

Permit No.	Scan Date	DIN
6026-TRANSFER-2008	September 7, 2016	26712

MV TRYON II LLC
c/o Vision Ventures of Carolina, LLC
P.O. Box 36938
Charlotte, North Carolina 28236

NOTICE OF NEW OWNER

VIA OVERNIGHT DELIVERY

August 18, 2016



Mr. Edward Mussler
North Carolina Department of Environmental Quality
Division of Waste Management
Solid Waste Section
217 W. Jones Street
Raleigh, North Carolina 27603

RE: Permit No.: 6026-TRANSFER-2008 Russo Dumpster Service
Current Owner: MV Tryon II LLC, a Delaware limited liability company
Operator: Russo Dumpster Services, Inc., a South Carolina corporation
Property: 217 W. 24th Street in Charlotte, North Carolina

Dear Mr. Mussler:

Please be advised that as of the date of this letter, the Current Owner has conveyed all of its right, title and interest in and to the property located 217 W. 24th Street in Charlotte, North Carolina, to Summit Avenue Northend, LLC, a North Carolina limited liability company (the "**New Owner**") by virtue of Special Warranty Deed recorded in the Mecklenburg County Register of Deeds, a copy of which is attached hereto as **Exhibit A**.

The New Owner's address for notices is:

1440 South Tryon Street, Suite 104
Charlotte, North Carolina 28203
Attention: Matthew D. Browder
Email: matt@browdergroup.com

With a copy to:

Culp, Elliott & Carpenter, PLLC
4401 Barclay Downs Drive, Suite 200
Charlotte, North Carolina 28209
Attn: Benjamin H. Ellis, Esq.
Email: bhe@ceclaw.com

August 18, 2016
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Please do not hesitate to contact the undersigned at 704-409-9953 should you have any questions.

Sincerely,

MV Tryon II LLC

A handwritten signature in blue ink, appearing to read "Douglas R. Stephan, II". The signature is fluid and cursive, with a large initial "D" and "S".

Douglas R. Stephan, II, Vice President

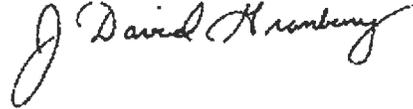
cc: Matthew Browder (matt@browdergroup.com)
Benjamin H. Ellis, Esq. (bhe@ceclaw.com)
Mary Russo (mary@russodumpsterservices.com)
Robert Weeks (concretebyrusso@gmail.com)

EXHIBIT A

Special Warranty Deed

[see attached]

For Registration J. David Granberry
Register of Deeds
Mecklenburg County, NC
Electronically Recorded
2016 Aug 19 08:57 AM RE Excise Tax: \$ 8100.00
Book: 31091 Page: 33 Fee: \$ 26.00
Instrument Number: 2016109344



Excise Tax: \$8,100.00

Tax Parcel Nos.: 079-093-05; 079-109-10; 079-091-07;
079-093-01; 079-093-04; 079-087-01; and 079-091-10

This instrument was prepared by and after recording return to: Summit Avenue Northend, LLC, 1440 South Tryon Street, Suite 104, Charlotte, NC 28203

Brief description for the Index:

115 W. 26th Street; 217 W. 24th Street; 2109 North Tryon Street; 2205 & 2215 North Tryon Street; 2229 North Tryon Street; 2309 North Tryon Street; and 2120 N. Church Street

THIS NORTH CAROLINA SPECIAL WARRANTY DEED

is made as of this 18th day of August, 2016, by and between

GRANTOR

MV Tryon II LLC,
a Delaware limited liability company

Address:

c/o Vision Ventures of Carolina, LLC
P.O. Box 36938
Charlotte, NC 28236-6938

GRANTEE

SUMMIT AVENUE NORTHEND, LLC,
a North Carolina limited liability company

Address:

1440 South Tryon Street, Suite 104
Charlotte, NC 28203

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows (the "Property"): See Exhibit "A" attached hereto and made a part hereof.

The Property hereinabove described was acquired by Grantor by instruments recorded in Book 24155, Page 896; Book 24371, Page 272; Book 25215, Page 819; Book 24267, Page 956; Book 24284, Page 300; Book 24121, Page 398; and Book 24415, Page 989, in the Mecklenburg County Public Registry.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions listed on Exhibit "B" attached hereto and made a part hereof.

[signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the day and year first above written.

GRANTOR:

MV TRYON II LLC,
a Delaware limited liability company

By: [Signature]
Douglas R. Stephan, II, Vice President

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I certify that the following person personally appeared before me this day, acknowledging to me he signed the foregoing document: Douglas R. Stephan, II.

Date: August 16, 2016.

[Signature]
Notary Public

[Notarial Seal/Stamp]

Print Name: Kathryn Klein

My commission expires: 06/24/20

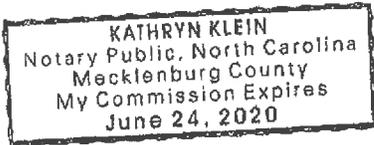


Exhibit "A"

Legal Description

Lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

115 W. 26th Street

First Tract:

Being all of Lots 7 and 8 in Block 19 as shown on that certain map of the property of C. L. Alexander, recorded in the Office of the Register of Deeds of Mecklenburg County, North Carolina in Map Book 332 at Page 222, reference to which is hereby made for a more particular description, each of said Lots fronting 50 feet on North Tryon Street and extending back 195 feet to an alley, SAVE AND EXCEPTING, however, that certain tract of land heretofore conveyed to Robert H. Moeller by Deed dated January 19, 1951, recorded in Book 1469 at Page 577 of the Mecklenburg County Public Registry, reference to which is hereby made for a more complete description of said tract, such Moeller tract being the southeast 100 feet by 100 feet portion of Lots 7 and 8 in Block 19, such portion fronting 100 feet on the northwest side of North Tryon Street and 100 feet on the southern side of West 26th Street.

Second Tract:

BEING all of Lots 9 and 10 in Block 19 as shown on that certain map of the property of C.L. Alexander recorded in the Office of the Register of Deeds of Mecklenburg County, North Carolina in Map Book 332 at Page 222, reference to which is hereby made for a more particular description, each of said Lots fronting 50 feet on North Church Street and extending back 195 feet to an alley.

Third Tract:

BEING all of that part of a ten-foot alley which runs between the First Tract and Second Tract referred to above as more particularly shown on a map of C.L. Alexander, recorded in the Office of the Register of Deeds of Mecklenburg County, North Carolina in Map Book 332 at Page 222.

Less and except that portion of the tract labeled as "Fee Simple Area" on the map attached to the Deed to the City of Charlotte recorded in Book 30947, Page 491 Mecklenburg County Public Registry.

217 W. 24th Street*

Tract No. 1

BEGINNING at a stake at the intersection of the Westerly line of North Church Street and the Southerly line of W. 24 Street, and running thence with the Westerly line of North Church Street

in a Southerly direction 200 feet to the rear corner of Lots Nos. 8 and 9 and in square "B" as shown on map hereinafter referred to; thence with the rear line of said Lots 8 and 9 in a Westerly direction 50 feet, more or less, to the rear corner of Lots 7, 8, 9, and 10 in square "B" as shown on map hereinafter referred to; thence continuing with the rear line of Lots 7 and 10 of said square "B" in a Westerly direction 6 inches; thence in a Northerly direction and parallel to and six inches distant in a Westerly direction from the said line of Lots 7 and 8, 200 feet, more or less, to the Southerly margin of W. 24 Street; thence with the Southerly direction of W. 24 Street 6 inches in an Easterly direction to the front corner of said Lots 7 and 8 in Square "B"; thence continuing in an Easterly direction with the front line of said Lot 8 in square "B" 50 feet to the point or place of beginning, BEING all of Lot 8 and part of Lot 7 in square "B" as shown on map of the N. W. Wallace Estate recorded in Map Book 4, page 147, in the Mecklenburg County Registry.

For reference see Deed Book 2441, page 75, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

Tract No. 2

Being all of Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, and 16 in Block B as shown upon the map of the N. W. Wallace Estate property recorded in the Mecklenburg County Public Registry in Map Book 4, page 147, to which reference is hereby made. There is EXCEPTED from this conveyance so much of Lot 7, in Block B as shown on said map, being a strip of land fronting 6 inches on 24th Street and extending back with that width along the line of Lot 8 in said Block to the rear line of Lot 7, all as described in and conveyed by that certain deed from the Commercial National Bank of Charlotte, N. C., recorded in the Mecklenburg County Registry in Book 935, page 44, to which reference is hereby made. For reference see Deed Book 2359, page 323, in the Office of the Register of Deeds for Mecklenburg County, North Carolina. For further reference, see Deed Book 2793, page 51, in the Mecklenburg County Public Registry.

**This property has been used as a solid waste management facility pursuant to permit recorded in Book 24255, Page 969, Mecklenburg County Public Registry.*

2109 North Tryon Street*

Beginning at a point in the northwesterly right of way of North Tryon Street, said point being located south 43-25-23 west 219.92 feet from the intersection of North Tryon Street and the southwesterly right of way of west 25th street and running thence with the right of way of North Tryon Street south 43-25-23 west 50 feet to a point; thence north 46-27-44 west 141.87 feet to a point; thence north 39-46-30 east 50 feet to a point; thence south 46-30-31 east 145.20 feet to the point and place of beginning, all as shown on a survey by R. B. Pharr & Associates dated May 12, 1986.

**This property has been classified and/or cleaned up, as applicable, as brownfields property under the Brownfields Property Reuse Act. This property which is the subject of this instrument is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in the Mecklenburg County land records, Book 28224, Page 536.*

2120 N. Church Street*

Being known and designated as Tracts "C" and "D" as shown on the Map of Claire Manufacturing Co., as recorded in Map Book 24 at Page 521 in the Office of the Register of Deeds of Mecklenburg County, North Carolina; reference to which is hereby made for a more particular description.

**This property has been classified and/or cleaned up, as applicable, as brownfields property under the Brownfields Property Reuse Act. This property which is the subject of this instrument is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in the Mecklenburg County land records, Book 28224, Page 536.*

2205 and 2215 N. Tryon Street*

Tract I

Being all of Lots 5, 6, 11 and 12 in Block 19 of the Property of Dr. C. L. Alexander as shown on a map thereof recorded in Book 332 at Page 222 in the Office of the Register of Deeds for Mecklenburg County, together with that part of a 10 foot alleyway located between Lots 5 and 6 and Lots 11 and 12.

BEING the same property conveyed to IRA L GRIFFIN SONS, INC. by deeds recorded in Book 6044 at Page 868 and Book 6044 at Page 870 in the Mecklenburg County Public Registry.

Tract II

BEGINNING at a point in the westerly margin of North Tryon Street, said point being the common corner of Lots 4 and 5 in Block 19, as shown on a map of C. L. Alexander recorded in Book 332 at Page 222 in the Mecklenburg County Registry, and thence from said point of BEGINNING as follows: South 43-30 West 220 feet to a point in the westerly margin of North Tryon Street; thence North 46-30 West 400 feet to a hole in concrete in the easterly margin of North Church Street; thence North 43-30 East 220 feet to an iron pin in the easterly margin of North Church Street; thence South 46-30 East 400 feet to the point and place of BEGINNING, according to a survey by R.B. Pharr & Associates, Registered Surveyors, dated December 8, 1982, to which reference is hereby made.

Being Lots 1 through 4 and 13 through 16 in Block 19, as shown on a map of C. L. Alexander recorded in Book 332, at Page 222, of the Mecklenburg Public Registry, together with all of that part of a ten foot alleyway in said block on the map above referred to that lies between Lots 1 through 4 on one side and Lots 13 through 16 on the other side, together with the northerly one-half portion of what is shown as 27th Street on the aforesaid map.

