FROM: STEADFAST DISCOVERY, LLC, a Delaware limited liability company
TO: DISCOVERY TN, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
999 18th Street, Suite 1120S Denver, CO 80202	(same)	Map/Parcel: 164-00-0-300.00

THIS INSTRUMENT PREPARED BY:

Real Estate Law Group, LLP
2330 Marinship Way, Suite 211
Sausalito, California 94965

Karen Johnson Davidson County
Batch# 877131 DEEDWARRSP
06/24/2022 10:24:30 AM 9 pgs
Fees: $48.00 Taxes: $329,300.00

20220624-0072309

STATE OF California)
COUNTY OF Orange)

The actual consideration or value, whichever is greater, for this transfer is $89,000,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2022.

Notary Public

My Comm. Expires: 2/14/24

BRIANA RANDEL
Notary Public - California
Orange County
Commission # 2321543
My Comm. Expires Feb 14, 2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged STEADFAST DISCOVERY, LLC, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto DISCOVERY TN, LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as described on Exhibit A attached hereto and made a part hereof, to wit (the "Property"):

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B attached hereto and made a part hereof.

This is improved property commonly known as 5000 Mountain Spring Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature on Following Page]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 22ND day of June, 2022.

GRANTOR:

STEADFAST DISCOVERY, LLC,
a Delaware limited liability company

By: Beacon Bay Holdings, LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: DINESH DAVAR
Title: MANAGER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On JUNE 16, 2022 before me, MARY L. KELLY,

personally appeared DINESH DAVAR —

—,

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 _____
Signature of Notary Public

MARY L. KELLY
Notary Public - California
Orange County
Commission # 2350158
My Comm. Expires Mar 4, 2025

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The real property located in the County of Davidson, State of Tennessee, described as follows:

LAND SITUATED IN THE THIRTY-SECOND COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE SAME PROPERTY CONVEYED TO BELZ-MCDOWELL PROPERTIES OF RECORD IN DEED BOOK 4713, PAGE 299, DEED BOOK 4713, PAGE 303, DEED BOOK 4699, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, SAID PROPERTY NOW KNOWN AS THE BELZ/BECKER-LEWIS-SHLENKER PROPERTIES, A JOINT VENTURE, OF RECORD IN DEED BOOK 6550, PAGE 837, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HIGHWAY MONUMENT (OLD) LYING IN THE SOUTHWEST RIGHT OF WAY OF MURFREESBORO ROAD, THE NORTHEASTERLY CORNER OF THE HEREON DESCRIBED TRACT, SAID MONUMENT LYING 1,113.8 FEET FROM THE CENTERLINE INTERSECTION OF SAID MURFREESBORO ROAD AND HOBSON PIKE;

THENCE, LEAVING SAID RIGHT OF WAY AND ALONG NEW SEVERANCE LINES OF BELZ/BECKER-LEWIS-SHLENKER PROPERTIES THE FOLLOWING TWELVE (12) CALLS:

THENCE, SOUTH 41° 53' 19" WEST, A DISTANCE OF 2075.55 FEET TO AN IRON PIN SET;
THENCE, SOUTH 47° 48' 00" WEST, A DISTANCE OF 328.90 FEET TO AN IRON PIN SET;
THENCE, NORTH 23° 31' 16" WEST, A DISTANCE OF 1160.40 FEET TO AN IRON PIN SET;
THENCE, NORTH 40° 44" 55" EAST, A DISTANCE OF 276.71 FEET TO AN IRON PIN SET;
THENCE, SOUTH 83° 02' 00" EAST, A DISTANCE OF 468.78 FEET TO AN IRON PIN' SET;
THENCE, NORTH 86° 50' 08" EAST, A DISTANCE OF 667.89 FEET TO AN IRON PIN SET;
THENCE, NORTH 42° 22' 07" EAST, A DISTANCE OF 518.06 FEET TO AN IRON PIN SET;
THENCE, NORTH 66° 05' 35" EAST, A DISTANCE OF 19.03 FEET TO AN IRON PIN SET;
THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 13° 05' 38", AN ARC LENGTH OF 45.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 72° 38' 23" EAST, A DISTANCE OF 45.61 FEET TO AN IRON PIN SET;
THENCE, NORTH 79° 11' 12" EAST A DISTANCE OF 87.01 FEET TO THE TERMINUS OF THE PROPOSED MOUNTAIN SPRINGS DRIVE;

THENCE, ALONG THE EASTERLY R.O.W. OF MOUNTAIN' SPRINGS DRIVE THE NEXT FIVE (5) COURSES AND DISTANCES;

THENCE, SOUTH 08° 20' 40" EAST A DISTANCE OF 27.74 FEET TO AN IRON PIN (SET);

THENCE, NORTH 81° 37' 36" EAST A DISTANCE OF 27.93 FEET TO AN IRON PIN (SET);
THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 31° 40' 59", AN ARC LENGTH OF 182,48 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 65° 49' 20" EAST A DISTANCE OF 180.16 FEET TO AN IRON PIN SET;
THENCE, NORTH 49° 58' 50" EAST A DISTANCE OF 69.36 FEET TO AN IRON PIN (SET);
THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25,00 FEET, A CENTRAL ANGLE OF 89° 38' 31", AN ARC LENGTH OF 39.11 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 85° 08' 16" EAST A DISTANCE OF 35.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,194,569 SQUARE FEET OR 27.42 ACRES, MORE OR LESS.

SAID LANDS MAY ALSO BE DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT FOUND IN THE RIGHT-OF-WAY OF MURFREESBORO PIKE ROAD, BEING AT THE NORTHEAST CORNER OF THE REMAINDER OF BELZ-MCDONALD PROPERTIES, DEED BOOK 4713, PAGE 303.; RUNS THENCE WITH THE REMAINDER OF BELZ-MCDONALD PROPERTIES OF RECORD IN DEED BOOK 4713, PAGE 303,. DEED BOOK 4713, PAGE 299, AND DEED BOOK 4699, PAGE 101, AS FOLLOWS:

SOUTH 41 DEGREES 51 MINUTES 00 SECONDS WEST, 2075.65 FEET TO A Vz-INCH REBAR WITH CAP FOUND;
SOUTH 47 DEGREES 48 MINUTES 00 SECONDS WEST, 328.90 FEET TO A Vz-INCH REBAR WITH CAP FOUND;
NORTH 23 DEGREES 31 MINUTES 16 SECONDS WEST, 1160.40 FEET TO A Vz-INCH REBAR WITH CAP FOUND;
NORTH 40 DEGREES 44 MINUTES 55 SECONDS EAST, 276.71 FEET TO A Vz-INCH REBAR WITH CAP FOUND;
SOUTH 83 DEGREES 02 MINUTES 00 SECONDS EAST, 468.78 FEET TO A Vz-INCH REBAR WITH CAP FOUND; ,
NORTH 86 DEGREES 50 MINUTES 08 SECONDS EAST, 667.89 FEET TO A Vz-INCH - REBAR WITH CAP FOUND;
NORTH 42 DEGREES 22 MINUTES 07 SECONDS EAST, 518.06 FEET TO A Vz-INCH REBAR WITH CAP FOUND;
NORTH 66 DEGREES 05 MINUTES 35 SECONDS EAST, 19.03 FEET; ALONG A CURVE TO THE RIGHT 45.71 FEET, HAVING A RADIUS OF 200.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 38 MINUTES 23 SECONDS EAST, 45.61 FEET;
NORTH 79 DEGREES 11 MINUTES 12 SECONDS EAST, 87.01 FEET TO THE END OF MOUNTAIN SPRINGS ROAD;
THENCE SOUTH 08 DEGREES 20 MINUTES 40 SECONDS EAST, 27.74 FEET TO THE SOUTH RIGHT-OF-WAY OF THE ROAD;

THENCE WITH THE RIGHT-OF-WAY AS FOLLOWS:

NORTH 81 DEGREES 37 MINUTES 36 SECONDS EAST, 27,93 FEET; ALONG A CURVE TO THE LEFT 182.48 FEET, HAVING A RADIUS OF 330.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65 DEGREES 49 MINUTES 20 SECONDS EAST, 180.16 FEET;
NORTH 49 DEGREES 58 MINUTES 50 SECONDS EAST, 69.36 FEET; ALONG A CURVE TO THE RIGHT 37.65 FEET, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 41 MINUTES 19 SECONDS EAST, 34.19' FEET TO THE POINT OF BEGINNING, AND CONTAINING 27.39 ACRES, MORE OR LESS, AS SURVEYED BY THOMAS A. YOUNG, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 2265. OF L. I. SMITH & ASSOCIATES, 302 NORTH CALDWELL STREET, PARIS, TN 38242. BEARINGS ARE BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83.

TOGETHER WITH THE RIGHTS AND BENEFITS CONTAINED IN THE MONUMENT SIGN EASEMENT TO CONTINENTAL 193 FUND LLC OF RECORD IN INSTRUMENT NO. 200704230048126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, CROSS ACCESS EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 200704230048123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LANDS MAY ALSO BE DESCRIBED AS FOLLOWS:

SITUATED IN THE 32nd CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT FOUND IN THE RIGHT-OF-WAY OF MURFREESBORO PIKE ROAD, BEING AT THE NORTHEAST CORNER OF THE REMAINDER OF BELZ- MCDONALD PROPERTIES, DEED BOOK 4713, PAGE 303; RUNS THENCE WITH THE REMAINDER OF BELZ-MCDONALD PROPERTIES OF RECORD IN DEED BOOK 4713, PAGE 303, DEED BOOK 4713, PAGE 299, AND DEED BOOK 4699, PAGE 101, AS FOLLOWS:

SOUTH 41 DEGREES 50 MINUTES 58 SECONDS WEST, 2075.55 FEET TO A 1/2-INCH REBAR WITH CAP FOUND;
SOUTH 47 DEGREES 48 MINUTES 00 SECONDS WEST, 328.90 FEET TO A 1/2-INCH REBAR WITH CAP FOUND;
NORTH 23 DEGREES 31 MINUTES 16 SECONDS WEST, 1160.40 FEET TO A 1/2-INCH REBAR WITH CAP FOUND;
NORTH 40 DEGREES 44 MINUTES 55 SECONDS EAST, 276.41 FEET TO A 1/2-INCH REBAR WITH CAP FOUND;
SOUTH 83 DEGREES 02 MINUTES 00 SECONDS EAST, 468.78 FEET TO A 1/2-INCH REBAR WITH CAP FOUND;
NORTH 86 DEGREES 50 MINUTES 08 SECONDS EAST, 667.89 FEET TO A 1/2-INCH REBAR WITH CAP FOUND;
NORTH 42 DEGREES 22 MINUTES 07 SECONDS EAST, 518.06 FEET TO A 1/2-INCH REBAR WITH CAP FOUND;
NORTH 66 DEGREES 05 MINUTES 35 SECONDS EAST, 19.03 FEET;

THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 45.71 FEET, HAVING A RADIUS OF 200.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 38 MINUTES 26 SECONDS EAST, 45.61 FEET; NORTH 79 DEGREES 11 MINUTES 12 SECONDS EAST, 87.01 FEET TO THE END OF MOUNTAIN SPRINGS DRIVE;

THENCE SOUTH 08 DEGREES 20 MINUTES 40 SECONDS EAST, 27.74 FEET TO THE SOUTH RIGHT-OF-WAY OF THE ROAD;

THENCE WITH THE RIGHT-OF-WAY AS FOLLOWS:

NORTH 81 DEGREES 37 MINUTES 36 SECONDS EAST, 27.93 FEET;
THENCE ALONG A CURVE TO THE LEFT AND ARC DISTANCE OF 182.48 FEET, HAVING A RADIUS OF 330.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65 DEGREES 47 MINUTES 07 SECONDS EAST, 180.16 FEET;
NORTH 49 DEGREES 58 MINUTES 50 SECONDS EAST, 69.36 FEET;
THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 37.81 FEET, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 48 MINUTES 16 SECONDS EAST, 34.34 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 27.382 ACRES AS SHOWN ON A PLAT ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR DISCOVERY AT MOUNTAIN VIEW" PREPARED BY BRIAN T. BARTLETT, RLS; DRAWING NO. 17-509, DATED MAY 31, 2017 AND LAST REVISED ON JULY 26, 2017.

TOGETHER WITH THE RIGHTS AND BENEFITS CONTAINED IN THE MONUMENT SIGN EASEMENT TO CONTINENTAL 193 FUND LLC OF RECORD IN INSTRUMENT NO. 200704230048126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, CROSS ACCESS EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 200704230048123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Steadfast Discovery, LLC, a Delaware limited liability company by deeds of record in Instrument No. 20170728-0076821 and Instrument No. 20170728-0076822, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of tenants in possession, as tenants only, under prior unrecorded leases, without rights of purchase or rights of first refusal, as set forth in the rent roll attached as Exhibit B to this Policy.

2. Taxes for the year 2022, a lien not yet due and payable.

3. Easements for trimming and cutting trees to Southern Bell Telephone and Telegraph Company of record in Book 1113, page 528, In the Register's Office for Davidson County, Tennessee.

4. Perpetual easement for construction and maintenance of transmission lines granted to the United States of America by deed of record in Book 4417, page 692, in the Register's Office for Davidson County, Tennessee.

5. Easement granted to American Telephone and Telegraph Company of record in Book 1237, page 149, in the Register's Office for Davidson County, Tennessee.

6. Grant of Transmission Line Easement to the United States of America of record in Book 4425, page 582, In the Register's Office for Davidson County, Tennessee; as modified by that certain Declaration of Abandonment of record in Instrument No. 201107050050916, in said Register's Office.

7. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1083, page 273, in the Register's Office for Davidson County, Tennessee.

8. Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200702160019976, in the Register's Office for Davidson County, Tennessee.

9. Cross Access Easement Agreement of record in Instrument No. 200704230048123, in the Register's Office for Davidson County, Tennessee.

10. Monument Sign Easement of record in Instrument No. 200704230048125, in the Register's Office for Davidson County, Tennessee.

11. Terms and conditions contained in Monument Sign Easement of record in Instrument No. 200704230048126, in the Register's Office for Davidson County, Tennessee.

12. Commercial Sign Easement of record in Instrument No. 200704230048127, in the Register's Office for Davidson County, Tennessee.

13. Stormwater Detention Agreement of record in Instrument No. 200706150071683, in the Register's Office for Davidson County, Tennessee.

14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 200706150071705, in the Register's Office for Davidson County, Tennessee.

15. Conveyance of Easement of record in Instrument No. 200810140103420, in the Register's Office for Davidson County, Tennessee.

16. Grant of Easement of record in Instrument No. 20130726-0077480, in the Register's Office for Davidson County, Tennessee.

17. Unrecorded Laundry Room Lease Agreement dated February 24, 2008 between Continental 193 Fund LLC and Mac-Gray Services, Inc.

18. Acreage content of the subject property. Reference to acreage is left in the description merely for convenience in identifying the tract.

19. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Kevin David Crowe, TN RLS No. 1979, with Crowe-Wheeler and Associates, dated May 20, 2022, last revised June 20, 2022, and designated as File No. 202202591.001:

a) Utility and drainage lines, with meters, valves, poles and other appurtenances;

b) Building setbacks;

c) Fence crosses with boundary line of property along perimeter.