


This instrument was prepared by:
Mark Hockley, Esq.
Locke Lord LLP
111 South Wacker Drive, Suite 4100
Chicago, IL 60606

Send Tax Notice To: HPT Sunbelt Portfolio, LLC
1522 2nd Street
Santa Monica, CA 90401-2303


20150612000197690 1/13 \$750.00
Shelby Cnty Judge of Probate, AL
06/12/2015 01:02:53 PM FILED/CERT

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY §

That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, HUB PROPERTIES TRUST, a Maryland real estate investment trust, successor-by-merger to CW HOOVER PROPERTIES LLC and registered with the Alabama Secretary of State as HUB PROPERTIES REIT INC. (herein referred to as “**Grantor**”), grants, bargains, sells and conveys unto, HPT SUNBELT PORTFOLIO, LLC, a Delaware limited liability company (herein referred to as “**Grantee**”), the real estate, situated in Shelby County, Alabama and more particularly described on **Exhibit A** attached hereto (the “**Property**”):

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alley and ways bounding such property.

This conveyance is subject to those items of record set forth on **Exhibit B** attached hereto and by reference made a part hereof (the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD, unto Grantee, its successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims of all persons claiming by, through or under the Grantor, but none other, excepting, however, the Permitted Exceptions.

Shelby County, AL 06/12/2015
State of Alabama
Deed Tax: \$700.00

705414-02

IN WITNESS WHEREOF, the undersigned has executed this instrument as of 29th day of May, 2015 to be effective as of the 5th day of June, 2015.

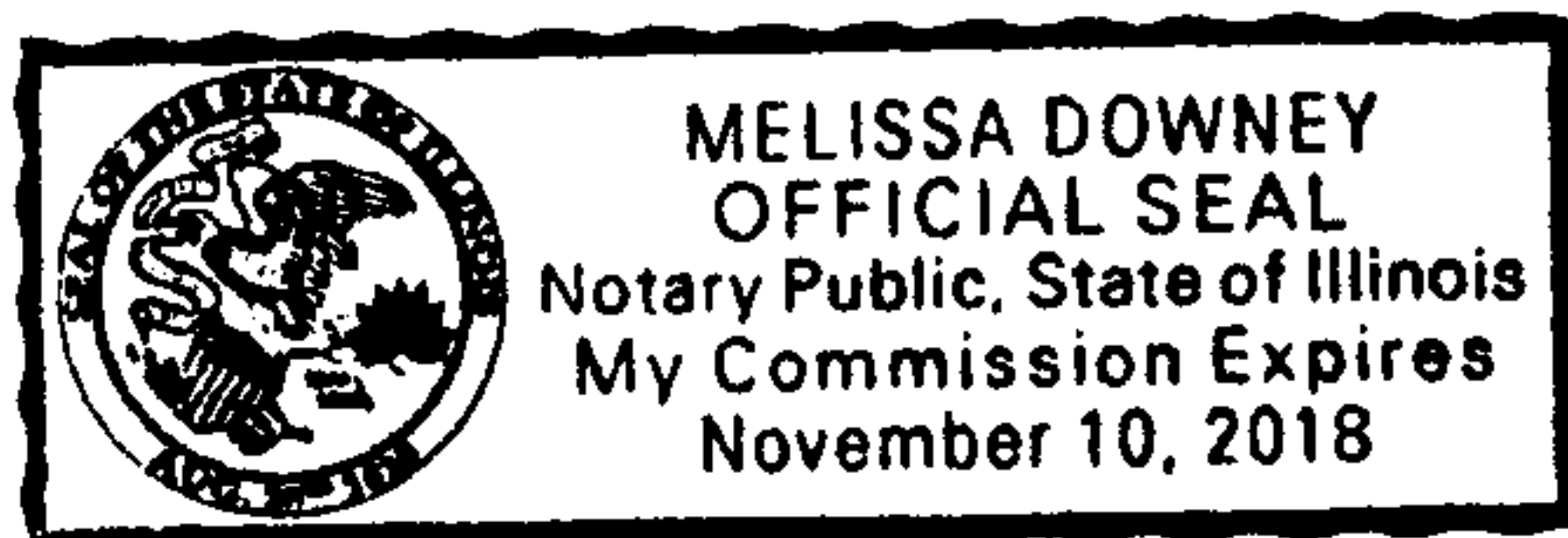
HUB PROPERTIES TRUST, a Maryland real estate investment trust, successor-by-merger to CW Hoover Properties LLC, a Delaware limited liability company

By: *David S. Weinberg*
Name: David S. Weinberg
Title: Executive Vice President & Chief Operating Officer

State of Illinois)
) SS
County of Cook)

I, Melissa J. Downey, a Notary Public in and for said County, in said State, hereby certify that David S. Weinberg, the Executive Vice President & Chief Operating Officer of HUB Properties Trust, a Maryland real estate investment trust, successor-by-merger to CW Hoover Properties LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance and with full authority, executed the same voluntarily for and as the act of said real estate investment trust.

Given under my hand and official seal this 29 day of May, 2015.



Melissa Downey
Notary Public



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Shelby Cnty Judge of Probate, AL
06/12/2015 01:02:53 PM FILED/CERT

EXHIBIT A

LEGAL DESCRIPTION

Parcel I: Intentionally Omitted

Parcel II: (Building No. 31)

A parcel of the Northwest quarter of the Southwest quarter of Section 36, Township 18 South, Range 2 West and a part of the Northeast quarter of the Southeast quarter of Section 35, Township 18 South, Range 2 West, being more particularly described as follows:

Commence at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 36, and run North 44 degrees 19 minutes 30 seconds West for 354.20 feet, thence North 34 degrees 17 minutes 30 seconds East for 638.56 feet; thence North 65 degrees 04 minutes 00 seconds East for 225.67 feet; thence South 22 degrees 14 minutes 00 seconds East for 82.08 feet to the point of beginning; thence continue along last described course 290.25 feet; thence South 14 degrees 42 minutes 21 seconds West for 60.11 feet to a point on the edge of Lake Heather (the following point meander along the edge of Lake Heather until otherwise stated); thence South 30 degrees 34 minutes 00 seconds West for 26.38 feet; thence South 01 degrees 36 minutes 24 seconds East for 39.30 feet; thence South 35 degrees 56 minutes 55 seconds East for 69.60 feet; thence South 45 degrees 25 minutes 00 seconds East for 46.40 feet, thence South 27 degrees 14 minutes 14 seconds East for 40.50 feet; thence South 29 degrees 45 minutes 25 seconds East for 34.11 feet; thence South 12 degrees 52 minutes 06 seconds East for 55.19 feet; thence South 15 degrees 00 minutes 56 seconds East for 33.65 feet; thence South 02 degrees 55 minutes 19 seconds West for 22.90 feet; thence South 21 degrees 15 minutes 49 seconds West for 24.91 feet; thence South 59 degrees 14 minutes 05 seconds West for 35.60 feet, thence South 35 degrees 04 minutes 09 seconds West for 21.02 feet; thence South 41 degrees 54 minutes 39 seconds West for 38.34 feet; thence South 54 degrees 43 minutes 51 seconds West for 46.14 feet; thence South 86 degrees 47 minutes 46 seconds West for 19.92 feet; thence North 78 degrees 23 minutes 14 seconds West for 10.84 feet; thence North 49 degrees 53 minutes 09 seconds West for 13.38 feet; thence North 36 degrees 15 minutes 28 seconds West for 33.67 feet; thence North 75 degrees 41 minutes 07 seconds West for 9.49 feet; thence South 86 degrees 59 minutes 33 seconds West for 21.92 feet; thence North 74 degrees 31 minutes 40 seconds West for 27.50 feet; thence North 66 degrees 59 minutes 58 seconds West for 31.89 feet; thence North 51 degrees 28 minutes 45 seconds West for 49.75 feet; thence North 46 degrees 29 minutes 16 seconds West for 26.67 feet; thence North 22 degrees 11 minutes 59 seconds West for 11.00 feet, thence North 59 degrees 22 minutes 36 seconds West for 16.54 feet; thence North 61 degrees 08 minutes 45 seconds West for 21.53 feet; (the following points are no longer the edge of Lake Heather); thence North 81 degrees 37 minutes 00 seconds West for 24.28 feet; thence North 81 degrees 57 minutes 30 seconds West for 107.44 feet; thence North 43 degrees 27 minutes 30 seconds West for 269.97 feet; thence North 34 degrees 29 minutes 00 seconds East for 150.86 feet; thence North 49 degrees 46 minutes 49 seconds East for 398.30 feet along the chord of curve to the right having a radius of 755.19 feet; a central angle of 30 degrees 35 minutes and an arc length of 403.11 feet; thence North 65 degrees 03 minutes 51 seconds East for 80.69 feet to the Point of Beginning.

The above described property is also known as Site -7, according to the map of Inverness Sites 6 & 7 as recorded in Map Book 26, Page 147, in the Probate Office of Shelby County, Alabama.

Parcel III: (Building No. 104)

All that piece or parcel of land lying on the West side of Inverness Center Place within the Inverness Center Development in or near the City of Hoover as part of the Southwest quarter of Section 36, Township 18 South, Range 2 West, and more particularly described to-wit:

Commencing at an iron pin found on the Eastern side of Inverness Center Place, being the Southwestern corner of that property known as Inverness Center Site 24B as recorded in P.B 21, Page 61, South 24 degrees 31 minutes 48 seconds East for 371.87 feet to an iron pin on the Western side of Inverness Center Place which is the Point of Beginning.

Thence leaving Inverness Center Place South 40 degrees 46 minutes 16 seconds West for 173.77 (passing iron pin found at 138.36 feet) to a point, in or near the edge of Lake Heather (a.k.a. Lake Inverness); thence following the edge of Lake Heather at contour 496.00 feet with the following traverse points and courses (labeled A-B on Plat by F.V. Clinkscales, Jr., AL. PLS & PE) to wit: South 86 degrees 00 minutes 20 seconds West for 64.27 feet to a point on or near the 496 foot contour; thence South 47 degrees 49 minutes 49 seconds West for 40.95 feet to a point on or near the 496 foot contour; thence South 54 degrees 12 minutes 24 seconds West for 22.12 feet to a point on or near the 496 foot contour; thence South 76 degrees 47 minutes 06 seconds West for 31.68 feet to a point on or near the 496 foot contour; thence South 83 degrees 11 minutes 13 seconds West for 78.43 feet to a point on or near the 496 foot contour; thence South 86 degrees 41 minutes 36 seconds West for 75.25 feet to a point on or near the 496 foot contour; thence South 29 degrees 14 minutes 31 seconds West for 64.41 feet to a point on or near the 496 foot contour; thence South 85 degrees 45 minutes 49 seconds West for 14.46 feet to a point on or near the 496 foot contour; thence North 17 degrees 31 minutes 08 seconds East for 23.12 feet to a point on or near the 496 foot contour; thence North 08 degrees 31 minutes 15 seconds West for 9.54 feet to a point on or near the 496 foot contour; thence South 26 degrees 45 minutes 08 seconds West for 19.67 feet to a point on or near the 496 foot contour; thence South 38 degrees 40 minutes 34 seconds West for 30.80 feet to a point on or near the 496 foot contour; thence South 87 degrees 30 minutes 05 seconds West for 26.10 feet to a point on or near the 496 foot contour; thence South 57 degrees 04 minutes 15 seconds West for 51.82 feet to a point on or near the 496 foot contour; thence South 14 degrees 12 minutes 02 seconds West for 7.25 feet to a point on or near the 496 foot contour; thence South 87 degrees 01 minutes 24 seconds West for 9.00 feet to a point on or near the 496 foot contour; thence South 57 degrees 32 minutes 16 seconds West for 60.94 feet to a point on or near the 496 foot contour; thence North 88 degrees 13 minutes 37 seconds West for 59.24 feet to a point on or near the 496 foot contour; thence North 68 degrees 56 minutes 31 seconds West for 55.15 feet to a point on or near the 496 foot contour; thence North 30 degrees 58 minutes 70 seconds West for 20.87 feet to a point on or near the 496 foot contour; thence North 16 degrees 33 minutes 06 seconds West for 39.41 feet to a point on or near the 496 foot contour; thence North 03 degrees 40 minutes 00 seconds East for 28.26 feet to a point on or near the 496 foot contour; thence North 21 degrees 11 minutes 06 seconds East for 19.81 feet to a point on or near the 496 foot contour; thence North 44 degrees 53 minutes 30 seconds West for 5.31 feet to a point on or near the 496 foot contour; thence North 39 degrees 08 minutes 18 seconds East for 14.95 feet to a point on or near the 496 foot contour;

thence South 83 degrees 56 minutes 54 seconds West for 11.83 feet to a point on or near the 496 foot contour; thence North 23 degrees 22 minutes 32 seconds West for 23.41 feet to a point on or near the 496 foot contour; thence North 03 degrees 43 minutes 45 seconds West for 29.70 feet to a point on or near the 496 foot contour; thence North 06 degrees 52 minutes 19 seconds East 36.45 feet to a point on or near the 496 foot contour; thence North 21 degrees 38 minutes 23 seconds East for 54.71 feet to a point on or near the 496 foot contour; thence North 31 degrees 26 minutes 23 seconds East for 78.78 feet to a point on or near the 496 foot contour thence North 40 degrees 29 minutes 18 seconds East for 25.16 feet to a point on or near the 496 foot contour; thence North 68 degrees 45 minutes 57 seconds East for 8.81 feet to a point on or near the 496 foot contour; thence North 22 degrees 16 minutes 41 seconds East for 19.60 feet to a point on or near the 496 foot contour; thence North 28 degrees 10 minutes 40 seconds East for 29.36 feet to a point on or near the 496 foot contour; thence North 26 degrees 40 minutes 30 seconds East for 10.94 feet to an iron pin set at the edge of the water; thence with the center of an un-named creek for six (6) course to wit: North 04 degrees 28 minutes 56 seconds East for 4.73 feet to a point; South 42 degrees 12 minutes 18 seconds East for 44.95 feet to a point then North 63 degrees 52 minutes 49 seconds East for 17.26 feet to a point; thence North 26 degrees 16 minutes 48 seconds East for 44.95 feet to a point; thence North 17 degrees 58 minutes 09 seconds West for 15.56 feet to a point thence North 39 degrees 01 minutes 57 seconds East for 112.82 feet to an iron pin found (passing over a headwall) on the Western side Inverness Center Place; thence with Inverness Center Place for four (4) courses to wit: a curve to the left with a chord bearing of South 78 degrees 09 minutes 58 seconds East for 87.72 feet (R249.99 feet; L=88.18 feet) to an iron pin thence South 88 degrees 10 minutes 38 seconds East for 35.02 feet to a point; thence a curve to the right with a chord bearing of South 55 degrees 55 minutes 00 seconds East for 452.06 feet (R=422.03 feet; L=477.06 feet) to a point; thence South 23 degrees 31 minutes 53 seconds East for 47.74 feet to the Point of Beginning.

Parcel No. IV: (Building No. 10)

Part of the West half of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the point where the North line of the South half said quarter-quarter of the Southeast quarter of the Northwest quarter of Section 36, Township 18 South, Range 2 West intersects the Southwesterly right of way of U.S. Highway 280 and run North 88 degrees 24 minutes 25 seconds West along said North line of South half distance of 138.23 feet to the point of beginning of herein described parcel; thence run South 09 degrees 56 minutes 31 seconds East along the Southwesterly line of Inverness Office Center, Site 1 a distance of 370.81 feet to a point on a curve to the left on the Northwesterly right of way of Inverness Center Parkway said curve having a radius of 639.00 feet and a central angle of 17 degrees 05 minutes 09 seconds, thence South 57 degrees 28 minutes 31 seconds West along the chord of said curve 189.85 feet to the Point of Tangent; thence continuing along said right of way the following courses, South 48 degrees 55 minutes 56 seconds West, 47.17 feet to the Point of Curve of curve to the right, having a radius of 431.50 feet and a central angle of 13 degrees 33 minutes 45 seconds; thence South 55 degrees 02 minutes 49 seconds West along the chord of said curve 101.90 feet to the Point of Tangent; thence South 62 degrees 29 minutes 42 seconds West, 137.56 feet to the Point of Curve of curve to the left, having a radius 1342.50 feet and a central angle of 11 degrees 11 minutes 18 seconds; thence South 56 degrees 54 minutes 02 seconds West along the chord of

said curve 261.74 feet to the Point of Tangent; thence South 51 degrees 18 minutes 23 seconds West, 81.81 feet to the Point of Curve of curve to the right, having a radius of 1325.00 feet and a central angle of 2 degrees 03 minutes 06 seconds; thence South 52 degrees 19 minutes 56 seconds West along the chord of said curve 47.44 feet to a point on said curve and the centerline of common drive for Inverness Office Center Buildings 10 and 22; thence the following courses along said centerline of common drive, North 28 degrees 28 minutes 27 seconds West, 5.13 feet to a Point of Curve of curve to the right, having a radius of 213.00 feet and a central angle of 16 degrees 09 minutes 39 seconds; thence North 20 degrees 23 minutes 37 seconds West along the chord of said curve 59.88 feet to the Point of Tangent; thence North 12 degrees 18 minutes 47 seconds West, 71.95 feet to the Point of Curve of curve to the left, having a radius of 116.00 feet and a central angle of 67 degrees 11 minutes 32 seconds; thence North 45 degrees 54 minutes 33 seconds West along the chord of said curve 128.37 feet to a point on said curve; thence leaving said centerline of common drive, the following courses along the existing back of curb of an entrance drive to Building 10, North 10 degrees 51 minutes 55 seconds East, 35.08 feet to the Point of Curve of a curve to the right, having a radius of 321.55 feet and a central angle of 32 degrees 08 minutes 29 seconds; thence North 26 degrees 56 minutes 09 seconds East along the chord of said curve 178.02 feet to the Point of Tangent; thence North 43 degrees 00 minutes 24 seconds East, 8.85 feet; thence North 29 degrees 39 minutes 25 seconds West 28.26 feet; Thence South 60 degrees 20 minutes 35 seconds West 29.00 feet leaving said back of curb; thence North 29 degrees 39 minutes 25 seconds West paralleling existing parking lots of Building 10 and 22, 388.34 feet; thence North 88 degrees 24 minutes 25 seconds West 55.92 feet; thence North 01 degrees 35 minutes 35 seconds East 25.00 feet; thence South 88 degrees 24 minutes 25 seconds East 5.00 feet; thence North 01 degrees 35 minutes 35 seconds East 75.50 feet to a point on said North line of the South half of the Southeast quarter of the Northwest quarter of Section 36 Township 18 South, Range 2 West; thence South 88 degrees 24 minutes 25 seconds East along said North line of South half, 156.00 feet to a point; thence South 46 degrees 22 minutes 05 seconds East, 40.73 feet; thence North 43 degrees 37 minutes 55 seconds East, 36.72 feet to a point on said North line of South half thence South 88 degrees 24 minutes 25 seconds East along said North line of South half, 765.04 feet to the Point of Beginning.

Parcel V: (Building No. 22)

Part of the West half of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a point where the North line of the South half of the Southeast quarter of the Northwest quarter of Section 36, Township 18 South, Range 2 West intersects the Southwesterly right of way of U.S. Highway 280 and run North 88 degrees 24 minutes 25 seconds West along same 1114.10 feet to the point of beginning of herein described parcel; thence South 01 degrees 35 minutes 35 seconds West, 75.50 feet, thence North 88 degrees 24 minutes 25 seconds West 5.00 feet; thence South 01 degrees 35 minutes 35 seconds West 25.00 feet; thence South 88 degrees 24 minutes 25 seconds East 55.92 feet; thence South 29 degrees 39 minutes 25 seconds East paralleling existing parking lots of Building 10 and 22, 388.34 feet; thence North 60 degrees 20 minutes 35 seconds East 29.00 feet to a point on the existing back of curb of drive into Building 10; thence the following courses along said back of curb, South 29 degrees 39 minutes 25 seconds East, 28.26 feet; thence South 43 degrees 00 minutes 24 seconds West 8.85 feet to the Point of Curve of curve to the left, having a radius of 321.55 feet and a central angle of 32

degrees 08 minutes 29 seconds; thence South 26 degrees 56 minutes 09 seconds West along the chord of said curve 178.02 feet to the Point of Tangent; thence South 10 degrees 51 minutes 55 seconds West 35.08 feet to a point on a curve to the right and on the centerline of common drive for Buildings 10 and 22, said curve having a radius of 116.00 feet and a central angle of 67 degrees 11 minutes 32 seconds; thence the following courses along said centerline of drive, South 45 degrees 54 minutes 33 seconds East along the chord of said curve 128.37 feet; thence South 12 degrees 18 minutes 47 seconds East 71.95 feet to the Point of Curve of curve to the left, having a radius of 213.00 feet and a central angle 16 degrees 09 minutes 39 seconds; thence South 20 degrees 23 minutes 37 seconds East along the chord of said curve 59.88 feet to the Point of Tangent; thence South 28 degrees 28 minutes 27 seconds East 5.13 feet to a point on a curve to the right on the Northerly right of way of Inverness Center Parkway, said curve having a radius of 1325.00 feet and a central angle of 11 degrees 50 minutes 45 seconds; thence South 59 degrees 16 minutes 51 seconds West along the chord of said curve 273.45 feet to the Point of Tangent; thence South 65 degrees 12 minutes 13 seconds West continuing along said right of way 234.70 feet to the Point of Curve of curve to the left, having a radius of 985.24 feet and a central angle of 1 degrees 49 minutes 24 seconds thence South 64 degrees 17 minutes 32 seconds West continuing along said right of way 31.35 feet to an intersection with a curve to the right being on the back of the Easterly curb of the entrance drive to Inverness Office Center, Site-4, (The 40's), said curve having a radius of 68.08 feet and a central angle of 55 degrees 56 minutes 13 seconds; thence the following courses along said Easterly back of curb of entrance drive; North 50 degrees 56 minutes 42 seconds West along the chord of said curve 63.86 feet to the Point of Tangent; thence North 22 degrees 58 minutes 36 seconds West 5.09 feet to the Point of Curve of curve to the right, having a radius of 58.90 feet and a central angle of 20 degrees 29 minutes 35 seconds; thence North 12 degrees 43 minutes 48 seconds West along the chord of said curve 20.95 feet to the Point of Tangent; thence North 02 degrees 29 minutes 00 seconds West 36.87 feet to the Point of Curve of curve to the left, having a radius of 229.01 feet and a central angle of 43 degrees 55 minutes 17 seconds; thence North 24 degrees 52 minutes 29 seconds West along the chord of said curve 171.28 feet to the Point of Tangent; thence North 53 degrees 14 minutes 04 seconds West 133.54 feet to the Point of Curve of curve to the right, having a radius of 275.00 feet and a central angle of 19 degrees 48 minutes 04 seconds; thence North 43 degrees 20 minutes 02 seconds West along the chord of said curve 94.57 feet to a point on said curve; thence North 36 degrees 15 minutes 02 seconds East leaving said back of curb and paralleling existing parking lots of Site-4 and Building 22, 682.41 feet; thence North 01 degrees 36 minutes 01 seconds East 166.08 feet to a point on said North line of the South half of the Southeast quarter of the Northwest quarter of Section 36; thence South 88 degrees 24 minutes 25 seconds East along said same 52.95 feet to the Point of Beginning.



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EXHIBIT B

PERMITTED EXCEPTIONS

Exceptions as to all Parcels:

1. Acts of Grantee, and those claiming by, through and under Grantee.
2. General and special taxes and assessments not delinquent as of the date hereof.
3. Rights of tenants in possession, as tenants only, under written leases.
4. Zoning, building and other governmental and quasi-governmental laws, codes and regulations.
5. Water rights, claims or title to water.
6. Private and public utility easements of record and any covenants, conditions and restrictions thereunder.
7. Any exceptions that would be disclosed by an accurate survey of the Property.
8. Liens or possible liens arising from work contracted for, or performed by, tenants under Leases.
9. Liens or possible liens arising from work contracted for under any Assignable Construction Contract (as defined in the Sale Agreement) for which a consent has been given by the contractor thereunder, payment for which work is the responsibility of Grantee pursuant to the Real Estate Sale Agreement dated April 10, 2015 (as amended) between Grantor and Grantee, as successor-in-interest to Hertz Acquisitions Group, LLC (the "Sale Agreement").
10. Any mineral or mineral rights leased, granted or retained by current or prior owners.
11. Easement to Water Works Board of the City of Birmingham, as recorded in Deed Book 11, Page 651. Affects Parcel V.

Exceptions as to Parcel II:

12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 5, Page 355, Deed Book 48, Page 427, Deed Book 65, Page 96 and Deed Book 64, Page 267.
13. Easement Agreement as described in Instrument # 2000-06722.
14. Sanitary Sewer Easement agreement as described under Instrument # 2000-06721.
15. Easement as shown on Shelby County recorded in Map Book 26, Page 147.

16. Riparian rights are neither guaranteed nor insured for subject property that lies adjacent to or is bounded by Lake Heather.
17. Right of Way Easement, 10 feet in width for buried cable and incidental purposes, as recorded in Deed Book 324, Page 845.
18. Restrictions and Conditions as recited in that certain agreement by and between The Barber Companies, Inc. and Metropolitan Life Insurance Company as set forth in Instrument # 20040607000305130.

Exceptions as to Parcel III:

19. Easement and Right of Way from 2154 Trading Corp. to Alabama Power Company as recorded in Deed Book 331, Page 850; as amended by Misc. Book 29, Page 79.
20. Riparian rights are neither guaranteed nor insured for subject property that lies adjacent to or is bounded by Lake Heather.
21. Easement to Alabama Power Company as recorded in Deed Book 34, Page 620 and Instrument # 1993/28296.

Exceptions as to Parcel IV and V:

22. Easement and Right of Way from 2154 Trading Corp. to Alabama Power Company as recorded in Deed Book 331, Page 850, as amended by Misc. Book 29, Page 79 and Deed Book 342, Page 373.

Exceptions as to Parcel V:

23. Easement and Right of Way from Metropolitan Life Insurance Company to Alabama Power Company as recorded in Deed Book 50, Page 544 and Deed Book 34, Page 626.

Exceptions as to Parcels III, IV and V:

24. Easement and Right of Way from 2154 Trading Corp. to Alabama Power Company as recorded in Deed Book 327, Page 881.
25. Easement to Bellsouth Telecommunications, Inc. as recorded in Instrument # 1999-29883.

Exceptions as to Parcels III, IV AND V:

26. Agreement to the City of Hoover for Sanitary Sewer and Easements as recorded in Deed Book 365, Page 876.
27. Terms and Conditions of Declaration of Protective Covenants for Inverness Office Park, executed by Metropolitan Life Insurance Company, dated March 31, 2005 and recorded in April 1, 2005, as Instrument # 20050401000150480 and amended in Instrument # 20080717000288080. The company hereby insures the insured that a violation of said

Protective Covenants will not result in a forfeiture or reversion of title and that the developer no longer has an interest in the property.

28. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by William J. Daniel III for CDS, Commercial Due Diligence Services on January 07, 2015, designated Job Number 14-12-17903:

- A. The northerly and northeasterly section of the walls encompassing the electrical transformer located in the southwesterly area of the subject property crosses the entire electrical easement;
- B. The electrical transformer located west of the subject building is outside of the electrical easement.

Affects: Parcel 3 / 104 Inverness

29. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by William J. Daniel III for CDS, Commercial Due Diligence Services on January 09, 2015, last revised January 26, 2015, designated Job Number 14-12-17903:

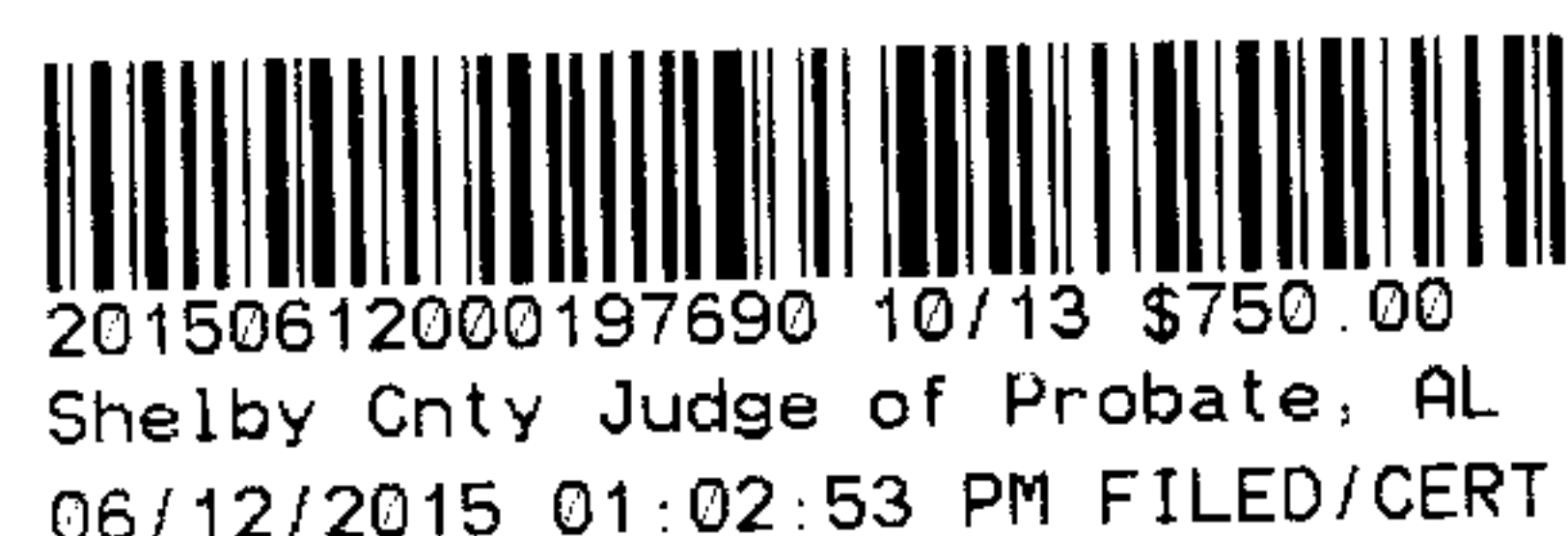
- A. The headwall located on the northwesterly section of the subject property crosses onto the subject property from the adjoining property;
- B. The concrete pad for the electrical transformer on the adjoining property crosses onto the subject property at the northwesterly section of the subject property;
- C. Electrical transformer located in the northwesterly direction of the subject building is without the benefit of an easement and outside of the existing easement.

Affects: Parcel 4 / 10 Inverness

30. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by William J. Daniel III for CDS, Commercial Due Diligence Services on January 06, 2015, last revised April 02, 2015, designated Job Number 14-12-17903:

- A. Multiple unlabeled manholes located throughout the subject property without benefit of easement and of unknown use;
- B. Electrical transformer located on the northwesterly corner of the subject building is without benefit of easement.

Affects: Parcel 2 / 31 Inverness



31. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by William J. Daniel III for CDS, Commercial Due Diligence Services on January 09, 2015, last revised February 10, 2015, designated Job Number 14-12-17903:

- A. Eight unidentified utilities depicted as black squares located on the southwesterly, southerly and southeasterly areas of the subject property, items are without benefit of easement, not listed in the survey legend and of unknown use;
- B. Transformer located on the westerly side of the subject building is without benefit of easement;
- C. Two unlabeled manholes, one located on the northern subject boundary and one located on the southwesterly side of the subject building are without benefit of easement, and of unknown use.


Affects: Parcel 5 / 22 Inverness



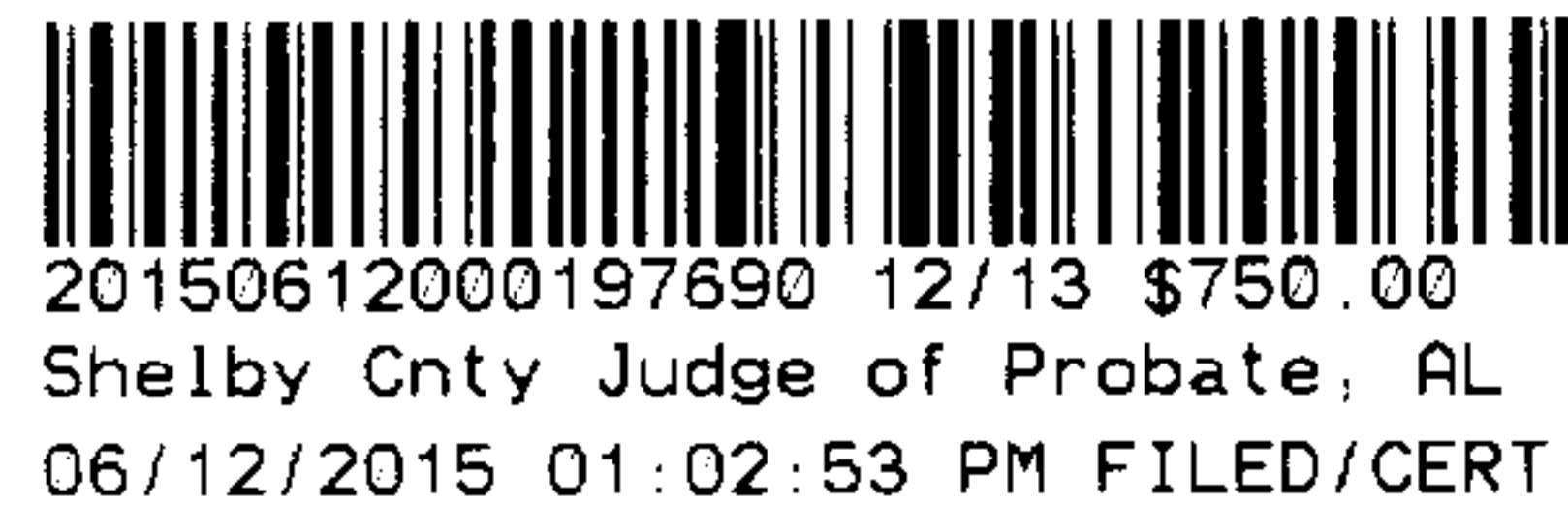
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GRANTOR:

Hub Properties Trust,
a Maryland real estate investment trust

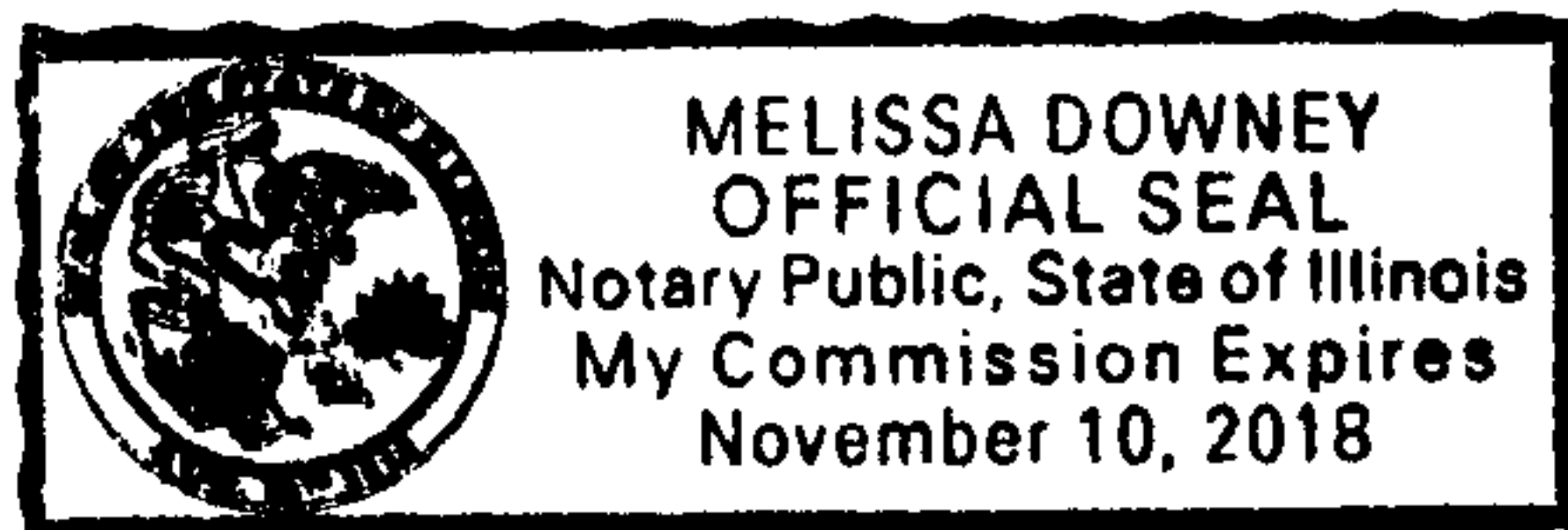
By: 
Name: David S. Weinberg
Title: Executive Vice President &
Chief Operating Officer

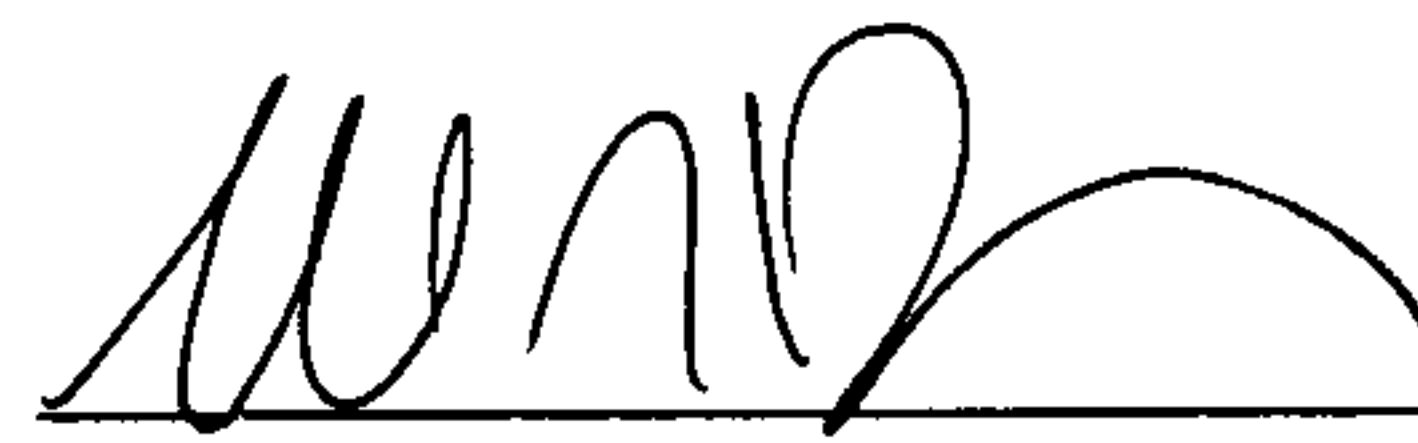
State of Illinois)
) SS
County of Cook)



I, Melissa J. Downey, a Notary Public in and for said County, in said State, hereby certify that David S. Weinberg, the Executive Vice President & Chief Operating Officer of HUB Properties Trust, a Maryland real estate investment trust, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance and with full authority, executed the same voluntarily for and as the act of said real estate investment trust.

Given under my hand and official seal this 29 day of May, 2015.




Notary Public

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Hub Properties Trust
Mailing Address c/o Equity Commonwealth
Two North Riverside Plaza, Suite 600
Chicago, Illinois 60606

Grantee's Name HPT Sunbelt Portfolio, LLC
Mailing Address 1522 2nd Street
Santa Monica, California 90401-2303

Property Address 10, 22, 31 & 104 Inverness Center Pkwy
Birmingham, AL 35242

Date of Sale June 4, 2015

Total Purchase Price \$ 53,400,000.00

or

Actual Value

\$


or

Assessor's Market Value \$ 33,979,550

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date June 5, 2015

Print David S. Weinberg, as EVP & COO of Hub Properties Trust

☐ Unattested

Sign See attached signature page

(verified by)

(Grantor) Grantee/Owner/Agent) circle one

Form RT-1