Davidson County DEEDWARRSP
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Fees:43.00 Taxes:20609.00
20140415-0031295

SPECIAL WARRANTY DEED

NEW OWNER
BDFIF IV Edge O Lake, LLC
c/o Baceline Invests
1391 Speer Blvd, Ste 800
Denver, CO 80204

TAX BILLS TO NEW OWNER

PREPARED BY:

Solomon & Tanenbaum, P.C.
Attn: Steven R. Tanenbaum, Esq.
707 Westchester Avenue, Suite 205
White Plains, New York 10604

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Jonathan Ruby, Esq.
Baceline Investments LLC
1391 Speer Boulevard
Denver, Colorado 80204

Tax parcels:
14903015900
14903016000
14903016100

THIS SPECIAL WARRANTY DEED, made this 4th day of April, 2014, by **SUMMIT RETAIL LLC**, a Delaware limited liability company (the "**Grantor**"); in favor of **BDFIF IV EDGE O LAKE, LLC**, a Colorado limited liability company (the "**Grantee**").

W I T N E S S E T H:

That for and in consideration of the sum of **TEN DOLLARS** ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby grants and conveys the following property unto the Grantee:

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

Together with all of the Grantor's present and future right, title and interest in and to the improvements thereon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto, to the extent that the Grantor shall now or in the future have any interest therein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), heirs and assigns forever; and we do covenant with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), heirs and assigns, against the lawful claims of anyone claiming

by or through us but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

And the Grantor covenants to warrant specially the property, subject only to the conditions, restrictions, easements and reservations of record, if any, affecting the aforesaid property that are specifically identified on **Exhibit B** attached hereto as a part hereof; and to execute such further assurances of the property as may be requisite.

IN WITNESS WHEREOF, Grantor has executed this Deed under seal as of the day and year first above written.

GRANTOR:

SUMMIT RETAIL LLC
By: Summit Equities LLC, its sole member

By: _____
Evan Seiden, Manager

STATE OF Florida)
) ss.:
COUNTY OF Palm Beach)

I hereby certify that before me, a Notary Public of the State and County/City aforesaid, on this 4th day of April, 2014, personally appeared **EVAN SEIDEN**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Special Warranty Deed, acknowledged that he executed the same for the purposes therein contained and in my presence signed and sealed the same.

SHELLY PRUITT MARI
MY COMMISSION # DD 957571
EXPIRES: March 26, 2014
Bonded Thru Notary Public Underwriters

My Commission Expires: _____

NOTARY PUBLIC

CONSIDERATION AFFIDAVIT

ANNEXED TO SPECIAL WARRANTY DEED

State of Florida)
County of Palm Beach) ss.:

The undersigned Affiant, being duly sworn, deposes and says:

1. Affiant has conveyed to BDFIF IV EDGE O LAKE, LLC the property described in Exhibit A;

2. The actual consideration or value, whichever is greater, for the property transferred is FIVE MILLION FIVE HUNDRED SEVENTY THOUSAND ($5,570,000.00) DOLLARS.

SUMMIT RETAIL LLC
By: Summit Equities LLC, its sole member

By: _____
Evan Seiden, Manager

Subscribed and sworn to before
me this 4th day of April, 2014

_____
Notary Public

My commission expires:
(Affix stamp/seal)

SHELLY PRUITT MARI
MY COMMISSION # DD 957571
EXPIRES: March 26, 2014
Bonded Thru Notary Public Underwriters

EXHIBIT A

to

SPECIAL WARRANTY DEED

Land in Davidson County, Tennessee, being Lot Nos. 1, 2 and 3 on the Plan of First Revision to Final Plat, The Shoppes of Edge-O-Lake of record in instrument Number 20060926-0118879, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Summit Retail LLC, a Delaware limited liability company by deed of record in instrument No. 20110705-0051267, Register's Office for Davidson County, Tennessee.

EXHIBIT B

to

SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All matters as set forth per Instrument 2006091201 12737, Instrument 200609260 118879, said Register's Office.

Declaration of Protective Covenants of record in Instrument 200204040041470, as amended of record in Instrument 200405060051728, said Register's Office.

Stormwater Detention Agreement of record in Instrument 200608100098629, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200608100098639, said Register's Office.

Rights of tenants under existing Leases as shown on the Rent Roll attached as Exhibit A hereto,

County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

Survey prepared by R. Scot Cherry, TN RLS #1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, Jot #144035, dated 03/11/2014, revised 03/12/2014 and last revised3/18/2014, reflects the following matters:

(a) Asphalt paving over portions of Drainage Easements.
(b) Storm sewer/culverts lying outside any Drainage Easements.
(c) Portions of parking spaces extend into the 25' Access Easement.
(d) Asphalt or Concrete paving over portions of Storm Sewer/Culvert Lines.
(e) Sign within 20' Public Utility and Drainage Easement near westernmost corner.
(f) Parking Spaces over portion of 20' Public Utility and Drainage Easement along southerly boundary.
(g) Overhead Utility Lines across westernmost and nortwest corner.
(h) Guy wire located within subject property along Edge-O-Lake Drive.
(i) Water Vault partially outside 20' Public Utility and Drainage Easement in two locations.
(j) Concrete over landscaping buffer along northerly boundary.
(k) TF Box shown encroaching 25' Access Easement.
(i) Concrete paving over portion of 25' Access Easement.

All matters as set forth per Instrument 200903230026016, said Register's Office, (as to the 36' Access Easement)

Restrictive Covenants of record in Instrument 200710190124411, said Register's Office, (as to the 36' Access Easement)

Inspection and Maintenance Agreement for Private Stormwater Management Facilities Easement of record on Instrument 201202010009107, said Register's Office. (as to the 36' Access Easement)

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sandra S. Jackson

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Julie Read, a notary public for this county and state, Sandra S. Jackson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Read, Notary

My Commission Expires: 2-20-17

