Karen Johnson Davidson County
Batch# 1202887 DEEDWARRSP
11/08/2024 08:46:30 AM 8 pgs
Fees: $43.00 Taxes: $30,266.00
20241108-0087156

This instrument prepared by:
DLA Piper
444 W. Lake Street, Suite 900
Chicago, Illinois 60606
Attn: Bradley Levy, Esq.

After recording, please return to:
Peakstone Realty Trust
1520 E. Grand Avenue
El Segundo, CA 90245
Attn: Nina Momtazee Sitzer

(STATE OF PENNSYLVANIA)

(COUNTY OF PHILADELPHIA)

The value or actual consideration for this transfer, whichever is greater, is Eight Million One Hundred Eighty Thousand and No/100 Dollars ($8,180,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 4TH day of NOVEMBER, 2024.

Notary Public
My Commission Expires: 02/19/2028

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Tracey L. Quigley, Notary Public
Philadelphia County
My commission expires February 19, 2028
Commission number 1358507
Member, Pennsylvania Association of Notaries

SPECIAL WARRANTY DEED

Address New Owner(s) as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
Peakstone Realty Trust 1520 E. Grand Avenue El Segundo, CA 90245 Attn: Nina Momtazee Sitzer	Same	09400010800

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, 1185 Freightliner Partners, LLC (the "Grantor") has bargained and sold, and by these presents transfers and conveys to PKST Nashville Freightliner LLC (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings, and structures located thereon (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property, known as 1185 Freightliner Drive, Nashville, TN.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein, including, without limitation, the Permitted Exceptions.

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

Grantor further does hereby grant, quitclaim, remise and release to Grantee that certain real property being more particularly described in Exhibit C attached hereto and made a part hereof for all purposes (the "Quit Claimed Property").

[signature and notary page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4 day of November, 2024.

1185 FREIGHTLINER PARTNERS, LLC,
a Delaware limited liability company

By:_____
Name: Leo Addimando
Title: Authorized Signatory

COMMONWEALTH OF PENNSYLVANIA :
:ss.
COUNTY OF PHILADELPHIA :

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Leo Addimando**, whose name as Authorized Signatory of **1185 Freightliner Partners, LLC**, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily as such officer and with full authority for and as the act of said limited liability company.

Given under my hand this 4 day of November, 2024.

_____
Notary Public
My commission expires: June 27 2027

[NOTARIAL SEAL/STAMP]

Commonwealth of Pennsylvania - Notary Seal
CAITLIN A COTTRELL - Notary Public
Philadelphia County
My Commission Expires June 27, 2027
Commission Number 1353720

Exhibit A

Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Nashville, Davidson County, Tennessee, being a part of Lot 19 on the plan of Georgia Industrial Realty Company's South Nashville property, record in Plat 421, page 187, Register's Office for said county and more particularly described according to a survey by Patrick S. Coode, License No. 885, John Kohl and Company, P.C., 400 7th Avenue South, Nashville, TN as follows:

Beginning the north right of way of Freightliner Drive at the east line of Firstexpress, Inc.; thence leaving said right of way North 3 deg. 26' 37" East, 50.28 feet to an iron pin; thence North 00 deg. 50' 19" West, 122.33 feet to an iron pin; thence North 58 deg. 54' 18" East, 127.85 feet to an iron pin; thence North 5 deg. 02' 41" East, 371.12 feet to the south line of Metro Water and Sewer Services as recorded in Book 89, page 163, R.O.D.C.; thence along said Metro Water and Sewer Services property and a line 90' measured at right angles from the center of the former Tennessee Central Railroad, North 58 deg. 56' 44" East, 321.00 feet to the northwest corner of the property conveyed to Metro Nashville/Davidson County (tow-in-lot) as recorded in Book 10133, page 763, R.O.D.C.; thence along the line of said Metro Nashville South 01 deg. 31' 42" West, 825.69 feet to the north right of way of Freightliner Drive; thence along said Freightliner Drive North 82 deg. 42' 15" West, 400.72 feet to the point of beginning and containing 5.26 acres, more or less.

LESS AND EXCEPT that portion conveyed by Warranty Deed to the Metropolitan Government of Nashville & Davidson County, Tennessee from Prentice L. Andrews, dated August 16, 1996 and recorded August 22, 1996 recorded in Book 10164 Page 174, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1185 FREIGHTLINER PARTNERS, LLC, a Delaware limited liability company by virtue of Special Warranty Deed from FIRSTEXPRESS PROPERTIES, LLC, a Tennessee limited liability company, dated November 23, 2021, and recorded on December 3, 2021, as Document No. 20211203- 0160897

This property is known as 1185 Freightliner Drive, Nashville, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2024, due and payable but not delinquent. Taxes and assessments for the year 2025, and subsequent years, not yet due and payable.

2. Rights of Penske Truck Leasing Co., L.P., as tenant only, under unrecorded but written lease agreement affecting the Land.

3. Rights of the Railroad Company to expand its right of way to its full charter width of 200 feet.

4. Easement if any, for the chartered right-of-way (200 feet) of the L & N Railroad.

5. Easement from A. D. Ridley and wife, Maggie Gotto Ridley to The Tennessee Electric Power Company, a corporation, dated May 3, 1927, and recorded June 18, 1927 in Book 787, Page 35; as transferred by Deed from The Tennessee Electric Power Company, a corporation to Nashville Railway and Light Company, dated November 21, 1929, and recorded December 4, 1929 in Book 736, Page 427, aforesaid records.

6. Transmission Line Right of Way from A. D. Ridley and wife, Maggie Gotto Ridley to The Tennessee Electric Power Company, a corporation, dated April 14, 1930, and recorded April 14, 1930 in Book 722, Page 691, aforesaid records.

7. Grant of Transmission Line Easement from A. D. Ridley and wife, Maggie G. Ridley (same person as Maggie Gotto Ridley) to the United States of America, dated March 20, 1941, and recorded March 21, 1941 in Book 1174, Page 185, aforesaid records.

8. Grant of Transmission Line Easement from A. D. Ridley and wife, Maggie G. Ridley (same person as Maggie Gotto Ridley) to the United States of America, dated August 25, 1944, and recorded August 28, 1944 in Book 1255, Page 289, aforesaid records.

9. Grant of Transmission Line Easement from A. D. Ridley and wife, Eva Lee Ridley to the United States of America, dated March 9, 1949, and recorded March 9, 1949 in Book in 1684, Page 535, aforesaid records.

10. Right of Way Easement granted to Colonial Pipeline Company, a Delaware corporation, dated September 27, 1063, and recorded October 8, 1963 in Book 3641, Page 393, aforesaid records.

11. Terms and conditions of that certain Stormwater Detention Agreement by and between Michael J. Nacarato, Jr. and the Metropolitan Government of Nashville and Davidson County, dated July 12, 2001, and recorded July 26, 2001 as Document No. 20010726-0079449, aforesaid records.

12. Terms and conditions of that certain Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances from Joseph R. Nacarato and Michael J. Nacarato to The Metropolitan Government of Nashville and Davidson County, dated October 31, 2006, and recorded November 17, 2006 as Document No. 20061117-0142914, aforesaid records, as approximately depicted on survey made by Kevin David Crowe, Registration No. 1979, of Crowe-Wheeler and Association on behalf of Bock & Clark Corporation, dated 10/20/2021, last revised 11/22/2021, designated Network Project No. 202105695/Site 1

13. The following matters as approximately depicted on the ALTA/NSPS Land Title Survey made by Kevin David Crowe, Registration No. 1979, of Crowe-Wheeler and Association on behalf of Bock & Clark Corporation, dated 10/20/2021, last revised 11/22/2021, designated Network Project No. 202105695/Site 1:

    a. Possible gas line easement shown in Instrument No. 20061117-0142914;

    b. Vault crosses property line;

    c. Apparent access point onto adjacent property without benefit of easement;

    d. Fence crosses eastern boundary line.

Exhibit C

Quit Claimed Property

AS ALSO DESCRIBED AS:

A certain parcel of land in Tennessee lying in Davidson County in the city of Nashville, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a set 5/8 in. rebar, 18 in. length with a plastic cap stamped "KEVIN CROWE TN 1979". All bearings are based Tennessee State Plane Coordinate System, using geoid 09, observed on October 18, 2021.

BEGINNING at a set PK nail with shiner in the east end of the right of way line of Freightliner Drive (50' right of way), approximately 360' east of the centerline intersection of Omohundro Place; thence with the end of said right of way line N 09°17'28" E a distance of 39.42' to a found iron pin (uncapped) at the end of said right of way line, being a common corner to a lot of First Express, Inc. (Deed Book 9901, Page 457); thence leaving said right of way line and with First Express, Inc. the following three (3) calls: 1) N 05°41'18" E a distance of 122.01' to a found iron pin (uncapped); thence 2) N 65°11'06" E a distance of 127.90' to a found iron pin (uncapped); thence 3) N 11°36'58" E a distance of 371.12' to a set iron pin in the line of a lot of Metro Water and Sewer Services (Deed Book 692, Page 422), a common corner to First Express, Inc.; thence leaving said lot of First Express, Inc. and with Metro Water and Sewer Services N 65°15'30" E a distance of 321.28' to an found iron pin (uncapped) in said line of Metro Water and Sewer Services, a common corner to the first lot of Metropolitan Government of Nashville & Davison County, Tennessee (Deed Book 10133, Page 763, hereon known as "Metro"); thence leaving said lot of Metro Water and Sewer Services and with said first lot Metro S 07°58'41" W a distance of 815.64' to a set iron pin in the line of said first lot of Metro, a common corner to a second lot of Metro (Deed Book 10164, Page 174); thence leaving said first lot of Metro and with said second lot of Metro N 76°07'45" W a distance of 399.50' to the point of beginning, having an area of 224,446.8 square feet, or 5.15 acres, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

Being the same property conveyed by Quit Claim Deed from FIRSTEXPRESS PROPERTIES, LLC, a Tennessee limited liability company to 1185 FREIGHTLINER PARTNERS, LLC, a Delaware limited liability company, dated November 23, 2021 and recorded on December 3, 2021 as Document Number 20211203-0160898, Davidson County, Tennessee Records.

This property is known as 1185 Freightliner Drive, Nashville, Tennessee

Tennessee Certification of Electronic Document

I, Amber Passeggiata, 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 11/4/2024 (date of document).

Amber Passeggiata
Affiant Signature

11/4/2024
Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 4TH day of November, 2024.

Kristen Timlin
Notary's Signature

MY COMMISSION EXPIRES: 10/4/2025

NOTARY'S SEAL

KRISTEN A. TIMLIN
Notary Public, State of New York
No. 01TI6423086
Qualified in Suffolk County
Commission Expires October 4, 2025