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Grantee's Address:
3001 Knox Street, Suite 400
Dallas, Texas 75205
Attn: Mike Wallis

GF#7308623519

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT, **SOUTHLAWN PALMS APARTMENTS, L.L.C.**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by **2009 HOUSTON SCOTT STREET, LP**, a Texas limited partnership (hereinafter referred to as "Grantee"), the receipt and sufficiency of which consideration is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, all of the following described property in Harris County, Texas, to wit:

See Exhibit "A" attached hereto and made a part hereof for all purposes, together with all rights and appurtenances pertaining thereto, including, without limitation, the following: (i) any and all leases, rents, issues and profits pertaining thereto and all fixtures, improvements and structures thereon or attached thereto; (ii) any and all right, title and interest of Grantor in and to all roads, alleys, easements, streets and ways in front of, at a side of, adjoining or adjacent thereto, and rights of ingress and egress thereto, and any land owned or claimed by Grantor that is adjacent to, contiguous to, or part of the land described hereinabove, whether such lands are owned or claimed by deed, limitations or otherwise, and whether or not they are located inside or outside the metes and bounds description hereinabove referenced, and whether or not they are held under fence by Grantor, and whether or not they are located within any survey delivered to or acquired by Grantee in connection with its purchase and sale of said property; (iii) any and all awards in eminent domain or by deed in lieu thereof made or to be made in connection therewith; (iv) any and all oil, gas and other minerals in or under such real property, if any, together with all executory rights to lease the said property for the development of oil, gas, or other minerals; and (v) any and all governmental approvals, utility commitments and taps, water rights, permits, and all receipts

therefor; subject only to those matters set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (but only to the extent same remain in effect and pertain to such property).

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED effective as of (although not necessarily on) the 28th day of October, 2011.

GRANTOR:

SOUTHLAWN PALMS APARTMENTS,
L.L.C., a Texas limited liability company

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By: *Paul Wm Becker*
Name: PAUL Wm BECKER
Title: Member AB# LTD LLC

STATE OF CALIFORNIA §
COUNTY OF ORANGE §

This instrument was acknowledged before me on October 28, 2011 by PAUL Wm. BECKER, the MEMBER - AB# LTD LLC of SOUTHLAWN PALMS APARTMENTS, L.L.C., a Texas limited liability company, on behalf of such company.

Patricia C. Boeck
Notary Public in and for the State of California

[Personalized Seal]



Attachments:

Exhibit "A" - Legal Description

Exhibit "B" - Permitted Exceptions

After Recording Return to:

Kirk Standly
Standly and Hamilton, LLP
325 N. St. Paul Street
Suite 3300
Dallas, Texas 75201

EXHIBIT "A"

Tract I:

A tract of land containing 2.066 acres consisting of Lots 4 thru 21, inclusive, in Block 10, SOUTH LAWN ADDITION, a subdivision of land according to the map or plat thereof recorded in Volume 5, Page 46 of the Harris County Map Records, in Houston, Harris County, Texas; said 2.066 acres being more particularly described by metes and bounds as follows:

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COMMENCING at a 5/8-inch iron rod found at the intersection of the westerly line of Scott Street (80 feet wide) with the northerly line of Faulkner Street (40 feet wide);

THENCE, N 70 deg. 24' 00" W, along the southerly line of Lots 24, 23 and 22, respectively, of said Block 10, same being the northerly line of Faulkner Street (40 feet wide), for a distance of 141.33 feet to a 5/8-inch iron rod found marking the Southeast corner of the herein described tract, and being the PLACE OF BEGINNING;

THENCE, N 70 deg. 24' 00" W, continuing along the southerly line of said Block 10, same being the northerly line of Faulkner Street (40 feet wide), for a distance of 450.00 feet to the Southwest corner of said Block 10, same being the intersection of the easterly line of Nathan Street (40 feet wide) with the northerly line of Faulkner Street (40 feet wide);

THENCE, N 19 deg. 32' 00" E, along the westerly line of said Block 10, same being the easterly line of Nathan Street (40 feet wide), for a distance of 200.00 feet to the Northwest corner of the herein described tract of land, from which a found 1/2-inch iron rod bears witness at N 06 deg. 36' 15" E, a distance of 0.88 feet;

THENCE, S 70 deg. 24' 00" E, along the southerly line of South Lawn Street (40 feet wide), same being the northerly line of said Block 10, for a distance of 450.00 feet to a 5/8-inch iron rod set for the Northeast corner of Lot 4 of said Block 10;

THENCE, S 19 deg. 32' 00" W, along the easterly line of Lots 4 and 21 of said Block 10, for a distance of 200.00 feet to the PLACE OF BEGINNING, of Tract I containing 2.066 acres of land.

Tract II:

A tract of land containing 0.803 acre consisting of Lots 18, 19, 20, 21, 22, 23 and 24, inclusive, in Block 2, SOUTH LAWN ADDITION, a subdivision of land according to the map or plat thereof recorded in Volume 5, Page 46 of the Harris County Map Records, in Houston, Harris County, Texas; said 0.803 acre being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Block 2, also being the intersection of the northerly line of South Lawn Avenue (40 feet wide) with the westerly line of Nathan Street (40 feet wide), and being the Southeast corner of the herein described tract;

THENCE, N 70 deg. 24' 00" W, along the northerly line of South Lawn Avenue (40 feet wide), same being the southerly line of said Block 2, for a distance of 350.00 feet to the Southwesterly corner of the herein described tract, from which a found 5/8-inch iron rod bears witness at N 10 deg. 31' 49" E, a distance of 1.24 feet;

THENCE, N 19 deg. 32' 00" E, along the westerly line of Lot 18 of said Block 2, for a distance of 100.00 feet to a 5/8-inch iron rod set for the Northwesterly corner of the herein described tract;

THENCE, S 70 deg. 24' 00" E, along the northerly line of Lots 18 thru 24, respectively, of said Block 2, for a distance of 350.00 feet to the Northeasterly corner of the said Block 2, on the westerly line of Nathan Street (40 feet wide), from which a found 1/2-inch iron rod bears witness at N 52 deg. 40' 25" E, a distance of 1.13 feet;

THENCE, S 19 deg. 32' 00" W, along the easterly line of said Block 2, same being the westerly line of Nathan Street (40 feet wide), for a distance of 100.00 feet to the POINT OF BEGINNING, of Tract II containing 0.803 acre of land.

Tract III:

A tract of land containing 1.361 acres consisting of Lots 13 thru 23, inclusive, and part of Lot 24, in Block 1, SOUTH LAWN ADDITION, a subdivision of land according to the map or plat thereof recorded in Volume 5, Page 46 of the Harris County Map Records, in Houston, Harris County, Texas; said 1.361 acres being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the westerly line of Scott Street (80 feet wide) with the northerly line of South Lawn Avenue (40 feet wide), same being the Southeast corner of the herein described tract, from which a found PK Nail bears witness at N 88 deg. 54' 23" W, a distance of 0.42 feet;

THENCE, N 70 deg. 24' 00" W, along the northerly line of South Lawn Avenue (40 feet wide), for a distance of 592.52 feet to the Southwesterly corner of said Block 1, from which a found 5/8-inch iron rod bears witness at N 25 deg. 54' 25" E, a distance of 0.55 feet;

THENCE, N 19 deg. 32' 00" E, along the westerly line of said Block 1, same being the easterly line of Nathan Street (40 feet wide), for a distance of 100.00 feet to the Northwesterly corner of the herein described tract, and the Northwesterly corner of said Block 1, from which a found 5/8-inch iron rod bears witness at S 86 deg. 03' 23" W, a distance of 0.20 feet;

THENCE, S 70 deg. 24' 00" E, along the northerly line of said Block 1, for a distance of 593.01 feet to a 5/8-inch iron rod found for corner, on the westerly line of Scott Street (80 feet wide);

THENCE, S 19 deg. 49' 00" W, along the westerly line of Scott Street (80 feet wide), for a distance of 100.00 feet to the POINT OF BEGINNING, of Tract III containing 1.361 acres of land.

Tract IV:

A tract of land containing 2.755 acres consisting of Lots 1 thru 24, inclusive, in Block 9, SOUTH LAWN ADDITION, a subdivision of land according to the map or plat thereof recorded in Volume 5, Page 46 of the Harris County Map Records, in Houston, Harris County, Texas; said 2.755 acres being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Block 9, same being the intersection of the northerly line of Faulkner Street (40 feet wide) with the westerly line of Nathan Street (40 feet wide);

THENCE, N 70 deg. 24' 00" W, along the northerly line of Faulkner Street (40 feet wide), same being the southerly line of said Block 9, for a distance of 600.00 feet to a 5/8-inch iron rod set for corner, same being the Southwesterly corner of said Block 9;

THENCE, N 19 deg. 32' 00" E, along the westerly line of said Block 9, for a distance of 200.00 feet to a 5/8-inch iron rod set for the Northwesterly corner of said Block 9, on the southerly line of South Lawn Avenue (40 feet wide);

THENCE, S 70 deg. 24' 00" E, along the southerly line of South Lawn Avenue (40 feet wide), same being the northerly line of said Block 9, for a distance of 600.00 feet to the Northeasterly corner of said Block 9, same being the intersection of the southerly line of South Lawn Avenue (40 feet wide) with the westerly line of Nathan Street (40 feet wide);

THENCE, S 19 deg. 32' 00" W, along the easterly line of said Block 9, same being the westerly line of Nathan Street (40 feet wide), for a distance of 200.00 feet to the POINT OF BEGINNING, of Tract IV containing 2.755 acres of land.

Tract V:

A tract of land containing 1.061 acres consisting of Lots 8 thru 12, inclusive, and a part of Lot 13, and all of Lots 14 thru 17, inclusive, in Block 12, SOUTH LAWN ADDITION, a subdivision of land according to the map or plat thereof recorded in Volume 5, Page 46 of the Harris County Map Records, in Houston, Harris County, Texas; said 1.061 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod set for the Northwest corner of said Block 12, on the southerly line of Faulkner Street (40 feet wide);

THENCE, S 70 deg. 24' 00" E, along the northerly line of said Block 12, same being the southerly line of Faulkner Street (40 feet wide), for a distance of 250.00 feet to the common northerly corner of Lots 7 and 8 of said Block 12;

THENCE, S 19 deg. 32' 00" W, along the common line of said Lots 7 and 8, and Lots 17 and 18, respectively, for a distance of 200.00 feet to the common southerly corner of said Lots 7 and 8, and Lots 17 and 18, respectively, of said Block 12, on the northerly line of Lehall Avenue (40 feet wide);

THENCE, N 70 deg. 24' 00" W, along the southerly line of said Block 12, same being the northerly line of Lehall Avenue (40 feet wide), for a distance of 202.50 to a 5/8-inch iron rod set for corner;

THENCE, N 19 deg. 32' 00" E, for a distance of 80.00 feet to a 5/8-inch iron rod set for corner;

THENCE, N 70 deg. 24' 00" W, for a distance of 47.50 feet to a 5/8-inch iron rod set for corner, on the westerly line of aforementioned Block 12;

THENCE, N 19 deg. 32' 00" E, along the westerly line of said Block 12, for a distance of 120.00 feet to the PLACE OF BEGINNING, of Tract V containing 1.061 acres of land.

Tract VI:

A tract of land containing 2.066 acres consisting of Lots 4 thru 21, inclusive, in Block 11, SOUTH LAWN ADDITION, a subdivision of land according to the map or plat thereof recorded in Volume 5, Page 46 of the Harris County Map Records, in Houston, Harris County, Texas; said 2.066 acres being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Block 11, same being the intersection of the southerly line of Faulkner Street (40 feet wide) with the easterly line of Nathan Street (40 feet wide);

THENCE, S 70 deg. 24' 00" E, along the northerly line of said Block 11, same being the southerly line of Faulkner Street (40 feet wide), for a distance of 450.00 feet to a PK Nail found marking the Northeast corner of Lot 4 of said Block 11;

THENCE, S 19 deg. 32' 00" W, along the easterly line of said Lot 4 and 21, respectively, of said Block 11, for a distance of 200.00 feet to the Southeast corner of said Lot 21, on the northerly line of Lehall Avenue (40 feet wide), from which a found 5/8-inch iron rod bears witness at S 68 deg. 59' 26" W, a distance of 0.95 feet;

THENCE, N 70 deg. 24' 00" W, along the southerly line of said Block 11, same being the northerly line of Lehall Avenue (40 feet wide), for a distance of 450.00 feet to the Southwest corner of said Block 11, same being the intersection of the easterly line of Nathan Street (40 feet wide) with the northerly line of Lehall Avenue (40 feet wide), from which a found 5/8-inch iron rod bears witness at S 15 deg. 17' 24" W, a distance of 0.29 feet;

THENCE, N 19 deg. 32' 00" E, along the westerly line of said Block 11, same being the easterly line of Nathan Street (40 feet wide), for a distance of 200.00 feet to the POINT OF BEGINNING, of Tract VI containing 2.066 acres of land.

Tract VII:

A tract of land containing 1.377 acres consisting of Lots 1 thru 7, inclusive, and Lots 18 thru 22, inclusive, in Block 12, SOUTH LAWN ADDITION, a subdivision of

land according to the map or plat thereof recorded in Volume 5, Page 46 of the Harris County Map Records, in Houston, Harris County, Texas; said 1.377 acres being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Block 12, same being the intersection of the southerly line of Faulkner Street (40 feet wide) with the westerly line of Nathan Street (40 feet wide);

THENCE, S 19 deg. 32' 00" W, along the easterly line of said Block 12, same being the westerly line of Nathan Street (40 feet wide), for a distance of 100.00 feet to the common easterly corner of Lots 1 and 24 of said Block 12, from which a found 5/8-inch iron rod bears witness at N 79 deg. 34' 56" W, a distance of 0.27 feet;

THENCE, N 70 deg. 24' 00" W, along the common southerly line of Lots 1 and 2, respectively, same being the northerly line of Lots 24 and 23, respectively, for a distance of 100.00 feet to the common corner of Lots 3, 2, 23 and 22, of said Block 12, from which a found 5/8-inch iron rod bears witness at S 38 deg. 40' 37" E, a distance of 0.28 feet;

THENCE, S 19 deg. 32' 00" W, along the common line of said Lots 23 and 22, for a distance of 100.00 feet to a 5/8-inch iron rod found marking the common southerly corner of said Lots 22 and 23, on the northerly line of Lehall Avenue (40 feet wide);

THENCE, N 70 deg. 24' 00" W, along the northerly line of Lehall Avenue (40 feet wide), same being the southerly line of said Block 12, for a distance of 250.00 feet to the common southerly corner of Lots 17 and 18 of said Block 12;

THENCE, N 19 deg. 32' 00" E, along the common line of said Lots 17 and 18, and Lots 7 and 8, respectively, for a distance of 200.00 feet to the common northerly corner of said Lots 7 and 8, on the southerly line of Faulkner Street (40 feet wide);

THENCE, S 70 deg. 24' 00" E, along the southerly line of Faulkner Street (40 feet wide), same being the northerly line of said Block 12, for a distance of 350.00 feet to the POINT OF BEGINNING, of Tract VII containing 1.377 acres of land.

Exhibit "B"

Permitted Exceptions

1. Taxes for 2011, which Grantee assumes and agrees to pay.
2. Any and all leases, recorded or unrecorded, with rights of tenants in possession.
3. The following matters disclosed on the survey dated July 13, 2008, prepared by Don Denson, R.P.L.S. No. 2068:
 - a. Fences do not follow property lines.
 - b. Retaining wall for Metro stop encroaches over the easterly property line of Tract III.

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Pages 11
10/31/2011 11:01:16 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 52.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS