THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:
PR III/BROADSTONE GERMANTOWN LLC
c/o Locke Lord LLP
2200 Ross Avenue, Suite 2200
Dallas, Texas 75201
Attn: Toni Weinstein, Esq.

Davidson County AFFIDAVIT
Recvd: 12/29/14 09:43 4 pgs
Fees:22.00 Taxes:0.00
20141229-0118225

Space Above This Line for Recorder's Use Only

Map-Parcel Numbers:
082-09-0-431.00
082-09-0-424.00, and
082-09-0-468.00

SURVEYOR'S AFFIDAVIT

STATE OF TENNESSEE)
)SS
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned notary public personally appeared ROBERT M. SEARSON, who being first duly sworn on oath, deposes and states as follows:

1. The Affiant is a registered land surveyor, Tennessee Registration No. 1666, with the firm of Littlejohn Engineering Associates, and has surveyed that certain real property located in Davidson County Tennessee more particularly described in Exhibit "A" attached hereto and by reference made a part hereof (the "Property").

2. According to the records of Davidson County, Tennessee, the Property is comprised of three separate parcel identification numbers designated as 082-09-0-431.00, 082-09-0-424.00 and 082-09-0-468.00 which are contiguous, without gaps or gores.

3. The land described in (i) that certain Special Warranty Deed between Sneed Family General Partnership, a Tennessee general partnership, Grantor and PR III/Broadstone Germantown LLC, a Delaware limited liability company, Grantee, recorded on November 7, 2014 as Instrument No. 20141107-0103303, Register's Office of Davidson County, Tennessee (the "Sneed Deed"), and (ii) that certain Special Warranty Deed between Third Avenue Associates, a Tennessee general partnership, Grantor and PR III/Broadstone Germantown LLC, a Delaware

limited liability company, Grantee, recorded on November 7, 2014 as Instrument No. 20141107-0103304, Register's Office of Davidson County, Tennessee (the "Third Avenue Deed", and together with Sneed Deed collectively the "Deeds"), is contiguous, without gaps or gores, and comprises the entirety of the Property and the three separate parcel identification numbers referenced above.

4. The land described in that certain Quit Claim Deed between Sneed Family General Partnership, a Tennessee general partnership and Third Avenue Associates, a Tennessee general partnership, Grantors and PR III/Broadstone Germantown LLC, a Delaware limited liability company, Grantee, recorded on November 7, 2014 as Instrument No. 20141107-0103305, Register's Office of Davidson County, Tennessee (the "Quit Claim Deed") describes the same land described in the Deeds and the Property.

5. The Quit Claim Deed comprises all three of the separate parcel identification numbers referenced above and is sufficient to join the parcel identification numbers into one tax parcel.

IN WITNESS WHEREOF, the Affiant has caused this Surveyor's Affidavit to be executed on the 9th day of December, 2014.

Robert M. Searson
Tennessee Registered Land Surveyor No. 1666

(Surveyor's Seal)

Sworn to and subscribed before me this 9th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 1/9/2018

MARSHALL PURDY GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ROBERT M. SEARSON REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1666 12/9/14

EXHIBIT A
Legal Description

A tract of land in the 19th District, Davidson County, Tennessee. Being portions of Tracts 1,2,7-16(Lots 1-4,29-32) Hugh McGavock Addition, as recorded in Plat Book 21, Page 77, Register's Office Davidson County, Tennessee. Tract being bounded on the north by the southern Right of Way (ROW) of Madison Street a public dedicated ROW, on the east by the western ROW 2nd Avenue North a public dedicated ROW, on the south by the northern ROW of Jefferson Street a public dedicated ROW and on the west by the eastern ROW of 3rd Avenue North a public dedicated ROW. Tract being particularly described as follows:

POINT OF BEGINNING being an iron rod new at the northwestern intersection of ROW of Jefferson Street and 2nd Avenue North; thence along said northern ROW of Jefferson Street South 72°48'39" West 211.61 feet to an iron rod new; thence on a curve to the right having a central angle of an angle of 80°06'36", a radius of 55.00 feet, a length of 76.90 feet and having a chord bearing and distance of North 67°08'03" West 70.79 feet to an iron rod new on said eastern ROW of 3rd Avenue North; thence along said eastern ROW North 27°04'45" West 296.58 feet to an iron rod new; thence on a curve to the right having a central angle of an angle of 51°36'40", a radius of 128.00 feet, a length of 115.30 feet and having a chord bearing and distance of North 01°16'25" West 111.44 feet to an iron rod new on said southern ROW of Madison Street; thence along said southern ROW North 63°09'19" East 157.62 feet to an iron rod new; thence on a curve to the right having a central angle of an angle of 51°26'44", a radius of 124.96 feet, a length of 112.20 feet and having a chord bearing and distance of South 52°53'47" East 108.47 feet to an iron rod new on said western ROW of 2nd Avenue North; thence along said western ROW South 27°10'25" East 389.15 feet to the point of beginning.

Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to PR III/Broadstone Germantown LLC, a Delaware limited liability company from Sneed Family General Partnership, a Tennessee general partnership and Third Avenue Associates, a Tennessee general partnership recorded on November 7, 2014 as Instrument No. 20141107-0103303, 20141107-0103304, and 20141107-0103305, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

