FAT
31-B

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Bellevue Development, LLC c/o Foursquare Properties, Inc. 5850 Avenida Encinas, Suite A Carlsbad, CA 92008 Attention: Jeffrey M. Vitek	142-1.00	Bellevue Development, LLC c/o Foursquare Properties, Inc. 5850 Avenida Encinas, Suite A Carlsbad, CA 92008 Attention: Jeffrey M. Vitek
This instrument prepared by: Akin Gump Strauss Hauer & Feld LLP 590 Madison Avenue New York, New York 10022 Peter Miller, Esq.		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Bellevue Properties, L.L.C., a Delaware limited liability company (the "Grantor"), having an address c/o Oaktree Capital Management, L.P., 1301 Avenue of the Americas, 34th Floor, New York, NY 10019 has bargained and sold, and by these presents does transfer and convey to Bellevue Development, LLC, a Delaware limited liability company (the "Grantee"), having an address c/o Foursquare Properties, Inc., 5850 Avenida Encinas, Suite A, Carlsbad, California 92008, Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following: current taxes and assessments not yet due and payable, all easements, rights of way, covenants, conditions, restrictions and other matters of record, rights of tenants and parties in possession and any state of facts that would be disclosed by a current accurate survey of the property described hereon ("Permitted Exceptions").

This is improved property known as 7620 Highway 70 South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising out of the Permitted Exceptions), but not otherwise.

Davidson County DEEDWARR
Recvd: 12/20/07 15:46 8 pgs
Fees:43.00 Taxes:32930.00
20071220-0146326

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 10th day of December, 2007.

GRANTOR:

BELLEVUE PROPERTIES, L.L.C.,
a Delaware limited liability company

By: Oaktree Capital Management, L.P.,
a Delaware limited partnership
its Manager

By: _____
Name: Philip A. Hoffmann
Title: Managing Director

By: _____
Name: Cary A. Kleinman
Title: Vice President

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 10th day of December, 2007.

GRANTOR:

BELLEVUE PROPERTIES, L.L.C.,
a Delaware limited liability company

By: Oaktree Capital Management, L.P.,
a Delaware limited partnership
its Manager

By: _____
Name: Philip A. Hofmann
Title: Managing Director

By: _____
Name: Cary A. Kleinman
Title: Vice President

STATE OF New York

COUNTY OF New York

Personally appeared before me, ODETTE Chin, Notary Public, in and for the State and County aforesaid, the within named Philip A. Hofmann whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Director of Oaktree Capital Management, L.P., a Delaware limited partnership, the Manager of Bellevue Parcel II, LLC, a Delaware limited liability company ("Seller"), and is authorized to execute this instrument on behalf of said Seller.

WITNESS my hand, at office, this 10th day of December, 2007.

ODETTE K CHIN
Notary Public - State of New York
No. 01CH6169283
Qualified in Queens County
My Commission Expires: 6/25/2011

Odette K. Chin
Notary Public
My Commission Expires: 6/25/2011

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, Notary Public, in and for the State and County aforesaid, the within named Cary A. Kleinman whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Oaktree Capital Management, L.P., a Delaware limited partnership, the Manager of Bellevue Parcel II, LLC, a Delaware limited liability company ("Seller"), and is authorized to execute this instrument on behalf of said Seller.

WITNESS my hand, at office, this _____ day of December, 2007.

_____
Notary Public
My Commission Expires: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, Notary Public, in and for the State and County aforesaid, the within named Philip A. Hofmann whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Director of Oaktree Capital Management, L.P., a Delaware limited partnership, the Manager of Bellevue Parcel II, LLC, a Delaware limited liability company ("Seller"), and is authorized to execute this instrument on behalf of said Seller.

WITNESS my hand, at office, this ____ day of December, 2007.

_____
Notary Public
My Commission Expires: _____

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, Consuelo E. Santiago, Notary Public, in and for the State and County aforesaid, the within named Cary A. Kleinman whom I am personally acquainted ~~(or who proved to me on the basis of satisfactory evidence)~~ and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Oaktree Capital Management, L.P., a Delaware limited partnership, the Manager of Bellevue Parcel II, LLC, a Delaware limited liability company ("Seller"), and is authorized to execute this instrument on behalf of said Seller.

WITNESS my hand, at office, this 10th day of December, 2007.

Consuelo E. Santiago
Notary Public
My Commission Expires: Jan. 5, 2008

CONSUELO ELISA SANTIAGO
Commission # 1460332
Notary Public - California
Los Angeles County
My Comm. Expires Jan 5, 2008

100385.0011 EAST 7917513

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 8,900,000.00 §67-4-409(a)(6)(A), TCA.

Affiant:

BELLEVUE PARCEL, L.L.C.,
a Delaware limited liability company

By: Oaktree Capital Management, L.P.,
a Delaware limited partnership
its Manager

By: _____
Name: Philip A. Hofmann
Title: Managing Director

By: _____
Name: Cary A. Kleinman
Title: Vice President

Sworn to and subscribed before me this _____ day of December 2007.

My Commission expires: _____

_____
Notary Public

Sworn to and subscribed before me this 10th day of December 2007.

My Commission expires: 1/5/2008

Consuelo E. Santiago
Notary Public

CONSUELO ELISA SANTIAGO
Commission # 1460332
Notary Public - California
Los Angeles County
My Comm. Expires Jan 5, 2008

100385.0011 EAST 7917513

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $8,900,000.00 §67-4-409(a)(6)(A), TCA.

Affiant:

BELLEVUE PARCEL, L.L.C.,
a Delaware limited liability company

By: Oaktree Capital Management, L.P.,
a Delaware limited partnership
its Manager

By: _____
Name: Philip A. Hoffmann
Title: Managing Director

By: _____
Name: Cary A. Kleinman
Title: Vice President

Sworn to and subscribed before me this 10th day of December 2007.

My Commission expires: 3/22/11

_____
Notary Public

KAREN D. HAUGHTON
Notary Public, State of New York
No. 01HA6021857
Qualified in New York County
Commission Expires March 22, 2011

Sworn to and subscribed before me this _____ day of December 2007.

My Commission expires: _____

_____
Notary Public

100385.0011 EAST 7917513

EXHIBIT A

(Legal Description)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3, ON THE FIRST REVISION TO THE RESUBDIVISION OF LOTS 3, 4, 5, 6, 7 AND 8, BELLEVUE CENTER, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 473 AND 474, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BELLEVUE PROPERTIES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM BELLEVUE GROUP, INC., A TENNESSEE CORPORATION OF RECORD IN BOOK 10643, PAGE 619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE