Davidson County DEEDWARRSP
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20141217-0115498

This document was prepared by, and
after recording, please return to:

Gregory A. Randall, Esq.
100 Galleria Parkway
Suite 1800
Atlanta, Georgia 30339

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of December 12, 2014, between **FIRSTCAL INDUSTRIAL 2 ACQUISITION, LLC**, a Delaware limited liability company ("Grantor"), and **YTG NASHVILLE, LP**, a Delaware limited partnership ("Grantee").

W I T N E S S E T H: That

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, that certain real property in Davidson County, Tennessee, described on Schedule 1 attached hereto and made a part hereof (the "Property").

This being part of the same real estate conveyed to Grantor by Deed of Record in Instrument Number 200510120122855, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors, heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's heirs 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. However, this conveyance is made subject to those certain matters described on Schedule 2 attached hereto and made a part hereof.

[Execution on subsequent page.]

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

FIRSTCAL INDUSTRIAL 2 ACQUISITION, LLC, a Delaware limited liability company

By: FirstCal Industrial 2, LLC, a Delaware limited liability company, its sole member

By: CSJV FirstCal 2 Manager, LLC, a Delaware limited liability company, its Manager

By: California State Teachers' Retirement System, a public entity, its Manager

By: _____
Steven Tong
Director, Innovation & Risk
(Print Name and Title)

STATE OF CALIFORNIA)
) ss:
COUNTY OF Yolo)

On December 10, 2014 before me, Susan Ann Butler, Notary Public (insert name of the officer), personally appeared STEVEN TONG, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

[Seal]

SUSAN ANN BUTLER
Commission # 2058375
Notary Public - California
Yolo County
My Comm. Expires Mar 8, 2018

RECORDING DATA ONLY

Property Addresses:

5209, 5211, 5213, 5215, 5217 Linbar Drive
Nashville, Tennessee 37211

566 and 621 Mainstream Drive
Nashville, Tennessee 37228

601 Bakertown Road
Nashville, Tennessee 37013

Name and Address of Property Owner:

YTG Nashville, LP
c/o TPA Group
3350 Riverwood Parkway, Suite 750
Atlanta, Georgia 30339

Tax Identification Nos.:

148-175.00
148-291.00
070-100-014.00
070-100-015.00
148-293.00
148-294.00

Name and Address of the Person Or Entity Responsible for Payment of the Real Property Taxes:

YTG Nashville, LP
c/o TPA Group
3350 Riverwood Parkway, Suite 750
Atlanta, Georgia 30339

I, or we hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of property whichever is greater, is $ 38,134,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and SWORN TO before me this 11th day of December, 2014

Notary Public

My Commission Expires

PAMELA K ZUNNER NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JAN. 20, 2015

SCHEDULE 1 TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF THE PROPERTY PAGE 1 OF 8

Tract I: (663555-07 / 663555-11)

Parcel A

Land in Davidson County, Tennessee, being shown as Phase One on the P.U.D. boundary plat of Phases I and II of "Haywood Oaks", of record in Plat Book 6900, Page 637, in the Register's Office of Davidson County, Tennessee, described according to a survey made by Gresham, Smith and Partners dated June 28, 1993, revised on September 17, 1993, as follows:

Beginning at an iron rod lying in the westerly margin of Linbar Drive (a 60' right of way); said iron rod being North 82°51'19" West, 5.97 feet from the northwest corner of the property of the State of Tennessee, of record in Deed Book 2908, Page 425, R.O.D.C., Tennessee, thence leaving the said westerly margin with the northerly line of Murray Heights subdivision of record in Plat book 2663, Page 37, North 82°51'19" West, 993.53 feet to an iron rod; thence North 81°46'31" West, 223.60 feet to a concrete monument; thence North 82°51'39" West, 143.39 feet to a concrete monument in an easterly line of Haywood Acres, Section Four, Plat Book 2900, Page 93, R.O.D.C., Tennessee; thence leaving Murray Heights with Haywood Acres, Section Four, North 82°44'49" West, 163.68 feet to an iron rod; thence North 82°09'14" West 62.06 feet to an iron rod on the easterly margin of East Ridge Drive; thence along said margin of East Ridge Drive, with a curve to the right having a central angle of 08°39'42", a radius of 375.00 feet, an arc length of 56.69 feet and a chord bearing and distance of North 08°27'25" East, 56.64 feet to an iron rod; thence continuing with the said margin of East Ridge Drive North 12°47'16" East, 457.93 feet; thence leaving said margin and following the southerly phase line of Haywood Oaks Phase Two, South 82°41'34" East, 656.65 feet; thence North 07°18'26" East, 6.00 feet; thence South 82°41'34" East, 426.00 feet; thence North 63°57'15" East, 67.62 feet to the westerly margin of the aforementioned Linbar Drive; thence leaving the southerly line of said Phase Two with said margin of Linbar Drive, South 26°02'45" East, 388.97 feet to an iron rod; thence with a curve to the left having a central angle of 11°36'29", a radius of 767.85 feet, an arc length of 155.57 feet and a chord bearing and distance of South 31°50'59.5" East, 155.30 feet to an iron rod being the point of reverse curvature; thence with a curve to the right having a central angle 11°42'24", a radius of 701.87 feet, an arc length of 143.41 feet and a chord bearing and distance of South 31°48'02" East, 143.16 feet to the point of beginning, containing 708,619.50 square feet or 16.268 acres, more or less.

Being a portion of the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company, by Deed of record in Instrument No. 200510120122855, in the Register's Office of Davidson County, Tennessee.

Together with a non-exclusive 20' wide storm drainage easement recorded in Book 7833, Page 492, in the Register's Office for Davidson County, Tennessee.

SCHEDULE 1 TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF THE PROPERTY PAGE 2 OF 8

The said property is also known as a portion of Lot 1, on the plan of Resubdivision of Haywood Oaks of record in Instrument No. 200607280091758, in the Register's Office for Davidson County, Tennessee.

Parcel B

Land in Davidson County, Tennessee, being shown as Phase One on the P.U.D. boundary plat of Phases I and II of "Haywood Oaks", of record in Plat Book 6900, Page 637, in the Register's Office of Davidson County, Tennessee, described according to a survey made by Gresham, Smith and Partners dated June 28, 1993, revised on September 17, 1993, as follows:

Commencing from an iron rod lying in the westerly margin of Linbar Drive (a 60' right-of-way), said iron rod also being on the northerly line of Murray Heights, Plat Book 2663, Page 37, and said iron rod being North 82°51'19" West, 5.97 feet from the northwest corner of property of the State of Tennessee, of record in Deed Book 2908, Page 425, R.O.D.C., Tennessee; thence leaving Murray Heights northerly line along said margin of Linbar Drive with a curve to the left having a central angle of 11°42'42", a radius of701.87 feet, an arc length of 143.41 feet and a chord bearing and distance of North 31°48'02" West, 143.16 feet to an iron rod being the point of reverse curvature; thence with a curve to the right having a central angle of 11°36'29", a radius of 767.85 feet, an arc length of 155.57 feet and a chord bearing and distance of North 31°50'59.5" West, 1455.30 feet to an iron rod; thence North 26°02'45" West, 388.97 feet to the true point of beginning of the herein described property being the northeasterly corner of the NIC Industrial Associates property of record in Deed Book 8679, Page 331, same being the northeasterly corner of Haywood Oaks, Phase One; thence leaving said margin of Linbar Drive with the northerly phase line of Haywood Oaks, Phase One; thence leaving said margin of Linbar Drive with the northerly phase line of Haywood Oaks, Phase One, South 63°57'15" West, 67.62 feet; thence North 82°41'34" West, 426.00 feet; thence South 07°18'26" West, 6.00 feet; thence North 82°41'34" West, 656.65 feet to the Easterly margin of East Ridge Drive (a 50' right-of-way); thence leaving said northerly line of Phase One along said margin of East Ridge Drive, North 12°47'16" East, 462.11 feet to the southwesterly corner of Haywood Oaks, Phase Three; thence leaving said margin of East Ridge Drive with the southerly line of Phase Three, South 82°41'34" East, 514.38 feet; thence North 07°18'26" East, 6.00 feet thence South 82°41'34" East, 222.63 feet; thence North 63°57'15" East, 66.56 feet to the aforementioned westerly line of Linbar Drive; thence leaving the southerly line of Phase Three with said margin of Linbar Drive, South 26°02'45" East, 550.00 feet to the point of beginning, containing 456.006.6 square feet or 10.469 acres, more or less.

Being a portion of the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company, by Deed of record in Instrument No. 200510120122855, in the Register's Office of Davidson County, Tennessee.

The said property is also known as a portion of Lot 1, on the plan of Resubdivision of Haywood Oaks of record in Instrument No. 200607280091758, in the Register's Office for Davidson County, Tennessee.

SCHEDULE 1 TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF THE PROPERTY PAGE 3 OF 8

SAID LANDS AND PREMISES being more particularly described in accordance with ALTA/ACSM Land Title Survey prepared by Civil and Environmental Consultants, Inc., dated October 30, 2014 (Project No. 143-441) as follows, to wit:

Land in Davidson County, Tennessee, being Lot One on the Resubdivision of Haywood Oaks, of record in Document No. 20060728-0091758, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING on an iron pin round in the westerly right-of-way (hereinafter: R.O.W.) line of Linbar Drive (60' R.O.W.); said point being in the north boundary of Darryl Steven and Kristy Greer, as of record in Deed Book 10042, Page 19, R.O.D.C.; thence North 82°55'34" West, a distance of 993.50 feet to an iron pin found at the northwest corner of Lois Dick, et ux as of record in Deed Book 4384, Page 592 and being in the east R.O.W. line of Melmack Drive; thence North 81°48'33" West, a distance of 223.18 feet to a concrete monument found in the north boundary of Gus and Pamela Poff as of record in deed Book 9501, Page 476, R.O.D.C.; thence North 82°51'33" West, a distance of 143.32 feet to a concrete monument found at the northeast corner of Jerry Hunley, et ux as of record in Deed Book 4023, page 82, R.O.D.C.; thence North 82°42'51" West, a distance of 163.35 feet to an iron pin found; thence North 82°09'30" West, a distance of 61.98 feet to an iron pin found in the easterly R.O.W. line of East Ridge Drive (50' R.O.W.); thence with the easterly R.O.W. line of East Ridge Drive, with a curve to the right having a radius of 343.05 feet, a central angle of 9°27'14", an arc length of 56.60 feet and being subtended by a chord which bears North 08°01'49" East, a distance of 56.54 feet to an iron pin found; thence continuing with the R.O.W. line of East Ridge Drive, North 12°45'26" East, a distance of 920.10 feet to an iron pin found at the southwesterly corner of Lot Two, Haywood Oaks; thence leaving the easterly R.O.W. line of said Drive and with the southerly line of Lot Two, Haywood Oaks, South 82°41'27" East, a distance of 514.55 feet to a "X" mark in concrete curb found; thence North 06°51'53 East, a distance of 6.04 feet to an iron pin found;; thence South 82°42'16" East, a distance of 222.64 feet to an iron pin found; thence North 63°53'50" East, a distance of 66.51 feet to an iron pin found; in the westerly R.O.W. line of Linbar Drive; thence South 26°03'332" East, a distance of 938.93 feet to an iron pin found in the westerly R.O.W. line of Linbar Drive; thence with a curve to the left having a radius of 766.98 feet, a central angle of 11°37'15", an arc length of 155.56 feet and being subtended by a chord which bears South 31°52'09" East 155.30 feet to an iron pin found; thence with a curve to the right having a radius of 714.11 feet, a central angle of 11°25'50", an arc length of 142.47 feet and being subtended by a chord which bears South 31°57'52" East, a distance of 142.23 feet to the point of beginning and containing 26.724 acres, more or less.

Together with the benefits and easements as set forth in the Declaration of Covenants, Conditions and Restrictions for Haywood Oaks Business Park of record in Instrument No. 20060630-0078768 in the Registrar's Office of Davidson County, Tennessee and being a portion of Parcel 291 on Tax Map 148.

