~~File Box 35~~ (JBP)
284126

This Instrument Prepared by:

BOOK 10711 PAGE 552

BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 726-5600

LIMITED WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:
OLYMPIA PROPERTIES LLC, a Washington limited liability company c/o TA Realty Corp. 45 Milk Street, 6th Floor Boston, Massachusetts 02109 Attn: Scott I. Oran	OLYMPIA PROPERTIES LLC, a Washington limited liability company c/o TA Realty Corp. 45 Milk Street, 6th Floor Boston, Massachusetts 02109 Attn: Scott I. Oran
Map & Parcel No.: Parcels 21, 132 and 134, Davidson County Property Map 116-3	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, INSTITUTIONAL REAL ESTATE FUND II, a California limited partnership ("Grantor"), has bargained and sold and does hereby transfer and convey unto OLYMPIA PROPERTIES LLC, a Washington limited liability company ("Grantee"), its successors and assigns, those certain tracts of land located in Davidson County, Tennessee and described as follows (the "Property"):

0377427

RECEIVED FOR REFERENCE

97 DEC -5 PM 3:53

PICK-UP

8181 12/05 0101 03CHECK 54057.00

1.A973350.131/HG/P6557-153/12-02-97/cmt

TAI

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Tract I:

Being a parcel of land in the First Civil District, Thirty-Fourth Councilmanic District, Nashville, Davidson County, Tennessee, located on the Southeasterly margin of Harding Road, also being Lot No. 1 as shown on the recorded subdivision plat of Revision of Lots 1, 2, 4, and 5, of record in Plat Book 4660, Page 59, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the Southeasterly margin of Harding Road, said point being 994 feet more or less from the centerline of Woodmont Boulevard and being the northeast corner of the Richard J. Eskind, . property of record in Book 9093, Page 49, R.O.D.C.

THENCE, with said southeasterly margin of Harding Road

N 45° 30' 00" E, 415.81' to a point in the northeasterly corner of Lot No. 2;

THENCE, with said easterly line of Lot No. 2 of said Revision of Royal Oaks the following calls:

S 44° 30' 29" E, 150.94 feet to a point;

S 31° 10' 23" E, 125.14 feet to a point;

S 41° 48' 00" E, 87.04 feet to a point in the northerly boundary of said Lot No. 2;

THENCE, with said northerly boundary of Lot No. 2, the following calls;

S 48° 11' 31" W, 306.50 feet to a point;

S 37° 48' 00" E, 20.04 feet to a point;

S 48° 11' 31" W, 104.10 feet to a point in the westerly boundary of Richard J. Eskind, et. ux. of record in Book 9093, Page 48, R.O.D.C.

THENCE, with said westerly boundary N 39° 48' 00" W, 361.55' to the point of beginning.

Containing 148,532 square feet or 3.41 acres, more or less.

Tract II:

Being a parcel of land in the First Civil District, Thirty-Fourth Councilmanic District, Nashville, Davidson County, Tennessee, located west of Woodmont Boulevard on the Southeasterly margin of Harding Road, also being Lot No. 4 as shown on the recorded subdivision plat of Revision of Lots 1, 2, 4, and 5, Royal Oaks of record in Plat Book 4660, Page 59, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southeasterly margin of Harding Road, said point being a common corner with Chris C. Pardue property of record in Book 7826, page 977, R.O.D.C., and located 235 feet more or less from the centerline of Woodmont Boulevard;

THENCE, with the westerly property line of Chris C. Pardue,

S 39° 07' 00" E, 200.00 feet to a point in the southwesterly corner of said Pardue Property;

THENCE, with said southerly boundary N 46° 26' 00" E, 42.60 feet to a point in the Northwesterly corner of Lot 5, Revision of Lots 1, 2, 4, and 5, Royal Oaks, of record in Plat Book 4660, Page 59, R.O.D.C.

THENCE, with said common line of Lot No. 5, the following calls:

S 36° 57' 00" E, 83.60 feet to a point;

S 53° 03' 00" W, 10.00 feet to a point;

S 36° 57' 00" E, 66.40 feet to a point in the Northerly boundary of Lot No. 3, Revision of Lots 1, 2, 4, and 5, of record in Plat Book 4660, Page 59, R.O.D.C.

