Karen Johnson Davidson County
Batch# 1348926 DEEDWARRSP
11/20/2025 01:33:30 PM 8 pgs
Fees: $43.00 Taxes: $243,685.98
20251120-0092831

SPECIAL WARRANTY DEED

This instrument was prepared by:
Rimon Law, P.C.
800 Oak Grove Avenue
Menlo Park, CA 94025

When recorded, return to:
Brownstein Hyatt Farber Schreck, LLP
675 15th Street, Suite 2900
Denver, Colorado 80202
Attention: Sean M. Bahoshy

Address New Owner:	Send Tax Bills To:	Tax Parcel Number(s):
Discovery at Mountain View, LLC c/o Continental Realty Assets, Ltd. 2329 West Main Street, Suite 300 Littleton, Colorado 80120	Discovery at Mountain View, LLC c/o Continental Realty Assets, Ltd. 2329 West Main Street, Suite 300 Littleton, Colorado 80120	164-00-0-300.00

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, Discovery TN, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, sell and convey unto Discovery at Mountain View, LLC, a Delaware limited liability company ("Grantee"), the following described real property located at 5000 Mountain Spring Road, Antioch, Tennessee:

*See **Exhibit "A"** attached hereto and by this reference made a part hereof (the **"Property"**) together with all of the rights and appurtenances thereto.*

SUBJECT TO: All taxes and assessments; patent reservations; all covenants, conditions, restrictions, servitudes, liens, reservations, easements, declarations or other matters of record or to which reference is made in the public records; any and all matters which an accurate survey and physical inspection of the Property would reveal; the rights of the tenants under recorded or unrecorded leases affecting all or any portion of the Property as of the date hereof; zoning and other restrictions, reservations, prohibitions, regulations and requirements imposed by governmental authorities; and any matters created by or with the written consent of Grantee or arising as a result of work performed by or other activities of the Grantee regarding the Property.

Notwithstanding any warranty which may be implied from the use of any word, phrase or clause herein, Grantor does not warrant title to the Property other than to warrant and defend the title against all acts by, through or under Grantor and no other, except for the matters above set forth.

/// Signature on following page ///

SPECIAL WARRANTY DEED SIGNATURE PAGE

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 10 day of November, 2025.

GRANTOR:
DISCOVERY TN, LLC,
a Delaware limited liability company

By: Discovery TN Mezz, LLC,
a Delaware limited liability company
Its: Sole Member

By: OP Discovery, LLC,
a Tennessee limited liability company
Its: Sole Member

By: OP Discovery Manager, LLC,
a Delaware limited liability company
Its: Manager

By: OP Group Manager, LLC,
a Delaware limited liability company
Its: Sole Member

By: OpenPath Group, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
Peter M. Slaugh, Manager

STATE OF COLORADO

County of Delta

On November 10th, 2025, personally appeared by **Peter M. Slaugh**, Manager of OpenPath Group, LLC, a Delaware limited liability company, the Sole Member of OP Group Manager, LLC, a Delaware limited liability company, the Sole Member of OP Discovery Manager, LLC, a Delaware limited liability company, the Manager of OP Discovery, LLC, a Tennessee limited liability company, the Sole Member of Discovery TN Mezz, LLC, a Delaware limited liability company, the Sole Member of Discovery TN, LLC, a Delaware limited liability company, on behalf of those limited liability companies, and that by his signatures on the instrument for the entity upon behalf of which the person acted, executed this instrument.

Carrie Soto
(Notary's official signature)

Carrie Soto
(Print Name)

Notary Public
(Title of office)

9-10-2028
(Commission Expiration)

CARRIE SOTO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20074019991
MY COMMISSION EXPIRES SEP 10, 2028

STATE OF COLORADO
COUNTY OF Delta

The actual consideration or value, whichever is greater, for this transfer is:

$65,861,076.00

Affiant – Peter M. Slaugh

State of Colorado

County of Delta

On November 10th, 2025, personally appeared by **Peter M. Slaugh**, Manager of OpenPath Group, LLC, a Delaware limited liability company, the Sole Member of OP Group Manager, LLC, a Delaware limited liability company, the Sole Member of OP Discovery Manager, LLC, a Delaware limited liability company, the Manager of OP Discovery, LLC, a Tennessee limited liability company, the Sole Member of Discovery TN Mezz, LLC, a Delaware limited liability company, the Sole Member of Discovery TN, LLC, a Delaware limited liability company, on behalf of those limited liability companies, and that by his signatures on the instrument for the entity upon behalf of which the person acted, executed this instrument.

(Notary's official signature)

Carrie Soto
(Print Name)

Notary Public
(Title of office)

9-10-2028
(Commission Expiration)

CARRIE SOTO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20074019991
MY COMMISSION EXPIRES SEP 10, 2028

Exhibit A
Legal Description of Property

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

Tract 1:

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.

Said Tract 1 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 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, 276.71 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; 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.

Said Tract 1 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.

Tract 2:
Easement(s) Benefiting Tract 1 contained in Cross Access Easement Agreement of record in Instrument No. 200704230048123, in the register's office of Davidson County, Tennessee.

Tract 3:
Easement(s) Benefiting Tract 1 contained in Monument Sign Easement of record in Instrument No. 200704230048126, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Discovery TN, LLC, a Delaware limited liability company, by deed from Steadfast Discovery, LLC, a Delaware limited liability company, of record in Instrument No. 202206240072309, in the register's office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Carol Herrera, 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 NOV 10 2025 (date of document).

Carol Herrera
Affiant Signature

11/19/2025
Date

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 Santa Clara

On November 19, 2025 before me, V. Almanza, notary public personally appeared Carol Herrera, 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.

V. ALMANZA
Notary Public - California
Santa Clara County
Commission # 2457383
My Comm. Expires Aug 3, 2027

Signature _____ (Seal)

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