Together with a non-exclusive 20' wide storm drainage easement recorded in Book 7833, Page 492, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company, by Deed of record in Instrument No. 200510120122855, in the Register's Office of Davidson County, Tennessee.

Tract II: (663555-08)

Land in Davidson County, Tennessee, being known and designated as Lot 2, Tract 37M as shown on a plat entitled "Section 20, Resubdivision of Part of Section 17, Tract 37M, MetroCenter", and recorded among the Land Records of Davidson County, Tennessee, in Plat Book 6200, Page 231. Containing 7.175 acres, more or less, to which plat reference is hereby made for a more complete description.

Together with a non-exclusive easement for joint access as set forth in Declaration of Reciprocal Rights and Easements of record in Book 6542, Page 960, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company by deed of record in Instrument No. 200510120122855, in the Register's Office for Davidson County, Tennessee.

Tract III: (663555-09)

Land in Davidson County, Tennessee, being Lot 1 on the Resubdivision Plat of Reserved Parcel B on the Revised Plat of Reserved Parcel B, Haywood Development, as of record in Plat Book 9700, Page 730, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID LANDS AND PREMISES being more particularly described in accordance with ALTA/ACSM Land Title Survey prepared by Civil and Environmental Consultants, Inc., dated December 8, 2014 (Project No. 143-441) as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1 on the Resubdivision Plat of Reserved Parcel B on the revised Plat of Reserved Parcel B, Haywood Development, as of record in plat Book 9700, Page 730, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description and being more particularly described as follows:

BEGINNING at an iron pin set in the north right-of-way (hereinafter: 'R.O.W.'), of the north bound entrance ramp to I-24, said point being at the southwest corner of A.L. Howard, LLC, as of record in Document Number 20050223-0019461, Register's Office of Davidson County, Tennessee, (hereinafter 'RODC"), thence with said R.O.W. North 88°00'22" West, a distance of 407.87 feet to an iron pin set; thence North 66°51'45" West, a distance of 464.72 feet to a concrete R.O.W. monument found; thence

North 42°43'51" West, a distance of 486.95 feet to a concrete R.O.W. monument found, said point being at the southwest corner of Lot 2 of said plat; thence leaving the R.O.W. of Interstate 24, and with the south boundary of said Lot 2, North 54°57'30" East, a distance of 463.21 feet to an iron pin set, said point being in the west R.O.W. of Bakertown Road (a 50' R.O.W.); thence with the west R.O.W. of said road and with a curve to the left having a radius of 537.19 feet, a central angle of 37°13'22", an arc length of 348.99 feet and being subtended by a chord which bears South 59°55'14" East, a distance of 342.88 feet to an iron pin found; thence South 78°35'40" East, a distance of 106.04 feet to an iron pin set at the beginning of a curve to the right; thence with said curve having a radius of 1020.87 feet, a central angle of 4°05'21", an arc length of 72.86 feet and being subtended by a chord which bears south 76°23'37" East, a distance of 72.84 feet to an iron pin found at the northwest corner of a cemetery; thence continuing with a curve to the right having a radius of 1020.57 feet, a central angle of 4°02'39", an arc length of 72,03 feet and being subtended by a chord which bears South 72°20'31" East, a distance of 72.02 feet to an iron pin found; thence with a curve to the right having a radius of 587.11 feet, a central angle of 00°09'36", an arc length of 1.64 and being subtended by a chord which bears South 70°26'51" East, a distance of 1.64 feet to an iron pin found; thence with a curve to the right, having a radius of 587.11 feet, a central angle of 23°47;17", an arc length of 243.76 feet and being subtended by a chord which bears South 58°28'25" East, a distance of 242.01 feet to an iron pin found; thence South 46°34'46" East, a distance of 74.85 feet to an iron pin found at the northeast corner of Handy Hardees, LLC as of record in Document No. 20050105-0001944 RODC; thence South 43°29'51" West, a distance of 188.16 feet to an iron pin found at the northwest corner of A.L. Howard, LLC as of record in Document No. 20050223-0019461, thence South 22°28'20" East, a distance of 296.09 feet to the point of Beginning and containing 12.800 acres, more or less and the above described parcel includes a cemetery identified as parcel 287 on tax map 148, RODC.

