

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Merion Riverside Parc, L.P., a Delaware limited partnership (“Grantor”), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by TPAF VII Trails at Cahaba, LLC, a Minnesota limited liability company as to an undivided 55 % interest, and TPAF II Wyngate, LLC, a Minnesota limited liability company, as to an undivided 45 % interest, together as tenants in common (collectively, “Grantee”), the receipt of which is hereby acknowledged, subject to the conditions, matters, and/or reservations herein set forth, if any, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the said Grantee, the following described property:

The real estate described on Exhibit “A” attached hereto.

TOGETHER WITH all and singular, the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining.

THIS CONVEYANCE is made subject to easements, conditions, and restrictions of record.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its successors and assigns forever.

AND Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against itself and its successors and assigns, and against all persons claiming through or under the Grantor but not otherwise.

[The Remainder of This Page Is Intentionally Left Blank]

IN WITNESS WHEREOF, the Grantor has hereunto caused these presents to be executed by its duly authorized officer on this _____ day of January, 2020.

WITNESSES:

GRANTOR:

Merion Riverside Parc, L.P., a Delaware limited partnership

By: Merion Riverside Parc GP, LLC, a Delaware limited liability company, its general partner

By: _____

Name: *Richard Kwait*

Title: *Senior Vice President*

COMMONWEALTH OF PENNSYLVANIA :

:

COUNTY OF MONTGOMERY :

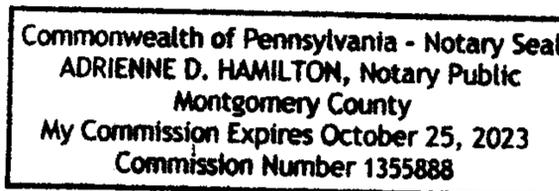
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I, the undersigned, a Notary Public in and for the said Commonwealth and County, hereby certify that Richard Kwait, as Senior Vice President of Merion Riverside Parc GP, LLC, a Delaware limited liability company, which is the general partner of Merion Riverside Parc, L.P., a Delaware limited partnership 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 said instrument, he, as such Senior Vice President and with full authority, executed the same voluntarily for and as the act of said Merion Riverside Parc GP, LLC, a Delaware limited liability company.

Given under my hand and official notarial seal this 24th day of January, 2020.

Witness my hand and official seal
this 24 day of January, 2020

Notary Public for
My Commission Expires: *10-25-2023*



AFTER RECORDING RETURN TO:
c/o Timberland Partners, Inc.
Attn: Robert L. Fransen
8500 Normandale Lake Blvd., Suite 700
Bloomington, MN 55437

SEND SUBSEQUENT TAX BILLS TO:
c/o Timberland Partners, Inc.
Attn: Robert L. Fransen
8500 Normandale Lake Blvd., Suite 700
Bloomington, MN 55437

EXHIBIT A

TO STATUTORY WARRANTY DEED

PHASE I:

PARCEL I:

LOT 15, CAHABA PARK SOUTH, 1ST ADDITION AS RECORDED IN MAP BOOK 153, PAGE 49, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA; BEING SITUATED IN JEFFERSON COUNTY, ALABAMA.

PARCEL II:

LOT B, CAHABA PARK SOUTH, 1ST ADDITION, RESURVEY NO. 1 AS RECORDED IN MAP BOOK 159, PAGE 15, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BEING SITUATED IN JEFFERSON COUNTY, ALABAMA.

PARCEL III: (SIGNAGE EASEMENT)

A NON-EXCLUSIVE EASEMENT TO CONSTRUCT AND MAINTAIN SIGNAGE ON A STRUCTURE NOT EXCEEDING FOURTEEN FEET IN HEIGHT AND EIGHT FEET IN WIDTH ON THE 10' BY 10' EASEMENT FOR SIGNAGE IN THE SOUTHWESTERN CORNER OF LOT 13-D, AS SHOWN ON RESURVEY NO. 2 OF CAHABA PARK SOUTH, RECORDED IN MAP BOOK 13, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PHASE II:

PARCEL IV:

LOT A, CAHABA PARK SOUTH, 1ST ADDITION RESURVEY NO. 1 AS RECORDED IN MAP BOOK 159, PAGE 15, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

PARCEL V:

A 30.00 FEET WIDE EASEMENT FOR INGRESS AND EGRESS ACROSS PARCEL I (ALSO DESCRIBED IN LOT 15, ACCORDING TO THE PLAT OF CAHABA PARK SOUTH 1ST ADDITION), 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY, ALABAMA:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 350.21 FEET TO THE EAST RIGHT OF WAY LINE OF CAHABA PARK CIRCLE, SAID POINT BEING THE P.C. (POINT OF CURVE) OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 69°38'34" AND A RADIUS OF 195.00 FEET; THENCE TURN 90°00' TO THE

RIGHT (ANGLE MEASURED TO TANGENT) AND RUN NORTHWESTERLY AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 237.02 FEET TO A POINT ON SAID RIGHT OF WAY OF SAID CAHABA PARK CIRCLE, SAID POINT BEING THE POINT OF BEGINNING OF SAID CENTERLINE OF SAID EASEMENT; THENCE TURN 90°00' TO THE P.C. (POINT OF CURVE) OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°46'09" AND A RADIUS OF 118.77 FEET; THENCE TURN 109°38'13" TO THE LEFT (ANGLE MEASURED TO TANGENT) AND RUN WESTERLY AND ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE OF AN EASEMENT A DISTANCE OF 38.91 FEET TO THE P.T. (POINT OF TANGENT); THENCE CONTINUE WESTERLY AND TANGENT TO SAID CURVE A DISTANCE OF 35.13 FEET TO THE P.C. (POINT OF CURVE) TO THE RIGHT HAVING A CENTRAL ANGLE OF 30°22'29" AND A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY AND ALONG THE ARC OF SAID CENTERLINE A DISTANCE OF 39.76 FEET TO THE P.T. (POINT OF TANGENT); THENCE CONTINUE NORTHWESTERLY AND TANGENT TO SAID CURVE A DISTANCE OF 129.03 FEET TO A POINT; THENCE TURN 44°58'22" TO THE LEFT AND RUN WESTERLY A DISTANCE OF 43.35 FEET TO A POINT ON THE WESTERLY LINE OF LOT 15, CAHABA PARK SOUTH 1ST ADDITION AND END OF SAID CENTERLINE; BEING SITUATED IN JEFFERSON COUNTY, ALABAMA.

OTHER INTERESTS:

PARCEL VI:

DETENTION POND DRAINAGE ACCESS EASEMENT AS SET FORTH IN THAT CERTAIN AGREEMENT DATED AUGUST 7, 1985, BY AND AMONG INVESTMENT SOUTHEASTERN, LTD., KOVACH-EDDLEMAN PROPERTIES, AND 280 ASSOCIATES, LTD., AS RECORDED IN REAL 2748, PAGE 377, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND AS FURTHER RECORDED IN REAL 38, PAGE 71 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL VII:

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED AUGUST 7, 1985, BY AND AMONG INVESTMENT SOUTHEASTERN, LTD., KOVACH-EDDLEMAN PROPERTIES, AND 280 ASSOCIATES LTD., AS RECORDED IN REAL 2748, PAGE 384, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, AND AS FURTHER RECORDED IN REAL 38, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name Merion Riverside Parc, L.P.
 Mailing Address 308 E. Lancaster Ave., Ste 300
Wynnewood, PA 19096

Grantee's Name TPAF VII Trails at Cahaba, LLC and TPAF II Wyngate, LLC
 Mailing Address c/o 8500 Normandale Lake Blvd., Ste 700
Bloomington, MN 55437

Property Address 801 Cahaba Forest Cove
Birmingham, AL 35242

Date of Sale January 29, 2020
 Total Purchase Price \$45,300,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

100% of fee property lies in Jefferson County

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)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | |

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 January 29, 2020

Print Richard Kwiat, Authorized Signatory of Seller

Unattested

Sign _____
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/31/2020 08:52:09 AM
 \$35.00 CHERRY
 20200131000041200

Allen S. Boyd

eForms



Form RT-1