 FEET, AND SOUTH 344.31 FEET;

THENCE: N 89° 58' 23" E, A DISTANCE OF 1879.82 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 00° 11' 06" E, A DISTANCE OF 172.77 FEET TO AN ANGLE POINT;

THENCE: SOUTH, A DISTANCE OF 868.52 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID POINT BEING IN THE NORTH R.O.W. LINE OF A 100.00 FOOT DRAINAGE R.O.W. AS RECORDED IN VOLUME 4873, PAGE 587-590 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE: WITH THE NORTH LINE OF SAID DRAINAGE R.O.W. AND THE SOUTH LINE OF THIS TRACT, N 43° 04' 32" W, A DISTANCE OF 166.05 FEET AND N 89° 54' 44" W, A DISTANCE OF 1766.97 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID POINT BEING IN THE EAST R.O.W. LINE OF I.H. 410;

THENCE: NORTH, A DISTANCE OF 916.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.796 ACRES, (1,737,545 SQUARE FEET) OF LAND, MORE OR LESS, IN BEXAR COUNTY, TEXAS.

File Information

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

Document Number: 20260020383
Recorded Date: February 04, 2026
Recorded Time: 3:54 PM
Total Pages: 5
Total Fees: \$37.00

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**** 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: 2/4/2026 3:54 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk