THIS INSTRUMENT PREPARED BY:

William B. Tate II
Bryan Cave LLP
3161 Michelson Drive, Suite 1500
Irvine, California 92612-4414

AFTER RECORDING, RETURN TO:

ABOVE

BILL GARRETT, Davidson County
Trans:T20160010036 DEEDWARRSP
Recvd: 02/05/16 10:38 7 pgs
Fees:38.00 Taxes:234025.00
20160205-0011364

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 2ND day of February, 2016, by and between **RIDGELAKE 560, LLC,** a Delaware limited liability company (hereinafter referred to as "**Grantor**"), and **RIDGELAKE PROPERTY INVESTOR, LLC,** a Delaware limited liability company (hereinafter referred to as "**Grantee**"), (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context requires or permits);

W I T N E S S E T H, That:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee that certain tract or parcel of land described on Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Property**"), together with all improvements thereon, subject to and without warranty as to those certain matters set forth and described on Exhibit B attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee, its heirs, successors, legal representatives and assigns, against the claims of all persons claiming through or under Grantor, (other than a claim arising out of the Permitted Exceptions), but not further or otherwise.

[signature on following page]

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

GRANTOR:

RIDGELAKE 560, LLC,
a Delaware limited liability company

By: Arenda Capital Management, LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: Dusan Miletich
Its: Managing Principal

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On 11/27/16 before me, Maria Galindo, a Notary Public in and for said State, personally appeared, Dusan Miletich

_____, who proved to me 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.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria Galindo

MARIA GALINDO
Commission # 2069730
Notary Public - California
Los Angeles County
My Comm. Expires May 30, 2018

NEW OWNER ADDRESS:
RIDGELAKE PROPERTY INVESTOR, LLC
26 Corporate Park Drive, Suite 200
Irvine, California 92606
Attention: Jerome A. Fink

Mail Tax Notices to: Same as above.

Tax Parcel Nos. 12800014400 and
12800014500

Property Address: 100 and 101 Ridgelake Parkway, Nashville, Tennessee

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $63,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

RIDGELAKE PROPERTY INVESTOR, LLC,
a Delaware limited liability company

By: _____
Name: David Wachman
Title: Authorized Signatory

SUBSCRIBED AND SWORN TO before me this 1 day of FEB, 2016.

_____
Notary Public

My Commission Expires:

JAN DORENBOSCH
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 11/30/2019

JAN DORENBOSCH NOTARY PUBLIC CONNECTICUT

EXHIBIT A

Property Description

The Land referred to herein is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being a tract of land in the 35th Councilmanic District of Nashville, Davidson County, Tennessee located approximately 5000 feet south of the centerline of the interchange between Old Hickory Boulevard and Interstate 40 and being more particularly described as follows:

Beginning at an iron rod in the west right-of-way margin of Old Hickory Boulevard, said point being the southeast corner of the Mapco Petroleum, Inc. property of record in Deed Book 7949, Page 594, R.O.D.C., TN.;

Thence, with said right-of-way margin, along a curve to the left, having a central angle of 05deg38'11", a radius of 1462.39 feet, a length of 143.86 feet and having a chord which bears S 00deg58'45" E, for a distance of 143.80 feet to an iron rod;

Thence, S 86deg12'10" W, for a distance of 20.00 feet to an iron rod;

Thence, along a curve to the left, having a central angle of 15deg16'21 ", a radius of 1482.39 feet, a length 395.14 feet, and having a chord which bears S 11deg25'58" E, for a distance of 393.97 feet to an iron rod;

Thence, S 19deg04'10" E, for a distance of 341.03 feet to an iron rod;

Thence, S 71deg10'06" W, for a distance of 25.00 feet to an iron rod;

Thence, S 18deg49'54" E, for a distance of 750.00 feet to an iron rod;

Thence, along a curve to the left, having a central angle of 03deg27'56", a radius of 839.49 feet, a length of 50.78 feet, and having a chord which bears S 22deg34'08" E, for a distance of 50.77 feet to an iron rod;

Thence, leaving said right-of-way and with the said Harpeth Valley line, S 74deg51'15" W, a distance of 248.69 feet to an iron rod;

Thence, with the Harpeth Valley's west boundary passing through the Harpeth Valley Utility District Sewer Easement of record in Deed Book 5258, Page 273, and passing through Spencer-Northcutt Properties of record in Deed Book 7639, Page 559, S 15deg00'23" W, a distance of 244.66 feet to an iron rod, said point being the north boundary of the Harpeth Valley Utilities District of record in Instrument No. 20021107-137083, R.O.D.C., TN.;

Thence, with the Spencer-Northcutt westerly boundary, and the northerly line of the property conveyed to Harpeth Valley Utilities of record in Instrument No. 20021107-137083 and the property conveyed to Community Bank & Trust, of record in Instrument No. 20091230-0118485, R.O.D.C., TN., N 86deg43'15" W for a distance of 1443.28 feet to an iron rod situated in the easterly line of the Resubdivision of Glenwood Trace Section One of record in Instrument No. 20010621-0066011, R.O.D.C., TN.;

Thence, leaving said north line, and along said easterly line, N 49deg39'08" E. a distance of 675.92 feet to an iron rod;

Thence, N 40deg21'30" W, a distance of 764.03 feet to an iron rod;

Thence, N 19deg35'01" W, for a distance of 348.18 feet to an iron rod;

Thence, N 61deg56'58" W, for a distance of 389.84 feet to an iron rod;

Thence, N 05deg39'23" E, for a distance of 405.27 feet to an iron rod situated in the southerly line of the property conveyed to Steve Green Ministries, Inc. of record in Deed Book 7882, Page 109, R.O.D.C., TN.;

Thence, along said southerly line, S 86deg37'00" E, for a distance of 299.96 feet to an iron rod situated in the southwest corner of the property conveyed to Nouri K. Latif of record in Deed Book 9428, Page 405, R.O.D.C., TN.;

Thence, along said Latif southerly property line, S 87deg23'53" E, a distance of 678.48 feet to an iron rod situated in the southwest corner of the property conveyed to James and Athena Patterson of record in Instrument No. 20010725-79021, R.O.D.C., TN.;

Thence, along said line, also being the southerly property line of the property conveyed to Dorothy Moss et al of record in Deed Book 9991, Page 203 and the property conveyed to Mapco Petroleum, Inc. of record in Deed Book 7949, Page 594, R.O.D.C., TN.; S 86deg18'38" E, for a distance of 759.18 feet to the point of beginning and containing 64.72 acres of land or 2,819,387.38 square feet.

Being the same property conveyed to Ridgelake 560, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20131105-0114735, Register's Office for Davidson County, Tennessee.