This Instrument Prepared By:

Maxwell Baker, Esq.
Alpha Capital Partners LLC
44 Abele Road
Beacon 1, Suite 304
Bridgeville, PA 15017

Property Owner & Address
1501 Herman Street, LLC
1200 N North Branch St
Suite 200
Chicago, IL 60642

Mail Tax Bills to:

1501 Herman Street, LLC
1200 N. North Branch St., #200
Chicago, IL 60642

Map & Tax Parcel IDs: 092-04-0-312.00; 092-04-0-313.00; 092-04-0-314.00

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 18th day of June, 2019, by and between **1501 Herman Street, LLC**, a Delaware Limited Liability Company, party of the first part, and **1501 Herman Street, LLC** a Delaware Limited Liability Company, party of the second part, that for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby grant, convey and quit claim to the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

A tract of land in the First Civil District of Davidson County, Tennessee, being Lot Nos. 13 through 18, on the Plan of Burge-Carter & Herriford Lots, as of record in Book 1, page 47, Chancery Court of Davidson County, Tennessee, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated July 5, 1967, revised June 12, 1968, and further revised August 1, 1968, entitled Neighborhood Health Center Corporation Topographic Survey, and being more particularly described as follows:

Beginning at a concrete monument in the south margin of Herman Street, and in the east margin of 16th Avenue North; thence with the margin of Herman Street, North 60° 29' East, 600.00 feet to a concrete monument in the west margin of the 14th Avenue North; thence with the margin of 14th Avenue North, South 30° 38' East, 188.10 feet to a point in the north margin of Desha Street; thence with the margin of Desha Street, South 60° 29' West, 600.00 feet to a concrete monument in the east margin of 16th Avenue North; thence with the margin of 16th Avenue North, North 30° 38' West, 188.10 feet to the point of beginning, containing 2.59 acres.

Being the same property conveyed to 1501 Herman Street, LLC by deed from COTTAGE PARTNERS, LLC, of record as Instrument No. 20190221-0015788, dated February 20, 2019, in said Register's Office.

1501 Herman Street, LLC, a Delaware limited liability company is executing and filing this quitclaim deed in order to quitclaim the property unto itself and merge the three tax parcel IDs described herein into one single tax parcel ID.

Karen Johnson Davidson County
Batch# 256045 DEEDQC
07/12/2019 09:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190712-0068113

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

1501 Herman Street, LLC, a Delaware Limited Liability Company

By: Alpha Opportunity Zone I, LLC

By: _____
Name: Akinjide A. Famuagun
Title: Authorized Signer

By: CB Herman St. Investor, LLC

By: _____
Name: George Hanley
Title: Authorized Signatory

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Akinjide A. Famuagun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 18th day of June, 2019.

_____
Notary Public
My commission expires: June 7, 2021

Commonwealth of Pennsylvania - Notary Seal
April Drap, Notary Public
Allegheny County
My commission expires June 7, 2021
Commission number 1314378
Member, Pennsylvania Association of Notaries

STATE OF ILLINOIS

COUNTY OF COOK

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared George Hanley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26 day of June, 2019.

Notary Public
My commission expires: May 15, 2022

DIANA PENCE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
May 15, 2022

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Affiant

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Subscribed and sworn before me this the 18th day of June, 2019.

Notary Public
My commission expires: June 7, 2021

Commonwealth of Pennsylvania - Notary Seal
April Drap, Notary Public
Allegheny County
My commission expires June 7, 2021
Commission number 1314378
Member, Pennsylvania Association of Notaries

First American Title Insurance Company submits this document for recordation as a courtesy, for physical convenience only and has not examined this document for its validity, sufficiency, or effect, if any, upon title to the real property described herein.

...Company submits this document for ...courtesy, for physical convenience only and has not ...mined this document for its validity, sufficiency, or effect, if any, upon title to the real property described herein.

Certificate of Authenticity

I, JAMES T. STINELLI, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Elizabeth C. Lawrence, a notary public for this county and state, James T. Stinelli 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:_____.

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Elizabeth C. Lawrence, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires April 16, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES