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

Karen Johnson Davidson County
Batch# 1208096 DEEDWARRSP
11/25/2024 08:19:30 AM 7 pgs
Fees: $38.00 Taxes: $21,164.00
20241125-0091709

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 Five Million Seven Hundred Twenty Thousand and No/100 Dollars ($5,720,000.00).

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: 08500004300
Peakstone Realty Trust 1520 E. Grand Avenue El Segundo, CA 90245 Attn: Nina Momtazee Sitzer	Same	

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, 3020 Brandau Partners, LLC (the "Grantor") has bargained and sold, and by these presents transfers and conveys to PKST Hermitage Brandau 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 3020 Brandau Road, Hermitage, Tennessee.

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.

[signature and notary page to follow]

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

3020 BRANDAU 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 **3020 Brandau 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 4th 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 Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Stones River Industrial Site, of record in Plat Book 5200, Page 339, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod set in the northwesterly margin of Brandau Road, said iron rod being the southeast corner of Lot 1 of the above-mentioned subdivision and the southwest corner of the herein described Lot 2; thence, with the line between Lot 1 and Lot 2 of the said subdivision, N 52 deg. 58 min. 26 sec. W, 618.64 feet to an iron rod in the southerly margin of a right-of-way owned by C.S.X. Railroad; thence, with said right-of-way and the northwesterly line of Lot 2 along a curve to right having a radius of 1,551.27 feet, a distance of 31.60 feet to a point; thence, N 55 deg. 55 min. 02 sec. E, 609.30 feet to an iron rod; thence, with the line between Lot 2 and Lot 3 of said subdivision, S 52 deg. 58 min. 58 sec. E, 411.14 feet to an iron rod in the northwesterly margin of Brandau Road; thence, with said margin, S 36 deg. 59 min. 56 sec. W, 606.54 feet to the point of beginning, and containing 312,378 square feet (7.17 acres more or less) according to a survey by R. Scot Cherry R.L.S. TN #1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204 dated September 29, 2014.

Being the same property conveyed to 3020 Brandau Partners, LLC, a Delaware limited liability company by virtue of Special Warranty Deed from Kirby Holdings, LLC, a Tennessee limited liability company, dated August 9, 2021 and recorded on August 13, 2021 as Document Number 20210813-0109848, Davidson County, Tennessee Records.

This is improved property known as 3020 Brandau Road, Hermitage, Tennessee 37076.

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 Colony Hardware Corporation, as tenant only, under unrecorded but written lease agreements affecting the Land.

3. All matters appearing on Plat recorded in Plat Book 5200, Page 339.

4. Overhead Line Easement grant to The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan Government, dated June 17, 1981, and recorded in Book 5758, Page 855.

5. Agreement by and between Allen Iron and Steel Corporation, Inc. to Don L. Smith, Trustee, dated May 28, 1985, and recorded June 5, 1985 in Book 6574, Page 686; as amended by Amended Water Lien Agreement by between Trinity Steel Corporation, a Tennessee corporation and L & P Partnership, a Tennessee general partnership consisting of Bob G. Long and James L. Parks, dated February 19, 1992, and recorded February 28, 1992 in Book 8561, Page 985.

6. Terms and conditions of unrecorded Lease by PCS Site Agreement, as evidenced by Memorandum of PCS Site Agreement by and between Trinity Steel Corporation and Sprint Spectrum L.P., a Delaware limited partnership, dated October 24, 2000, and recorded November 1, 2021 as Instrument No. 20011101¬0119395; as assigned by Assignment of Lease from Kirby Holdings, LLC, a Tennessee limited liability company to Mark Bobo, a resident of the State of Tennessee, dated December 29, 2020, an recorded January 20, 2021 as Instrument No. 20210120-0008443.

7. Easements as set forth in Grant of Easement from Kirby Holdings, LLC, a Tennessee limited liability company to Mark Bobo, a resident of the State of Tennessee, dated December 29, 2020, and recorded January 20, 2021 as Instrument No. 20210120-0008442; as affected by Assignment of Lease from Kirby Holdings, LLC, a Tennessee limited liability company to Mark Bobo, a resident of the State of Tennessee, dated December 29, 2020, an recorded January 20, 2021 as Instrument No. 20210120-0008443, aforesaid records. Waiver of Right of First Refusal from Mark Bobo, a resident of the State of Tennessee, dated 8/10/2021, and recorded 8/13/2021, in the Register of Deeds of Davidson County, Tennessee, as Document No. 20210813-0109847.

8. Easement, if any, for the chartered right-of-way of the L & N Railroad.

9. Any rights of L & N Railroad, its successor, and or assigns in and to the full extent of its charter.

10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by 3020 Brandau Partners, LLC, dated November 20, 2023 and recorded November 29, 2023 as Document Number 20231129-0092047.

11. The following matters as approximately depicted on the ALTA/NSPS Land Title Survey made by Tony Reasons II, Registration No. 1665, of The Reasons Company on behalf of GRS Group, an NV5 company, dated October 28, 2024, last revised October 31, 2024, designated GRS Project No. 24-70957.121:

    a. Fence encroaches upon SMYRNA READY MIX LLC 20050708-0079129 at the Northeast corner of the property.

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: _____

NOTARY'S SEAL

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