(1)

SPECIAL WARRANTY DEED

(Riverchase Apartments)

This instrument prepared by
and return recorded document to:

Burr & Forman, LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602
Attention: Scott Brown, Esq.

BILL GARRETT, Davidson County
Trans:T20140010945 DEEDWARRSP
Recvd: 02/14/14 15:12 6 pgs
Fees:33.00 Taxes:13135.00
20140214-0013298

Address of New Owner:
(Send Tax Bills To)
Riverchase Apartments LLC
c/o Read Properties
4706 18th Avenue
Brooklyn, New York 11204
Attention: Robert Wolf

Map-Parcel Nos.: Map 82-7, Parcel 208; Map 82-11, Parcels 9 and 40

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 14th day of February, 2014, by L/G Redevelopment, LLC, a Tennessee limited liability company, whose address is 5055 Keller Springs Road, Suite 400, Addison, TX 75001 (hereinafter called the "Grantor"), to Riverchase Apartments LLC, a Tennessee limited liability company, whose address is c/o Read Properties, 4706 18th Avenue, Brooklyn, New York 11204, Attention: Robert Wolf (hereinafter called the "Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does hereby transfer and convey unto the Grantee and its successors and assigns, all that certain land situated in Davidson County, Tennessee (the "Property"), described as follows:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

TO HAVE AND TO HOLD said Property unto the said Grantee, and its successors and assigns in fee simple forever, together with all easements, rights-of-way, privileges, tenements,

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hereditaments, improvements thereon and appurtenances thereto belonging or in any way appertaining, and all of Grantor's interest, if any, in the roads, streets, alleys, highways and right of way adjoining said Property.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is subject to those matters set forth on Exhibit B attached hereto and hereby made a part hereof (the "Permitted Exceptions").

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL covenants and warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

GRANTOR:

L/G REDEVELOPMENT, LLC,
a Tennessee limited liability company

By: **Cascade Riverchase LLC,**
a Washington limited liability company,
its Managing Member

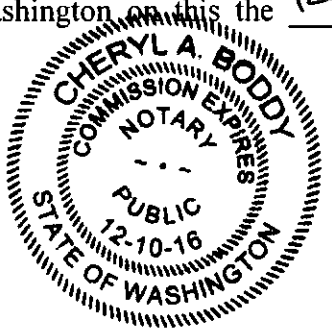
By _____
Stanley J. Harrelson, Manager

Exhibits
Exhibit A: Legal Description
Exhibit B: Permitted Exceptions

STATE OF WASHINGTON)
)
COUNTY OF KING)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stanley J. Harrelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of Cascade Riverchase LLC, a Washington limited liability company, as Managing Member of L/G Redevelopment, LLC, a Tennessee limited liability company, the within named grantor, being authorized to do so on behalf of said companies, executed the foregoing instrument for the purposes therein contained, by signing as aforesaid.

Witness my hand and seal at office in Seattle, Washington on this the 12th day of February, 2014.



NOTARY PUBLIC

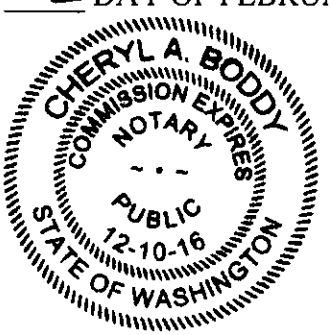
My Commission Expires: 12/10/16

STATE OF WASHINGTON
COUNTY OF KING

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE MILLION FIVE HUNDRED FIFTY THOUSAND AND NO/00/100 DOLLARS ($3,550,000.00).

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2014.



NOTARY PUBLIC

My Commission Expires: 12/10/16

Exhibit A
To Special Warranty Deed

Legal Description of the Property

Being a parcel of land in the Fifth Councilmanic District of Nashville, Davidson County, Tennessee comprised of three tracts and all interior streets and alleys closed by Metropolitan Nashville Council being shown on Plan of Lane College Housing of record in Plat Book 4175, page 35, Registers Office for Davidson County, Tennessee, lying on the west margin of Dickerson Road and the north margin of Meridian Street and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Grace Street, said point being the northeasterly end of the return at the intersection of Grace Street and Joseph Avenue and also being South 83 degrees 06 minutes 00 seconds East 75.33 feet along said Grace Street from a concrete monument at the northeast corner of The Salvation Army of record in Deed Book 8293, page 25, Register's Office for Davidson County, Tennessee:

Thence with the southerly margin of Grace Street South 83 degrees 02 minutes 00 seconds East 106.63 feet to a point:

thence, leaving Grace Street, with the westerly margin of Alley No. 307, South 06 degrees 22 minutes 02 seconds West 509.85 feet to a point;

thence with the terminus of Berry Street closed by Council Bill No. 99-1704, South 10 degrees 48 minutes 39 seconds West 50.11 feet to a point in the southerly margin of Berry Street;

thence with the westerly margin of Alley No. 307 as dedicated by Book 4793, page 958, Register's Office for Davidson County, Tennessee, South 06 degrees 16 minutes 00 seconds West, 561.31 feet to a point:

thence South 83 degrees 44 minutes 00 seconds East, 5.00 feet to a point:

thence with Alley No. 307, South 06 degrees 16 minutes 00 seconds West, 45.67 feet to a point;

thence with a curve concave to the east having a central angle of 89 degrees 30 minutes 00 seconds a radius of 35.00 feet and a chord of South 38 degrees 29 minutes 00 seconds East 49.28 feet for an arc length of 54.67 feet to a point in the southerly margin of a 15-foot alley;

thence with said Alley and the terminus of North Second Street closed by Council Bill No. 99-1704, South 83 degrees 14 minutes 00 seconds East 183.77 feet to a point in the easterly margin of North Second Street;

thence with said easterly margin and a curve concave to the east having a central angle of 23 degrees 36 minutes 01 seconds a radius of 149.26 feet and a chord of North 03 degrees 09 minutes 45 seconds West, 61.05 feet for an arc length of 61.48 feet to a point;

thence with the southerly margin of 20 foot Alley No. 303, South 82 degrees 47 minutes 00 seconds East, 759.75 feet to a point in the westerly margin of Meridian Street;

thence with said Meridian Street and a curve concave to the west having a central angle of 66 degrees 33 minutes 06 seconds, a radius of 201.44 feet and a chord of South 47 degrees 38 minutes 15 seconds West, 221.05 feet for an arc length of 233.98 feet to a point;

thence continuing with Meridian Street, South 81 degrees 37 minutes 42 seconds West 425.58 feet to a point;

thence with a curve concave to the south having a central angle of 04 degrees 58 minutes 13 seconds a radius of 549.23 feet and a chord of South 78 degrees 50 minutes 18 seconds West, 47.63 feet for an arc length of 47.64 feet to a point;

thence with a curve concave to the south having a central angle of 09 degrees 52 minutes 59 seconds a radius of 549.25 feet and a chord of South 69 degrees 18 minutes 37 seconds West 94.62 feet to a point;

thence with a curve concave to the south having a central angle of 18 degrees 08 minutes 02 seconds, a radius of 549.25 feet and a chord of South 54 degrees 06 minutes 56 seconds West, 173.11 feet for an arc length of 173.84 feet to a point;

thence leaving Meridian Street with the east margin of Dickerson Road North 44 degrees 59 minutes 21 seconds West 7.24 feet to a concrete monument;

thence South 85 degrees 43 minutes 56 seconds West, 42.30 feet to a concrete monument:

thence North 49 degrees 15 minutes 42 seconds West, 102.66 feet to a concrete monument;

thence continuing with the easterly margin of Dickerson Road and a curve concave to the east having a central angle of 42 degrees 41 minutes 04 seconds a radius of 646.01 feet and a chord of North 27 degrees 53 minutes 08 seconds West 470.72 feet to a point:

thence North 06 degrees 33 minutes 00 seconds West, 501.65 feet to a point:

thence South 83 degrees 27 minutes 00 seconds West, 12.50 feet to a point:

thence North 06 degrees 33 minutes 00 seconds West, 280.39 feet to a point;

thence leaving Dickerson Road with the southerly line of The Salvation Army and the terminus of Joseph Avenue closed by Council Bill No. 99-1704, North 83 degrees 27 minutes 00 seconds East, 305.21 feet to a point in the easterly margin of Joseph Avenue;

thence with said easterly margin, North 06 degrees 13 minutes 00 seconds East, 307.30 feet to a point:

thence with a curve concave to the east having a central angle of 90 degrees 45 minutes 10 seconds, a radius of 25.00 feet and a chord of North 51 degrees 35 minutes 30 seconds East, 35.59 feet for an arc length of 39.60 feet to the point of beginning, containing 626,243 square feet or 14.38 acres, more or less.

Being the same property conveyed to L/G Redevelopment, LLC, a Tennessee limited liability company in Book 11748, Page 865 and Book 11748, page 872 Register's Office for Davidson County, TN.

Exhibit B
To Special Warranty Deed

Permitted Exceptions

1. Acts of Grantee and those claiming by, through and under Grantee.

2. Rights of tenants occupying the Property under written leases, as tenants only.

3. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, taxes assessed by correction or supplemental assessment.

4. Taxes for the year 2014 a lien, not yet due and payable.

5. References to acreage in the legal description.

6. Easements for utilities retained by Metro under Council Bill Numbers 64-257, 66-856, 99-1704.

7. Easement for right of way and street purposes of record in Book 4793, Page 958, in the Register's Office for Davidson County, Tennessee.

8. Subject to all matters shown on the Plan of record in Plat Book 4175, Page 35, Register's Office for Davidson County, Tennessee

9. Memorandum of Lease by and between L/G Redevelopment, LLC, Lessor, and Web Service Company, Inc., Lessee, dated February 4, 2000, of record as Instrument #200008140080368, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

10. Declaration of Land Use Restrictive Covenants of record in Instrument No. 20021223-0157921, in the Register's Office for Davidson County, Tennessee.

11. Regulatory Agreement of record in Book 11748, Page 876 in the Register's Office for Davidson County, Tennessee.

12. All matters as shown on Survey No. 13-118 (0), prepared by Crawford & Cummings, P.C., dated December 4, 2013, last revised December 31, 2013, including the following:

    a. All utility lines not located in a recorded easement.
    b. Fence meanders inside and outside of property boundary line.
    c. Asphalt over property line by 4.4' on North side of property.