


This instrument prepared by:  
Marjie C. Nealon, Esq.  
Bilzin Sumberg Baena Price & Axelrod LLP  
1450 Brickell Avenue, Suite 2300  
Miami, Florida 33131

Shelby County, AL 10/09/2015  
State of Alabama  
Deed Tax:\$962.50

  
20151009000354180 1/9 \$1000.50  
Shelby Cnty Judge of Probate, AL  
10/09/2015 09:06:43 AM FILED/CERT

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made effective as of October 2, 2015 between **GCCFC 2005-GG5 CORPORATE PARKWAY, LLC**, an Alabama limited liability company ("**Grantor**"), whose address is c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, in favor of **MATRIX BIRMINGHAM, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 1201 Route 12, Port Jefferson Station, New York 11776.

### **WITNESSETH THAT:**

GRANTOR, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to GRANTEE, its successors and assigns, all of the real property situated in the County of Shelby and State of Alabama, which is more particularly described on the attached **Exhibit A** (the "**Property**"), but SUBJECT, HOWEVER, TO:

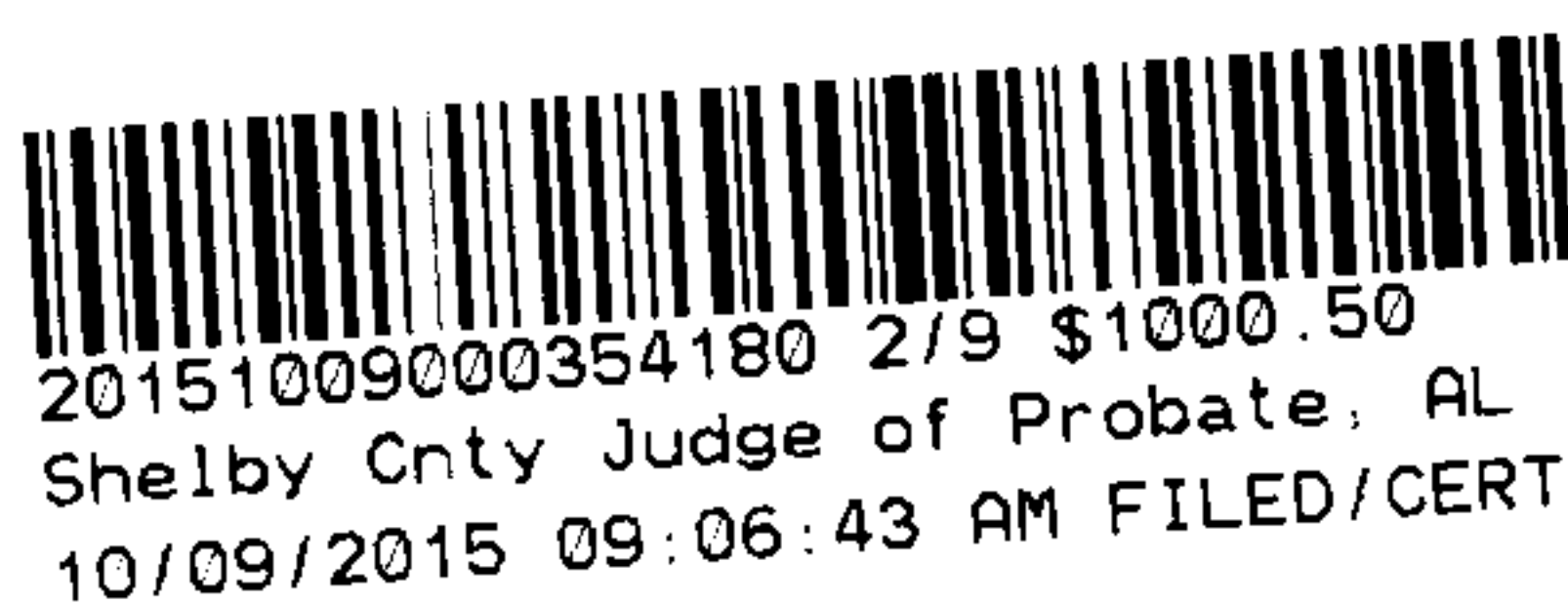
- (a) Real property taxes and assessments for the year 2015 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey; and
- (e) Easements, plats, rights of way, limitations, conditions, reservations, covenants, restrictions, and other matters of record.

TO HAVE and to hold the Property, together with all the singular the rights, tenements, herediments, appurtenances and improvements thereunto belonging, or in any wise appertaining, unto the Grantee and to its successors or assigns.

GRANTOR, for its successors and assigns, does hereby covenant with GRANTEE to warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under the GRANTOR, but against none other.

Send Tax Index Notice to Matrix Birmingham, LLC, 1201 Route 12, Port Jefferson Station, New York 11776.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**



Grantor has caused these presents to be executed and delivered as of the date first above written.

Witnesses:

GRANTOR:

**GCCFC 2005-GG5 CORPORATE PARKWAY,  
LLC**, an Alabama limited liability company

By: LNR Alabama Partners, LLC, a Delaware  
limited liability company, its manager

Signature: [Signature]  
Print Name: Rudy Rincon

Signature: [Signature]  
Print Name: Jiannell Tavaréz

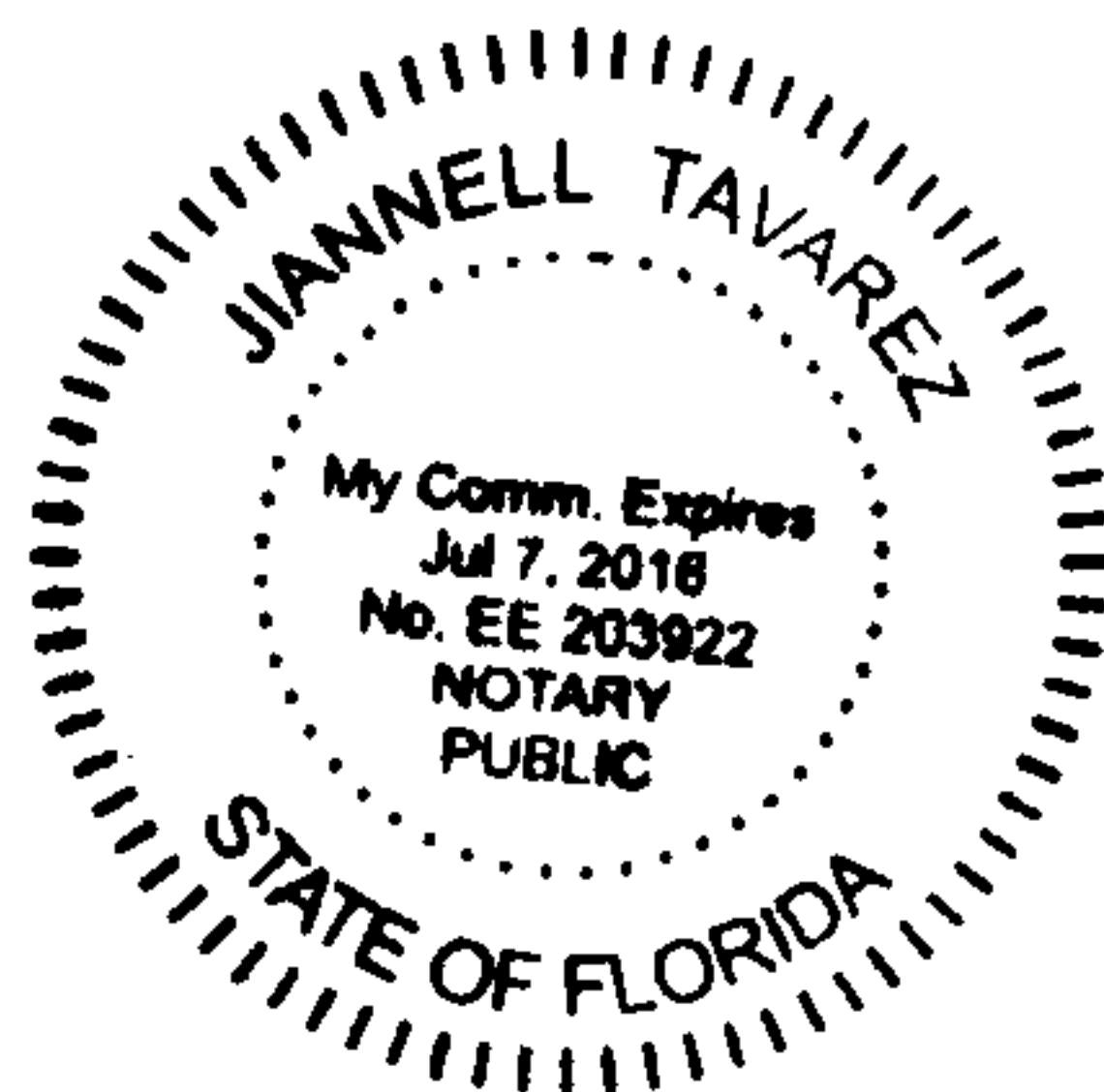
By: [Signature]  
Name: Steven D. Ferreira  
Title: Vice President

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) SS

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steven D. Ferreira whose name as Vice President, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he, as such Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 28 day of August, 2015.

(SEAL)



Notary Public Jiannell Tavaréz  
My Commission Expires: 07-07-2016



20151009000354180 3/9 \$1000.50  
Shelby Cnty Judge of Probate, AL  
10/09/2015 09:06:43 AM FILED/CERT

## EXHIBIT A

### LEGAL DESCRIPTION

{PARCEL A: (#100 and #500 Corporate Parkway): #100 Corporate Parkway: Lot 4, according to the Map and Survey of Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12, Page 10 in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the S.W.1/4 of the S.E.1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama and run North 0°00' East (assumed) along the East line of said 1/4-1/4 section a distance of 1115.12 feet to a point on the Southeasterly right-of-way line of U. S. Highway #280; thence South 83°13'57" West along the Southeasterly right-of-way line of U. S. Highway #280 a distance of 1634.70 feet to the POINT OF BEGINNING; thence continue South 83°13'57" West along the Southeasterly right-of-way line of U. S. Highway #280 a distance of 454.02 feet to a point, said point being the Northeasterly corner of Lot 2, Meadow Brook Corporate Park South Phase II as recorded in Map Book 12, Page 10 in the Probate Office of Shelby County, Alabama; thence South 12°44'50" East along the property boundary of said Lot 2 a distance of 349.64 feet to a point; thence South 30°56'48" East along the property boundary of said Lot 2 a distance of 410.33 feet to the Easternmost corner of said Lot 2, said point lying on the Northwesternly boundary of Lot 5, of said Meadow Brook Corporate Park South Phase II; thence North 48°41'24" East along the property boundary of said Lot 5 a distance of 338.18 feet to a point; thence South 67°18'52" East along the property boundary of said Lot 5 a distance of 155.00 feet to the Southwesternmost corner of Lot B of said Meadow Brook Corporate Park South Phase II; thence North 17°08'54" East along the property boundary of said Lot B a distance of 271.26 feet to a point on a curve to the right having a radius of 79.00 feet, a central angle of 44°46'15" and a chord bearing of North 31°42'24" West, said point also lying on the boundary of Lake #1; thence along the arc of said curve and the property boundary of said Lot B and Lake #1 a distance of 61.73 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve North 9°19'16" West along the property boundary of said Lot B and Lake #1 a distance of 6.32 feet to the P.C. (point of curve) of a curve to the left having a radius of 166.73 feet, a central angle of 31°56'11" and a chord bearing of North 25°17'22" West; thence along the arc of said curve and the property boundary of said Lot B and Lake #1 a distance of 92.94 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 104.23 feet, a central angle of 69°19'18" and a chord bearing of North 6°35'48" West; thence along the arc of said curve and the property boundary of said Lot B and Lake #1 a distance of 126.11 feet to a point; thence South 82°52'32" West along the property boundary of said Lot B a distance of 218.94 feet to a point; thence North 7°06'23" West along the property boundary of said Lot B a distance of 93.53 feet to the POINT OF BEGINNING; #500 Corporate Parkway: Lot 2, according to the Map and Survey of Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12, Page 10 in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the S.W.1/4 of the S.E.1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama and run North 0°00' East (assumed) along the East line of said 1/4-1/4 section a distance of 1115.12 feet to a point on the Southeasterly right-of-way line of U. S. Highway #280; thence South 83°13'57" West along the Southeasterly right-of-way line of U. S. Highway #280 a distance of 2088.72 feet to the POINT OF BEGINNING; thence continue South 83°13'57" West along the Southeasterly right-of-way line of U. S. Highway #280 a distance of 131.99 feet to a point; thence South 85°55'53" West along the Southeasterly right-of-way line of U.S. Highway #280 a distance of 29.50 feet to a point, said point being the Northeasterly corner of Lot 3, Meadow Brook Corporate Park South Phase II as recorded in Map Book 12, Page 10 in the Probate Office of Shelby County, Alabama; thence South 2°59'04" East along the property boundary of said Lot 3 a distance of 76.61 feet to a point; thence South 42°56'25" West along the property boundary of said Lot 3 a distance of 118.96 feet to a point; thence South 24°56'21" West along the property boundary of said Lot 3 a distance of 102.08 feet to a point; thence North 73°49'03" West along the property boundary of said Lot 3 a distance of 172.38 feet to a point; thence South 15°33'08" West along the Property boundary of said Lot 3 a distance of 53.70 feet to a point; thence South 65°56'15" West along the property boundary of said Lot 3 a distance of 80.92 feet to a point; thence North 80°03' West along the property boundary of said Lot 3 a distance of 43.53 feet to a point on the Southeasterly right-of-way line of Meadow Brook Drive, said point also lying on a curve to the right having a radius of 724.15 feet, a



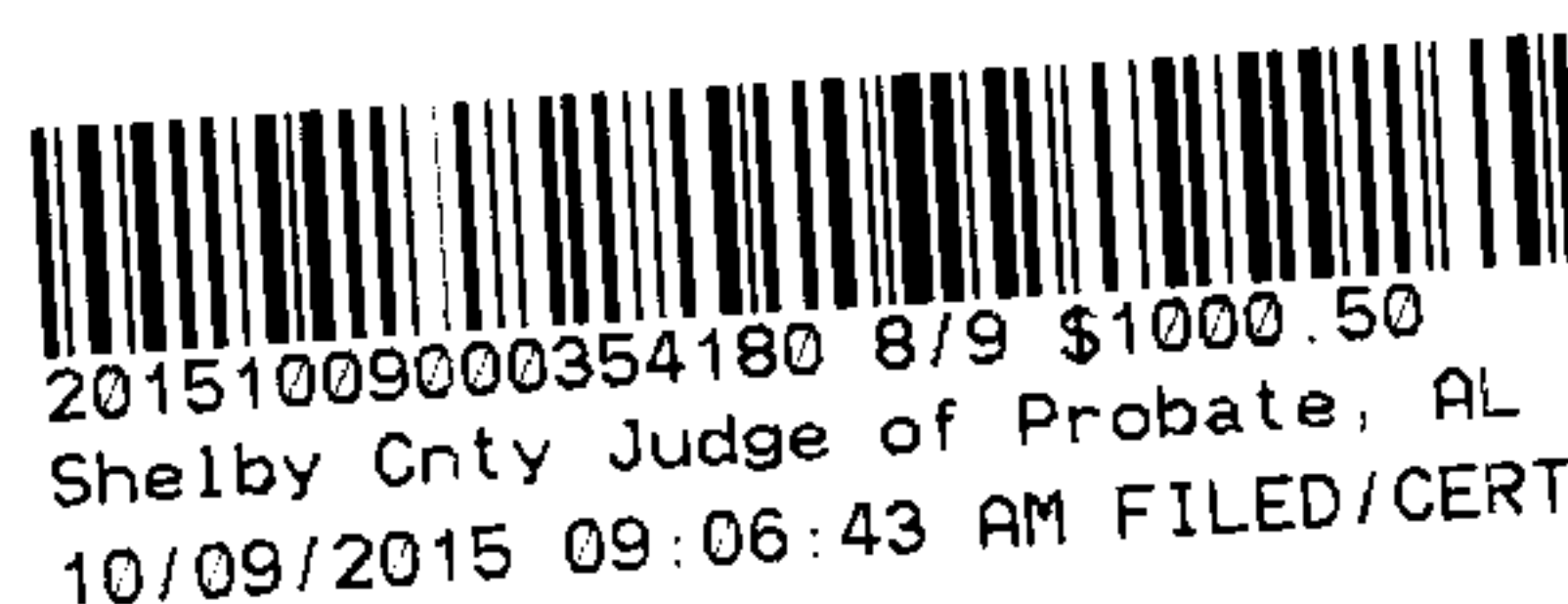
20151009000354180 4/9 \$1000.50  
Shelby Cnty Judge of Probate, AL  
10/09/2015 09:06:43 AM FILED/CERT