Being all of the property conveyed to Katherine F. Crawford by Deed of William T. Martin, et al., dated October 11, 1977, and recorded in Book 3997, at Page 318, of the Mecklenburg Public Registry. In addition, this conveyance includes the northerly one-half portion of what was shown as 27th Street on the aforesaid map, and which was subsequently renumbered as 25th Street, said

street having been closed as shown on the Resolution recorded in Book 4176, at Page 856, of the Mecklenburg Public Registry. Reference is also made to Quitclaim Deed from Riegel Ventures, Inc., and Service Investment Company of Charlotte, Inc. to Katherine F. Crawford, recorded in Book 4534, at Page 533, of the Mecklenburg County Public Registry.

**This property has been classified and/or cleaned up, as applicable, as brownfields property under the Brownfields Property Reuse Act. This property which is the subject of this instrument is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in the Mecklenburg County land records, Book 28224, Page 536.*

2229 N. Tryon Street*

BEGINNING at an Iron Rebar set at the intersection of the northwesterly margin of North Tryon Street (60' public right-of-way) and the southwesterly margin of West 26th Street (40' public right-of-way per Map Book 332, Page 222); thence in a southwesterly direction with the margin of North Tryon Street South 42-57-38 West 100.00 feet to an Iron Rebar found, the southeasterly corner of the property of Ira L. Griffin Sons, Inc. (Deed Book 6044, Page 868); thence, with the Griffin line North 47-02-22 West 99.98 feet to an Iron Rebar set, said rebar being South 47-02-22 East 289.93 feet from an Iron Rebar found on the southeasterly margin of North Church Street (40' public right-of-way per Map Book 5, Page 450); thence, North 42-58-36 East 100.35 feet to an Iron Rebar found on the southwesterly margin of West 26th Street; thence, in a southeasterly direction with the margin of West 26th Street South 46-50-18 East 99.95 feet to the Point of BEGINNING; containing 10,014 square feet (0.2299 acres), more or less, as shown on survey by A. G. Zoutewelle Surveyors (A. G. Zoutewelle, N.C. P.L.S. No. 3098) dated June 4, 2008, last revised June 25, 2008.

Less and except that portion of the tract labeled as "Fee Simple Area" on the map attached to the Deed to the City of Charlotte recorded in Book 30969, Page 70 Mecklenburg County Public Registry.

**This property has been classified and/or cleaned up, as applicable, as brownfields property under the Brownfields Property Reuse Act. This property which is the subject of this instrument is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in the Mecklenburg County land records, Book 28224, Page 536.*

2309 N. Tryon Street

Fronting 300 feet on North Tryon Street and running back with that width, 400 feet to Church Street, and being all of Lots 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15 and 16 in Block 18 as shown on a revised map of Dr. C. L. Alexander's North Charlotte Property recorded in Map Book 332 at Page 222 in the Mecklenburg County Public Registry together with all of that part of the ten-foot alley shown on the above-referenced map that lies between Lots 1, 2, 3, 4, 5, 6, and Lots 11, 12, 13, 14, 15, and 16 in said Block 18.

Less and except that portion of the tract labeled as "Fee Simple Area" on the map attached to the Deed to the City of Charlotte recorded in Book 30947, Page 503 Mecklenburg County Public Registry.

Exhibit "B"

Permitted Exceptions

1. The lien of all taxes for the year 2016 and thereafter, which are not yet due and payable.
2. Matters revealed by that certain ALTA survey entitled "ALTA Survey showing properties on North Tryon Street" prepared by Hugh E. White, Jr. of Carolina Surveyors, Inc., dated August 10, 2016.
3. All easements, covenants, conditions and restrictions of public record affecting the Property that have been filed in the Mecklenburg County Public Registry.
4. All fee simple or easement conveyances of the Property as a right-of-way that have been filed in the Mecklenburg County Public Registry.