THENCE, with said northerly line of Lot No. 3, S 48°, 12' 00" W, 299.30 feet to a point in the easterly boundary of Lot 2 of said Revision of Royal Oaks;

THENCE, with said easterly boundary of Lot No. 2, the following calls:

S 41° 48' 00" W, 50.73 feet to a point;

S 31° 10' 22" W, 126.72 feet to a point;

S 44° 30' 29" E, 159.08 feet to a point in the southerly margin of Harding Road;

THENCE, with said margin of Harding Road N 45° 30' 00" E,

273.19 feet to the point of beginning;

Containing 96,066 square feet or 2.21 acres, more or less.

Tract III:

Being a parcel of land in the First Civil District, Thirty-Fourth Councilmanic District, Nashville, Davidson County, Tennessee, located on the westerly margin on Woodmont Boulevard, also being Lot No. 5 as shown on the recorded subdivision plat of Revision of Lots 1, 2, 4, and 5, Royal Oaks of record in Plat Book 4660, Page 59, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the Westerly right-of-way of Woodmont Boulevard, said point being S 39° 07' 00" E, 203.30' from the southeasterly margin of Harding Road, said point being the southeast corner of Chris C. Pardue property of record in Book 7826, page 977, R.O.D.C.;

THENCE, with said westerly right-of-way, S 39° 07' 00" E,

78.40 feet to a point in the Northeasterly corner of Lot 3, Royal Oaks of record in Plat Book 4300, Page 201, R.O.D.C.

THENCE, with said northerly line of Lot 3, S 51° 13' 00" W, 173.20 feet to a point, said point being in the easterly line of Lot 4, Revision of Lots 1, 2, 4, and 5, Royal Oaks of record in Plat Book 4660, Page 59, R.O.D.C.;

THENCE, with said easterly line of Lot No. 4 the following calls:

S 36° 57' 00" W, 82.10 feet to a point;

S 53° 03' 00" E, 10.00 feet to a point;

S 36° 57' 00" W, 83.60 feet to a point in the southerly boundary line of said property conveyed to Chris C. Pardue;

THENCE, with said southerly line N 46°, 26' 00" E, 200.00 feet to the point of beginning.

Containing 28,304 square feet or 0.65 acres, more or less.

Tract IV:

Perpetual non-exclusive easement for ingress and egress as set forth in paragraph numbered 1 of Warranty Deed of record in Book 4744, page 370, Register's Office for Davidson County, Tennessee.

Tract V:

Perpetual non-exclusive easement for ingress and egress as set forth in paragraph numbered 2 of Warranty Deed of record in Book 4744, page 370, Register's Office for Davidson County, Tennessee.

Tract VI:

Perpetual easement for parking and landscaping as set forth in paragraph numbered 3 of Warranty Deed, of record in Book 4744, page 370, Register's Office for Davidson County, Tennessee, as modified by agreement of record in Book 4978, page 524, in said Register's Office.

This is partially improved property known as 4515, 4525 and 4535 Harding Road, Nashville, Tennessee.

Being the same property conveyed to Equitec Institutional Real Estate Fund II, by deed of record in Book 6996, page 304, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as shown on Exhibit A, attached hereto, and except for encumbrances which were not created by Grantor or suffered or incurred by Grantor.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of December, 1997.

"GRANTOR":

INSTITUTIONAL REAL ESTATE FUND II,
a California limited partnership

By: PMRealty Advisors, Inc.,
a California corporation,
its general partner

By: _____
Its: MANAGING DIRECTOR

By: _____
Its: ASSISTANT SECRETARY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

BOOK 10711 PG 557

State of CALIFORNIA

County of ORANGE

On December 2, 1997 (Date) before me, the undersigned (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),

personally appeared Lawrence K. Sullivan and David R. Brush (Name(s) of Signer(s)),

☒ personally known to me – **OR** – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KATHLEEN CRAIG
Commission # 1084659
Notary Public — California
Orange County
My Comm.Expires Jan 28,2000

WITNESS my hand and official seal.

Kathleen Craig
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Lawrence K. Sullivan

☐ Individual
☒ Corporate Officer
Title(s): Managing Director
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:
Institutional Real Estate Fund II, a California limited partnership By: PMRealty Advisors Inc., a California corporation its General Partner

Signer's Name: David R. Brush

☐ Individual
☒ Corporate Officer
Title(s): Assistant Secretary
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:
Institutional Real Estate Fund II, a California limited partnership By: PMRealty Advisors Inc., a California corporation its General Partner

© 1994 National Notary Association • 8236 Remmet Ave., P.O. Box 7184 • Canoga Park, CA 91309-7184 Prod. No. 5907 Reorder: Call Toll-Free 1-800-876-6827

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

the actual consideration or value, whichever is greater, for this transfer is $14,600,000.00

AFFIANT

Subscribed and sworn to before me this 5TH day of December, 1997.

NOTARY PUBLIC

My Commission Expires:

9/18/99

LA973350.131/HG/P6557-153/12-01-97/rp

EXHIBIT "A"

LIST OF PERMITTED EXCEPTIONS

1. Real Estate taxes for 1997: A lien, but not yet due and payable.

2. Sixty (60) foot building setback restrictive covenant as set out in Paragraph 4 of deed recorded in Book 4744, page 370, as amended in Book 4978, page 524, Register's Office for Davidson County, Tennessee (Affects Tracts I, IV, V and VI only).

3. Twenty (20) foot wide sanitary sewer and/or storm drainage easement shown on the plat of record in Book 4885, page 182, amended and modified in Book 4835, page 967, and in Book 4976, page 356, said Register's Office, as shown on survey dated November 4, 1997, prepared by Barge, Waggoner, Sumner & Cannon (Affects Tract I only).

4. Ten (10) foot wide sanitary sewer easement of record in Book 3347, page 188, Register's Office for Davidson County, Tennessee, as shown on survey dated November 4, 1997, prepared by Barge, Waggoner, Sumner & Cannon (Affects Tract I only).

5. Five (5) foot wide subsurface pipeline easement of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee, as shown on survey dated November 4, 1997, prepared by Barge, Waggoner, Sumner & Cannon (Affects Tract I only).

6. Subject to the following matters shown on the Plat of record in Book 4660, page 59, Register's Office for Davidson County, Tennessee, as shown on survey dated November 4, 1997, prepared by Barge, Waggoner, Sumner & Cannon: (Affects Tracts II and III only)

   A. 30 foot building line along Harding Road.

   B. 30 foot building line along Woodmont Boulevard (Affects Tract III only).

   C. 10 foot wide water line easement, as relocated under instrument recorded in Book 9762, page 28 (Affects Tract II only).

   D. 10 foot wide water and sewer line easement (Affects Tract II only).

7. Subject to the following matters shown on the Plat of record in Book 4885, page 182, Register's Office for Davidson County, Tennessee, as shown on survey dated November 4, 1997, prepared by Barge, Waggoner, Sumner & Cannon (Affects Tract I only).

   A. 20 foot wide sanitary sewer easement.

   B. 30 foot building line.

8. Ten (10) foot wide water line easement by and between Equitec Institutional Real Estate Fund II, a California Limited partnership, and Association of Owners of Royal Oaks

Tower, of record in Book 7462, page 28, in said Register's Office, as shown on survey dated November 4, 1997, prepared by Barge, Waggoner, Sumner & Cannon (Affects Tract II only).

9. Restrictions and maintenance obligations as set forth in deed recorded in Book 4744, page 370, Register's Office for Davidson County, Tennessee, as amended in Book 4978, page 524, said Register's Office (Affects Tract IV, V and VI only).

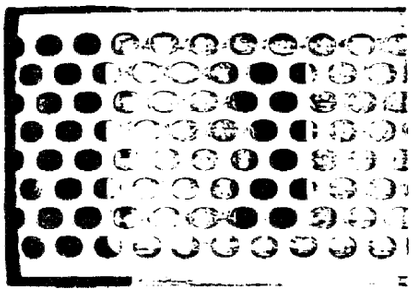
10. Rights of tenants, as tenants only, under leases shown on the certified rent roll delivered by Grantor to Grantee on or about the date hereof.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BK/PG 10711:561

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

Loan amt 14,600,000.00

CO/MO TX 54135.00

PRFEE 1.00

MISC 31.00

TOTAL 54217.00

CHECK 54217.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

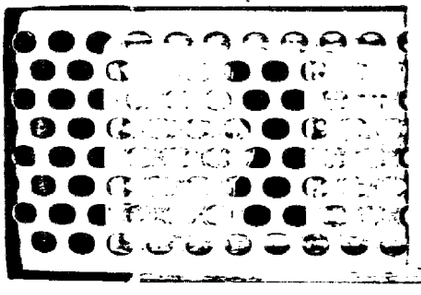
03771,27

IDENTIFICATION REFERENCE

97 DEC -5 PM 3:53

FELIX Z. WILSON

DAVIDSON CO. TN.



No.1228986