Being a portion of the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company, by Deed of record in Instrument No. 200510120122855, in the Register's Office of Davidson County, Tennessee.

TOGETHER WITH the benefits and easements set forth in the Declaration of Covenants, Conditions and Restrictions for Haywood Oaks Business Park of record in Instrument No. 20060630-0078768.

Tract IV: (663555-10)

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmatic District, Davidson County, Tennessee, bounded on the North by Mainstream Drive and on the South by the Metropolitan Board of Parks and being Tract 37H, Section Sixteen, MetroCenter, as of record in Book 5190, Page 520, Register's Office for Davidson County, Tennessee, more particularly described according to a survey by Barge Waggoner Sumner and Cannon, Nashville, Tennessee, last revised February 16, 1998, bearing File No. 7129-19, prepared by William C. Watson, RLS No. 1487, as follows:

SCHEDULE 1 TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF THE PROPERTY PAGE 6 OF 8

Beginning at an iron pin in the southerly right of way of Mainstream Drive, 1,392 feet, more or less, from the centerline of Great Circle Road; Thence, South 20° 33' 04" East, 248.56 feet to a point; Thence, South 24° 53' West, 315.00 feet to a point; Thence, South 75° 53' West, 360.00 feet to a point; Thence, North 71° 14' 33" West, 265.54 feet to a point; Thence, North 41° 25' West, 220.91 feet to an iron pin in the southerly right of way of Mainstream Drive; Thence, easterly with a curve to the right 43.11 feet to a point, having a central angle of 01° 15' 14", a radius of 1,970.00 feet and a tangent distance of 21.56 feet; Thence, North 65° 52' 20" East, 824.91 feet to an iron pin, the point of beginning, containing 6.92 acres, more or less.

Being a portion of the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company by deed of record in Instrument No. 200510120122855, in the Register's Office for Davidson County, Tennessee.

Tract V: (700809)

Parcel A

Land in Davidson County, Tennessee, being Lot 3, on the Resubdivision of Lot 1, Haywood Oaks of record in Plat Inst.# 20060728-0091758, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

SAID LANDS AND PREMISES being more particularly described in accordance with ALTA/ACSM Land Title Survey prepared by Civil and Environmental Consultants, Inc., dated December 8, 2014 (Project No. 143-441) as follows, to wit:

BEGINNING on an iron pin found in the easterly right-of-way line of East Ridge Drive (a 50' right-of-way), said point being at the terminus of said East Ridge Drive and being the southernmost corner of South Brooks Apartments, LLC as of record in Deed Book 10698, Page 637; thence North 10°01'02" East, a distance of 207.35 feet to an iron pin found; thence North 86°04'37" East, a distance of 41.26 feet to an iron pin found; thence North 05°02'28" East, a distance of 174.10 feet to an iron pin found; thence South 84°05'58" East, a distance of 116.36 feet to an iron pin found in the westerly right-of-way line of Linbar Drive, (a 60' right-of-way); thence leaving the boundary of said South Brooks Apartments, LLC and with the westerly right-of-way line of said Linbar Drive, South 30°37'41" East, a distance of 134.60 feet to an iron pin found; thence with a curve to the left having a radius of 344.07 feet, a central angle of 26°54'26", an arc length of 161.58 feet and being subtended by a chord which bears South 39°47'00" East, a distance of 160.10 feet to an iron pin found; thence South 53°22'16" East, a distance of 72.86 feet to an iron pin found; thence South 38°19'31" West, a distance of 161.19 feet to a scribed "X" mark in concrete; thence North 83°11'50" West, a distance of 340.21 feet to the point of Beginning and containing 2.54 acres, more or less.

SCHEDULE 1 TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF THE PROPERTY PAGE 7 OF 8

Being a portion of the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company from Duke Realty limited partnership of record in Instrument No. 200510120122855, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH the benefits and easements set forth in the Declaration of Covenants, Conditions and Restrictions for Haywood Oaks Business Park of record in Instrument no. 20060630-0078768.

Parcel B

Land in Davidson County, Tennessee, being Lot 4, of the Resubdivision of Lot 1, Haywood Oaks of record in Plat Inst.# 20060728-0091758, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

SAID LANDS AND PREMISES being more particularly described in accordance with ALTA/ACSM Land Title Survey prepared by Civil and Environmental Consultants, Inc., dated December 8, 2014 (Project No. 143-441) as follows, to wit:

Land in Davidson County, Tennessee, being Lot 4, of the Resubdivision of Lot 1, Haywood Oaks of record in Plat Inst.# 20060728-0091758, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin set in the westerly right-of-way of Interstate 24, said point being at the southeasterly corner of David M. Sheron & Nelson W. Holt as of record in Deed Inst.# 20100319-0020648 and being the northeast corner of the herein described property; thence with the westerly right-of-way line of said Interstate 24, South 26°03'30" East, a distance of 1918.00 feet to an iron pin found, said point being in the easterly 60 foot right-of-way of Linbar Drive and being located North 26°03'30" West, a distance of 142.17 feet from an iron pin found in said right-of-way; thence leaving the easterly right-of-way of interstate 24 and with the easterly right-of-way of said Linbar Drive along a curve to the left having a radius of 745.35 feet, a central angle of 5°06'55", an arc length of 66.55 feet and being subtended by a chord which bears north 35°07'43" West 66.52 feet to an iron pin found; thence continuing with said right-of-way of Linbar Drive along a curve to the right having a radius of 706.16 feet, a central angle of 11°37'41", an arc length of 143.32 feet and being subtended by a chord which bears North 31°52'20" West 143.07 feet to an iron pin found; thence North 26°03'30" West a distance of 1334.98 feet to an iron pin found; thence with a curve to the left having a radius of 339.81 feet, a central angle of 27°13'03", an arc length of 161.42 feet and being subtended by a chord which bears North 39°37'48" West 159.91 feet to an iron pin found; thence North 53°16'33" West, a distance of 100.02 feet to an iron pin found; thence with a curve to the right having a radius of 283.49 feet, a central angle of 26°54'25" an arc length of 133.13 feet and being subtended by a chord which bears North 39°51'01" West 131.91 feet to an iron pin found; North 19°34'52" West, a distance of 84.26 feet to an iron pin found, said point being at the southwest corner of said Sheron and Holt and being the northwest corner of this described property; thence leaving the easterly right-of-way of said Linbar Drive

SCHEDULE 1 TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF THE PROPERTY PAGE 8 OF 8

South 84°05'58" East, a distance of 153.44 feet to the point of Beginning and containing 72,475 square feet or 1.664 acres, more or less.

TOGETHER WITH the benefits and easements set forth in the Declaration of Covenants, Conditions and Restrictions for Haywood Oaks Business Park of record in Instrument no. 20060630-0078768.

Being a portion of the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, a Delaware limited liability company, by Deed of record in Instrument No. 200510120122855, in the Register's Office of Davidson County, Tennessee.

SCHEDULE 2 TO SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS

TRACT I:

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. Easement for sanitary sewer and/or storm drainage of record in Book 6154, Page 522, in the Register's office for Davidson County, Tennessee.

3. Deed of Conveyance granted to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 7797, Page 457, in the Register's Office for Davidson County, Tennessee.

4. All matters as shown on Plan of record in Book 6900, page 637, and Instrument No. 200607280091758, in the Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 7385, page 501, in the Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewer and/or storm drainage of record in Book 7447, page 501, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Storm Sewer and Drainage Easement of record in Book 7833, page 492, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200606300078768, in the Register's Office for Davidson County, Tennessee.

9. 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 Civil & Environmental Consultants, Inc. on October 30, 2014, designated Job Number 143-441:

   (A)Fence along the southwestern side of the subject property crosses the southern boundary line onto adjoining property; (B) Sanitary sewer lines south of the building cross out of beneficial easement; (C) Overhead and underground electric lines and power pole in the southeastern corner of the subject property lack any easement; (D) Multiple storm drainage lines on the subject property lie outside of beneficial easements; (E) Telephone pedestal on the southern side of the subject property lacks any easement; (F) Multiple water lines on the subject property lack any easement; (G) Underground electric and telephone lines cross onto the northern side of the subject property without easement; (H) Multiple storm drainage lines on the subject property lie outside of beneficial easements; (I) Telephone vault in the northeastern corner of the subject property lacks any easement; (J) Underground electric and telephone lines, phone box, and power pole along the southern side of the subject property lack any easement; (K) Ditch in the southwestern corner of the subject property crosses out of beneficial easement.

TRACT II:

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters as shown on the Plan of record in Book 6200, Page 231, in the Register's Office for Davidson County, Tennessee.

3. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

4. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the water of the Cumberland River, free from diminution or pollution.

6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

7. Restrictive Covenants as shown in the deeds of record in Book 6042, Page 552 and Book 6542, Page 965, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Reciprocal Rights and Easements of record in Book 6542, Page 960, as amended by Amendment of record in Book 6985, Page 85, in the Register's Office for Davidson County, Tennessee.

9. 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 Civil & Environmental Consultants, Inc. on October 30, 2014, last revised November 05, 2014, designated Job Number 143-441:
(A) Parking space in the northeastern corner of the subject property crosses the eastern boundary line onto adjoining property; (B) Landscaping area around sign crosses the southeastern boundary line into Mainstream Drive right-of-way; (C) Multiple ?XCATV? utilities on the subject property lack any easement; (D) Telephone pedestal in the southeastern corner of the subject property lacks any easement; (E) Electric boxes, water meters, and water valves along the southwestern side of the subject property lack any easement; (F) Multiple parking spaces lie over the 25-foot private joint access easement noted in Schedule B item 10.

TRACT III:

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters as shown on the plan of record in Plat Book 9700, Page 730, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200606300078768, in the Register's Office for Davidson County, Tennessee.

4. Easement rights and rights of non-disturbance to that portion of the land embraced within the bounds of the cemetery, with all rights of ingress and egress thereto.

5. 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 Civil & Environmental Consultants, Inc. on October 30, 2014, designated Job Number 143-441:0
(A) 6-foot chain link fence along the western side of the subject property continues northwesterly onto adjoining property; (B) Landscaping area on the northern corner of the subject property crosses the northwestern boundary line onto adjoining property; (C) Landscaping areas along the northern side of the subject property cross the northern boundary line into Bakertown Road right-of-way; (D) Fence around cemetery crosses the northern boundary line into Bakertown Road right-of-way; (E) Power lines and power poles in the southeastern corner of the subject property lack any easement; (F) Storm drain lines on the southern side of the subject property lack any easement.

TRACT IV:

1. Taxes and assessments for the year 2015 subsequent years, not yet due and payable.

2. All matters as shown on the plan of record in Book 5190, Page 520, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Special Covenants and Restrictions of record in Book 5762, Page 799, in the Register's Office for Davidson County, Tennessee.

4. 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 Civil & Environmental Consultants, Inc. on October 30, 2014, designated Job Number 143-441:
(A) Electric boxes on the northwesterly side of the subject property do not fall within an easement.

5. Rights of upper and lower riparian owner's in and to the waters of any creek or stream which bounds or traverses the land, free from increase, decrease or pollution.

TRACT V:

1. Taxes and assessments for the year 2015 subsequent years, not yet due and payable.

2. All matters shown on the plat of record in Instrument No. 200607280091758, in the Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 7385, Page 501, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Storm Sewer and Drainage Easement of record in Book 7833, Page 492, in the Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Book 8149, Page 159, in the Register's Office for Davidson County, Tennessee.

TRACTS I, III and V:

1. Lack of access to and from a controlled access highway (I-24).

TRACTS I, II, III, IV and V:

1. Rights of tenants in possession under unrecorded leases solely as tenants and solely with respect to space occupied by each such tenant (together with non-exclusive rights in common with other tenants in areas used by all tenants). None of the leases under which such tenants are occupying space contain any options to purchase or rights of first refusal covering all or any portion of the fee interest in said land or the buildings thereon.

True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