central angle of  $16^{\circ}03'04''$  and a chord bearing of South  $15^{\circ}39'59''$  West; thence along the arc of said curve and the Southeasterly right-of-way line of Meadow Brook Drive a distance of 202.87 feet to the Northernmost corner of Lot 1 of said Meadow Brook Corporate Park South Phase II; thence South  $66^{\circ}13'43''$  East along the property boundary of said Lot 1 a distance of 49.59 feet to a point; thence South  $6^{\circ}04'09''$  East along the property boundary of said Lot 1 a distance of 196.54 feet to a point; thence South  $17^{\circ}11'22''$  East along the property boundary of said Lot 1 a distance of 94.02 feet to a point on the Northerly right-of-way line of Corporate Parkway; thence North  $71^{\circ}36'10''$  East along the right-of-way line of Corporate Parkway a distance of 184.57 feet to the P. C. (point of curve) of a curve to the right having a radius of 460.00 feet, a central angle of  $56^{\circ}17'$  and a chord bearing of South  $80^{\circ}15'18''$  East; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 451.87 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve South  $52^{\circ}06'46''$  East along the right-of-way line of Corporate Parkway a distance of 124.95 feet to a point, said point being the Westernmost corner of Lot 5 of said Meadow Brook Corporate Park South Phase II; thence North  $31^{\circ}41'55''$  East along the property boundary of said Lot 5 a distance of 237.30 feet to the Southernmost corner of Lot 4 of said Meadow Brook Corporate Park South Phase II; thence North  $30^{\circ}56'48''$  West along the property boundary of said Lot 4 a distance of 410.33 feet to a point; thence North  $12^{\circ}44'50''$  West along the property boundary of said Lot 4 a distance of 349.64 feet to the POINT OF BEGINNING; TOGETHER WITH THE FOLLOWING PERMANENT, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ACROSS A PORTION OF LOT B, ACCORDING TO THE MAP AND SURVEY OF MEADOW BROOK CORPORATE PARK SOUTH, PHASE II, AS RECORDED IN MAP BOOK 12, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: Commence at the Southeast corner of the S.W.1/4 of the S.E.1/4 of Section 31, Township 18 South, Range 1 West; thence Northerly along the East line of said 1/4-1/4 section a distance of 1115.12 feet to the point of intersection of said East line with the Southerly right-of-way line of U.S. Highway No. 280; thence  $96^{\circ}46'03''$  to the left in a Southwesterly direction along said highway right-of-way line a distance of 1634.70 feet to a point; thence  $90^{\circ}20'30''$  to the left in a Southerly direction a distance of 93.57 feet to a point; thence  $90^{\circ}00'$  to the left in an Easterly direction a distance of 219.00 feet to a point on the boundary of Lake #1, said point being on a curve to the left having a radius of 104.23 feet and a central angle of  $69^{\circ}10'29''$ ; thence  $125^{\circ}11'31''$  to the right (angle measured to tangent) and along the arc of said curve along the boundary of Lake #1 a distance of 125.84 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 166.73 feet and a central angle of  $31^{\circ}56'11''$ ; thence along the arc of said curve and along the boundary of Lake #1 a distance of 92.94 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southerly direction along the boundary of Lake #1 a distance of 6.32 feet to the P.C. (point of curve) of a curve to the left having a radius of 79.00 feet and a central angle of  $44^{\circ}46'15''$ ; thence along the arc of said curve and along the boundary of Lake #1 a distance of 61.73 feet to a point; thence  $71^{\circ}03'07''$  to the right (angle measured to tangent) in a Southwesterly direction a distance of 210.98 feet to the POINT OF BEGINNING; thence  $84^{\circ}26'03''$  to the left in a Southeasterly direction a distance of 71.55 feet to a point on the Northwesterly line of Corporate Parkway, said point being on a curve to the left having a radius of 385.00 feet and a central angle of  $9^{\circ}02'$ ; thence  $86^{\circ}11'20''$  to the right (angle measured to tangent) in a Southwesterly direction along the Northwesterly line of Corporate Parkway and along the arc of said curve a distance of 60.70 feet to a point; thence  $102^{\circ}50'39''$  to the right (angle measured to tangent) in a Northwesterly direction a distance of 74.49 feet to a point; thence  $84^{\circ}26'03''$  to the right in a Northeasterly direction a distance of 60.28 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama; TOGETHER WITH THE FOLLOWING PERMANENT, NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL A OVER THE FOLLOWING DESCRIBED REAL ESTATE FOR THE PURPOSE OF INSTALLING UNDERGROUND SEWER LINES, TO-WIT: A 15 foot wide easement for sanitary sewer across Lot B created pursuant to a Sewer Line Easement Agreement dated September 28, 1989, and recorded in Book 258, page 800 and also recorded in the Map of Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12, Page 10 in the Probate Office of Shelby County, Alabama, said easement also being described by metes and bounds and lying 7.50 feet on each side of a centerline being located as follows: Commence at the

Southeast corner of the S.W.1/4 of the S.E.1/4 of Section 31, Township 18 South, Range 1 West; thence Northerly along the East line of said 1/4-1/4 section a distance of 1115.12 feet to the point of intersection of said East line with the Southerly right-of-way line of U.S. Highway #280; thence  $96^{\circ}46'03''$  to the left in a Southwesterly direction along said highway right-of-way line a distance of 1634.70 feet to a point; thence  $90^{\circ}20'30''$  to the left in a Southerly direction a distance of 93.57 feet to a point; thence  $90^{\circ}00'$  to the left in an Easterly direction a distance of 219.00 feet to a point on the boundary of Lake #1, said point being on a curve to the left having a radius of 104.23 feet and a central angle of  $69^{\circ}10'29''$ ; thence  $125^{\circ}11'31''$  to the right (angle measured to tangent) and along the arc of said curve along the boundary of Lake #1 a distance of 125.84 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 166.73 feet and a central angle of  $31^{\circ}56'11''$ ; thence along the arc of said curve and along the boundary of Lake #1 a distance of 92.94 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southerly direction along the boundary of Lake #1 a distance of 6.32 feet to the P.C. (point of curve of a curve to the left having a radius of 79.00 feet and a central angle of  $44^{\circ}46'15''$  thence along the arc of said curve and along the boundary of Lake #1 a distance of 61.73 feet to a point; thence  $71^{\circ}03'07''$  to the right (angle measured to tangent) in a Southwesterly direction a distance of 86.00 feet to the POINT OF BEGINNING; thence  $84^{\circ}26'03''$  to the left in a Southeasterly direction a distance of 98.00 feet, more or less, to a point on the Northwesternly line of Corporate Parkway, said point being the POINT OF ENDING of said centerline; PARCEL B: (#300 Corporate Parkway): Lot 5, according to the Map and Survey of Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12, Page 10 in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the S.W.1/4 of the S.E.1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama and run North  $0^{\circ}00'$  East (assumed) along the East line of said 1/4-1/4 section a distance of 1115.12 feet to a point on the Southeasterly right-of-way line of U. S. Highway #280; thence South  $83^{\circ}13'57''$  West along the Southeasterly right-of-way line of U. S. Highway #280 a distance of 2088.72 feet to the Northwesternmost corner of Lot 4, Meadow Brook Corporate Park South Phase II, as recorded in Map Book 12, Page 10 in the Probate Office of Shelby County, Alabama, said point also being the Northeasternmost corner of Lot 2 of said subdivision; thence South  $12^{\circ}44'50''$  East along the common boundary of said Lots 2 and 4 a distance of 349.64 feet to a point; thence South  $30^{\circ}56'48''$  East along the common boundary of said Lots 2 and 4 a distance of 410.33 feet to the Southernmost corner of said Lot 4, said point being the POINT OF BEGINNING of the parcel herein described; thence North  $48^{\circ}41'24''$  East along the property boundary of said Lot 4 a distance of 338.18 feet to a point; thence South  $67^{\circ}18'52''$  East along the property boundary of said Lot 4 and its extension, being the property boundary of Lot B of said Meadow Brook Corporate Park South Phase II, a distance of 229.49 feet to a point on the Westerly right-of-way line of Corporate Parkway, said point lying on a curve to the left having a radius of 385.00 feet, a central angle of  $17^{\circ}47'46''$  and a chord bearing of South  $0^{\circ}56'13''$  West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 119.58 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve South  $7^{\circ}57'41''$  East along the right-of-way line of Corporate Parkway a distance of 150.16 feet to the P.C. (point of curve) of a curve to the right having a radius of 240.00 feet, a central angle of  $124^{\circ}59'24''$  and a chord bearing of South  $54^{\circ}32'01''$  West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 523.56 feet to the P.C.C. (point of compound curve) of a curve to the right having a radius of 1150.00 feet, a central angle of  $10^{\circ}51'31''$  and a chord bearing of North  $57^{\circ}32'31''$  West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 217.95 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve North  $52^{\circ}06'46''$  West along the right-of-way line of Corporate Parkway a distance of 100.00 feet to the Southernmost corner of Lot 2 of said Meadow Brook Corporate Park South Phase II; thence North  $31^{\circ}41'55''$  East along the property boundary of said Lot 2 a distance of 237.30 feet to the POINT OF BEGINNING; TOGETHER WITH THE FOLLOWING EASEMENT APPURTENANT TO PARCEL B: (i) that certain easement agreement dated as of March 6, 1989, by and among Daniel U.S. Properties Limited Partnership, Daniel Meadow Brook One Limited Partnership, and Daniel Meadow Brook IV Limited Partnership, as recorded in Book 229, Page 631, in the Office of the Judge of Probate of Shelby County, Alabama, and (ii) that certain Easement Agreement for Ingress and Egress dated as of March 6, 1989, by and between

Daniel U.S. Properties Limited Partnership and Daniel Meadow Brook IV Limited Partnership, as recorded in Book 229, Page 641, in said Probate Office; PARCEL C: (#1200 Corporate Drive): Lot 1, according to the Map and Survey of Meadow Brook Corporate Park South, Phase I, as recorded in Map Book 11, Page 72 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the S.W.1/4 of the S.E.1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and run North 0°00' East (assumed) along the East line of said 1/4-1/4 section a distance of 1115.12 feet to a point on the Southeasterly right-of-way line of U. S. Highway #280; thence South 83°13'57" West a distance of 877.24 feet along the Southeasterly right-of-way line of U. S. Highway #280 to its intersection with the Easterly right-of-way line of Corporate Parkway; thence South 6°44'08" East a distance of 19.02 feet along the right-of-way line of Corporate Parkway to the P.C. (point of curve) of a curve to the right having a radius of 850.00 feet, a central angle of 8°43'02" and a chord bearing of South 2°22'37" East; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 129.32 feet to a point; thence North 88°01'06" West along the right-of-way line of Corporate Parkway a distance of 8.50 feet to a point on a curve to the right having a radius of 496.50 feet, a central angle of 38°18'40" and a chord bearing of South 21°08'14" West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 331.99 feet to a point; thence South 49°42'26" East along the right-of-way line of Corporate Parkway a distance of 8.50 feet to a point; thence South 40°17'34" West along the right-of-way line of Corporate Parkway a distance of 68.74 feet to the POINT OF INTERSECTION of the Southwesterly right-of-way line of Corporate Drive, said point being the POINT OF BEGINNING of the parcel herein described; thence continue South 40°17'34" West along the right-of-way line of Corporate Parkway a distance of 126.26 feet to the P.C. (point of curve) of a curve to the left having a radius of 230.00 feet, a central angle of 38°57'06" and a chord bearing of South 20°49'01" West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 156.36 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve South 1°20'28" West along the right-of-way line of Corporate Parkway a distance of 230.53 feet to the P.C. (Point of curve) of a curve to the right having a radius of 373.84 feet, a central angle of 34°32'50" and a chord bearing of South 18°36'53" West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 225.41 feet to a point, said point being the Northwestern corner of Lot 11-C, Meadow Brook Corporate Park South Phase II Resurvey of Lot 11, as recorded in Map Book 13, Page 82 in the Probate Office of Shelby County, Alabama; thence South 66°40'05" East along the property boundary of said Lot 11-C a distance of 34.21 feet to the P.C. (point of curve) of a curve to the left having a radius of 125.02 feet, a central angle of 52°11'16" and a chord bearing of North 87°14'17" East; thence along the arc of said curve and the property boundary of said Lot 11-C a distance of 113.87 feet to the P.C.C. (point of compound curve) of a curve to the left having a radius of 227.76 feet, a central angle of 4°55'10" and a chord bearing of North 58°41'04" East; thence along the arc of said curve and the property boundary of said Lot 11-C a distance of 19.56 feet to a point; thence North 83°01'13" East along the property boundary of said Lot 11-C a distance of 67.87 feet to the Northernmost corner of Lot 11-C, said point lying along the boundary of Lake "E", said point also lying on a curve to the right having a radius of 120.00 feet, a central angle of 76°00'05" and a chord bearing of North 55°09'48" East; thence along the arc of said curve and the boundary of said lake a distance of 159.18 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve South 86°50'10" East along the boundary of said lake a distance of 93.53 feet to the P.C. (point of curve) of a curve to the left having a radius of 250.00 feet, a central angle of 81°02'03" and a chord bearing of North 52°38'49" East; thence along the arc of said curve and the boundary of said lake a distance of 353.58 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve North 12°07'48" East along the boundary of said lake a distance of 42.92 feet to the P.C. (point of curve) of a curve to the left having a radius of 390.00 feet, a central angle of 23°39'54" and a chord bearing of North 0°17'51" East; thence along the arc of said curve and the boundary of said lake a distance of 161.08 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve North 11°32'06" West along the boundary of said lake a distance of 23.19 feet to the P.C. (point of curve) of a curve to the left having a radius of 145.00 feet, a central angle of 3°05'17" and a chord bearing of North 13°04'45" West; thence along the arc of said curve and the boundary of said lake a distance of 7.82 feet to a

point on the Southerly right-of-way line of Corporate Drive; thence South  $83^{\circ}16'55''$  West along the right-of-way line of Corporate Drive a distance of 63.77 feet to the P.C. (point of curve) of a curve to the right having a radius of 338.21 feet, a central angle of  $36^{\circ}53'28''$  and a chord bearing of North  $78^{\circ}16'21''$  West; thence along the arc of said curve and the Southwesterly right-of-way line of Corporate Drive a distance of 217.76 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve North  $59^{\circ}49'34''$  West along the Southwesterly right-of-way line of Corporate Drive a distance of 250.26 feet to the POINT OF BEGINNING; TOGETHER WITH THE FOLLOWING EASEMENT APPURTENANT TO PARCEL C: A permanent, perpetual, non-exclusive 20 foot easement: for constructing, installing, maintaining and replacing the sanitary sewer easement as set out in the "Sewer Line Easement Agreement dated July 27, 1999 by and between Daniel U.S. Properties Limited Partnership II, an Alabama limited partnership, and Meadow Brook North, L.L.C., a Delaware limited liability company", subject to the non-beneficial terms and provisions set out in said Instrument, over, across, through, upon and under the following described property: A parcel of land situated in the N.W. 1/4 of the N.E. 1/4 of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, being a 20 foot sanitary sewer easement located 10 feet on either side of the following described centerline: Commence at the Westernmost corner of Lot 1, Meadow Brook Corporate Park South, Phase I, as recorded in Map Book 11, Page 72 in the Probate Office of Shelby County, Alabama and run South  $66^{\circ}40'05''$  East along the property boundary of said Lot 1 a distance of 34.21 feet to the P.C. (point of curve) of a curve to the left having a radius of 125.02 feet, a central angle of  $52^{\circ}11'16''$  and a chord bearing of North  $87^{\circ}14'17''$  East; thence along the arc of said curve and the property boundary of said Lot 1 a distance of 113.87 feet to the P.C.C. (point of compound curve) of a curve to the left having a radius of 227.76 feet, a central angle of  $4^{\circ}55'10''$  and a chord bearing of North  $58^{\circ}41'04''$  East; thence along the arc of said curve and the property boundary of said Lot 1 a distance of 19.56 feet to a point; thence North  $83^{\circ}01'13''$  East along the property boundary of said Lot 1 a distance of 33.03 feet to a point on a curve to the left having a radius of 127.07 feet, a central angle of  $29^{\circ}50'31''$  and a chord bearing of South  $3^{\circ}49'04''$  East, said point being the POINT OF BEGINNING of the centerline of said 20 foot sanitary sewer easement; thence along the arc of the last described curve and the centerline of said 20 foot sanitary sewer easement a distance of 66.18 feet to the POINT OF ENDING, being situated in Shelby County, Alabama; and



## Real Estate Sales Validation Form

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

Grantor's Name GCCFC 2005-GG5 Corporate Pkwy  
Mailing Address c/o LNR Partners, LLC  
1601 Washington Ave., #700  
Miami Beach, Florida 33139

Grantee's Name Matrix Birmingham, LLC  
Mailing Address 1201 Route 12  
Port Jefferson Station,  
New York 11776

Property Address 100, 300, 500 & 1200  
Corporate Parkway  
Birmingham, Alabama

Date of Sale 07/23/2015  
Total Purchase Price \$ 35,962,500.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20151009000354180 9/9 \$1000.50  
Shelby Cnty Judge of Probate, AL  
10/09/2015 09:06:43 AM FILED/CERT

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 \_\_\_\_\_

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). Matrix Birmingham, LLC

Date September 3, 2015

Print \_\_\_\_\_

Sign \_\_\_\_\_

Unattested \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1