First American Title
NCS-1133996-PHX1

This instrument was prepared by:

Toni Weinstein
Dentons US LLP
2000 McKinney Avenue, Suite 1900
Dallas, Texas 75201

Karen Johnson Davidson County
Batch# 1054887 DEEDWARRSP
09/28/2023 08:23:30 AM 7 pgs
Fees: $38.00 Taxes: $290,450.00
20230928-0076043

RESPONSIBLE TAXPAYER:

SB Industrial Partners, LLC
c/o AND Asset Management, Inc.
2720 S. La Cienega Boulevard, Suite A
Los Angeles, CA 90034
Attention: Matt Ellis

PROPERTY ADDRESS:

804 4th Avenue South, Nashville, Tennessee 37210

MAP-PARCEL NO.: 093-15-0-011.00

MAIL TAX NOTICES TO:

Same as Property Owner

PROPERTY OWNER:

SB Industrial Partners, LLC
c/o AND Asset Management, Inc.
2720 S. La Cienega Boulevard, Suite A
Los Angeles, CA 90034
Attn: Matt Ellis

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CIP18 ARC NASHVILLE OWNER PARTNERS, a Delaware partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto SB INDUSTRIAL PARTNERS, LLC, a Delaware limited liability company ("Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This is improved property known as 804 4th Avenue South, Nashville, Tennessee 37210.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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, and Grantee's successors and assigns, forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 27th day of September, 2023.

CIP18 ARC NASHVILLE OWNER PARTNERS, a Delaware partnership

By: Broadstone SoBro Alliance Partner, LLC, a Delaware limited liability company, a general partner

By: _____
Matthew Smith
Authorized Signatory

STATE OF ARIZONA)
COUNTY OF MARICOPA)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is an authorized signatory of Broadstone SoBro Alliance Partner, LLC, a Delaware limited liability company, as a general partner of CIP18 ARC Nashville Owner Partners, a Delaware partnership, and is authorized to executed this instrument on behalf of CIP18 ARC Nashville Owner Partners.

WITNESS my hand, at office, this 25 day of September, 2023.

_____
NOTARY PUBLIC

My commission expires: 7/11/2026

CATHERINE D GOODRICH
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 632079
My Comm. Exp. July 11, 2026

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $78,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David Bolour, Affiant

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 Los Angeles)

On September 26, 2023, before me, Daniel Borquez, a Notary Public, personally appeared David Bolour 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.

DANIEL BORQUEZ
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 2420164
MY COMM. EXPIRES OCT. 9, 2026

Signature

EXHIBIT A

LEGAL DESCRIPTION

BEING A PARCEL OF LAND IN THE NINETEENTH COUNCILMANIC DISTRICT (FORMERLY THE 1ST CIVIL DISTRICT) OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE SOUTH BY LAFAYETTE STREET, ON THE EAST BY 3RD AVENUE SOUTH AND ON THE WEST BY 4TH AVENUE SOUTH.

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF 3RD AVENUE SOUTH, 108.02 FEET FROM THE SOUTHERLY MARGIN OF ASH STREET;

THENCE, WITH 3RD AVENUE SOUTH, S 30 DEGREES 58' E, 188.67 FEET;

THENCE, LEAVING SAID AVENUE, S 58 DEGREES 44' W, 145.29 FEET TO THE CENTER OF A CLOSED ALLEY;

THENCE, WITH SAID ALLEY, S 30 DEGREES 37' E, 44.31 FEET TO LAFAYETTE STREET;

THENCE WITH SAID STREET, N 70 DEGREES 17' W, 208.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE, HAVING A CENTRAL ANGLE OF 39 DEGREES 25' 20", A RADIUS OF 41.00 FEET AND A DISTANCE OF 28.21 FEET TO A POINT IN THE EASTERLY MARGIN OF 4TH AVENUE SOUTH;

THENCE, WITH 4TH AVENUE SOUTH, N 30 DEGREES 52' W, 163.75 FEET TO THE SOUTHERN RIGHT OF WAY MARGIN OF ASH STREET;

THENCE WITH SAID MARGIN N 58 DEGREES 55' E 138.25 FEET;

THENCE, S 30 DEGREES 37' E 117.99 FEET;

THENCE, N 58 DEGREES 54' E 149.13 FEET TO THE POINT OF BEGINNING CONTAINING 64,530 SQUARE FEET OR 1.48 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CIP18 ARC NASHVILLE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PREDECESSOR BY CONVERSION TO CIP18 ARC NASHVILLE OWNER PARTNERS, A DELAWARE PARTNERSHIP, BY DEED FROM GREENSBORO I, L.P., A TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20201030-0127273, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. Terms and provisions of Declaration of Covenants, Conditions and Restrictions, by CIP18 ARC Nashville Owner, LLC, a Delaware limited liability company, of record in Instrument No. 202011030128453, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facility and Systems, by CIP18 ARC Nashville Owner, LLC, of record in Instrument No. 202011060130439; as affected by Declaration of Restrictions and Covenants for Stormwater Facility and Systems in Instrument No. 202101210009086, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between CIP18 ARC Nashville Owner, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 202011100132340, in the Register's Office of Davidson County, Tennessee, right-of-way as shown on ALTA/NSPS Land Title Survey prepared by Ernest C. Drake, PLS No. 2604 on behalf of AEI Consultants, dated September 20, 2023, designated as Job No. 481792.

5. Terms and provisions of Grant of Easement, by and between CIP18 ARC Nashville Owner, LLC, a Delaware limited liability company and Comcast Cable Communications Management, LLC, a Delaware limited liability company, its successors and assigns, of record in Instrument No. 202108020103591, in the Register's Office of Davidson County, Tennessee.

6. Rights of tenants, as tenants only, with no purchase options or rights of first refusal.

Tennessee Certification of Electronic Document

I, Stefanie Robertson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Sept. 27, 2023 (date of document).

Stefanie Robertson
Affiant Signature

September 27, 2023
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 27 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 626737
Expires May 21, 2026