THIS INSTRUMENT WAS PREPARED BY:
Jonathan S. Gelman, Esq.
Greenberg Traurig, P.A.
401 E Las Olas Blvd, Suite 2000
Fort Lauderdale, FL 33301

NAME AND ADDRESS OF NEW OWNER:
640 Massman Owner, LLC
669 Second Street
Encinitas, CA 92024
Attn: Charles J. Stos. II

SEND TAX BILL TO: SAME
TAX PARCEL NO. 095-14-0-120.00
095-13-0-015.00

RECORD AND RETURN TO:
Sklar Kirsh, LLP
1850 Sawtelle Boulevard, Suite 300
Los Angeles, CA 90025
Attn: Andrew T. Kirsh, Esq.

Karen Johnson Davidson County
Batch# 1409751 DEEDWARRSP
04/22/2026 10:39:30 AM 9 pgs
Fees: $48.00 Taxes: $92,241.00
20260422-0033220

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and adequacy of which are hereby acknowledged, USPF MASSMAN LP, a Delaware limited partnership ("**Grantor**"), hereby grants, bargains, sells and conveys to 640 MASSMAN OWNER, LLC, a Delaware limited liability company ("**Grantee**"), that certain real property located in the County of Davidson, State of Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "**Land**"), together with all of Grantor's right, title and interest in and to the fixtures and improvements located on the Land (the "**Improvements**"), and together with all rights, privileges and easements appurtenant to the Land, all water, wastewater and other utility rights relating to the Land and any and all easements, rights-of-way and other appurtenances used in connection with the beneficial use and enjoyment of the Land, in each case to the extent assignable (the "**Appurtenances**") (the Land, Improvements and Appurtenances collectively referred to as the "**Property**").

This conveyance is being made by Grantor and accepted by Grantee subject only to those certain title exceptions (the "**Permitted Exceptions**") set forth in **Exhibit "B"** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully

claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Ad valorem taxes for the year of this Deed have been prorated; accordingly, by its acceptance of this Deed, Grantee assumes responsibility to pay all ad valorem taxes on the Property for such year and all subsequent years.

[Signatures to follow]

202604220033220

Grantee's mailing address:

Executed as of this 21st day of April, 2026.

GRANTOR:

USPF MASSMAN LP,
a Delaware limited partnership

By: GWL PROPCO GP LLC,
a Delaware limited liability company
Its: General Partner

By: _____
Name: Mark Bigarel
Title: President

STATE OF COLORADO)
)
COUNTY OF DENVER)

On this 20 day of April, 2026, before me personally appeared Mark Bigarel, being by me duly sworn, did depose and say that he/she is the President of GWL PROPCO GP LLC, a Delaware limited liability company which is the general partner of USPF MASSMAN LP, the Delaware limited partnership described in and which executed the above instrument, and that he/she executed this instrument in his/her capacity as Mark Bigarel, and that he/she had the authority to do so.

_____
Printed/Typed Name of Notary
Notary Public, State of COLORADO
My Commission Expires: 3-25-28

(Seal)

KATELYN CHANG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244011991
MY COMMISSION EXPIRES 03/25/2028

AFFIDAVIT

STATE OF California

COUNTY OF Orange

The actual consideration or true value, whichever is greater for this transfer is $24,930,000.00.

Affiant: Charles J. Stos, II, as Authorized Signatory of 640 Massman Owner, LLC, a Delaware limited liability company

Subscribed and sworn before me, this 14 day of April, 2026

Notary Public

SEE CALIFORNIA
JURAT ATTACHED
INTL RJ DATE 04/14/2026

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

Subscribed and sworn to (or affirmed) before me on this 14th day of April, 2026, by Charles J. Stas II,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TERESA D. LEWIS
COMM. # 2415404
NOTARY PUBLIC · CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. OCT. 3, 2026

(Seal)

Signature

EXHIBIT A

Legal Description

Real property in the County of Davidson, State of Tennessee, described as follows:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PARCEL OF LAND IN THE 3RD CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY MASSMAN DRIVE, ON THE EAST BY ACORN DRIVE, AND ON THE SOUTH BY AN L & N RAILROAD SPUR TRACK BEING LOT NO. 21 ON THE PLAN OF METROPOLITAN INDUSTRIAL PARK, SEC. 16, OF RECORD IN BOOK 3842, PAGE 274, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTHERLY MARGIN OF MASSMAN DRIVE ON THE WESTERLY MARGIN OF METROPOLITAN INDUSTRIAL PARK SECTION 5; THENCE WITH MASSMAN DRIVE NORTH 62 DEG. 02' EAST 339.65 FEET TO A CONCRETE MONUMENT, THE BEGINNING OF A CURVE TO THE LEFT; THENCE WITH SAID CURVE HAVING A RADIUS OF 799.79 FEET AND A CENTRAL ANGLE OF 19 DEG. 57' 278.48 FEET TO A CONCRETE MONUMENT, THE BEGINNING OF A RETURN RADIUS TO THE RIGHT; THENCE AROUND SAID RETURN HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 84 DEG. 37' 73.84 FEET TO A CONCRETE MONUMENT ON THE WESTERLY MARGIN OF ACORN DRIVE; THENCE WITH ACORN DRIVE SOUTH 53 DEG. 18' EAST, 88.88 FEET TO A CONCRETE MONUMENT, THE BEGINNING OF A CURVE TO THE RIGHT; THENCE AROUND SAID CURVE HAVING A RADIUS OF 451.65 FEET AND A CENTRAL ANGLE OF 45 DEG. 06' 355.51 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH ACORN DRIVE SOUTH 8 DEG. 12' EAST 189.56 FEET TO A POINT IN THE CENTER OF A PROPOSED RAILROAD SPUR TRACK BEING THE NORTHEASTERLY CORNER OF LOT NO. 19, METROPOLITAN INDUSTRIAL PARK, SEC. 13; THENCE WITH THE CENTERLINE OF SAID RAILROAD SOUTH 82 DEG. 18' WEST 48.92 FEET TO A CONCRETE MONUMENT, THE BEGINNING OF A CURVE TO THE LEFT; THENCE WITH SAID CURVE HAVING A RADIUS OF 2,284.29 FEET AND A CENTRAL ANGLE OF 15 DEG. 57' 635.72 FEET TO A POINT, THE SOUTHEASTERLY CORNER OF METROPOLITAN INDUSTRIAL PARK, SEC. 5; THENCE NORTH 27 DEG. 58' WEST PASSING A CONCRETE WITNESS MONUMENT AT 25.04 FEET A TOTAL DISTANCE OF 431.41 FEET TO THE POINT OF BEGINNING.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53, ON THE REVISED METROPOLITAN INDUSTRIAL PARK, SECTION 45, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4715, PAGE 127, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Address: 640 Massman Drive, Nashville, TN

Being the same property conveyed to USPF Massman, LP, a Delaware limited partnership by Special Warranty Deed from KJ Massman, LLC, a Delaware limited liability company, dated 03/16/2020, of record in Instrument 202003160029068, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessment for the year 2026 and subsequent years, a lien not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 3842, Page 274 and Plat Book 4715, Page 127, in the Register's Office of Davidson County, Tennessee.

3. Easement from George Peabody College for Teachers, a Tennessee Educational and General Welfare Corporation, to City of Nashville, acting by and through the Electric Power Board of the City of Nashville, a municipal corporation, its successors and assigns, of record in Book 2017, Page 589, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Landscaping Contract, of record in Instrument No. 200010200104149, in the Register's Office of Davidson County, Tennessee. (Tract I)

5. Rights of Railroad under Book 4376, Page 661, Register's Office for Davidson County, Tennessee, as further illustrated in Railroad Valuation Map 19-037.

6. All matters shown on that certain ALTA/NSPS Land Title Survey conducted by Ernest C. Drake, TN RLS No. 2604, AEI Consultants, dated 4/15/2026, and being designated Surveyor Job Number 522507.

True Copy Certification

I, Carma Weymouth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached Special Warranty Deed executed on April 20, 2026 and effective as of April 21, 2026, tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dated: April 21, 2026

Carma Weymouth
Signature

State of Colorado

County of Denver

On April 21, 2026, personally appeared before me, Karyn K. Rieb, a notary public for this county and state, Carma Weymouth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KARYN K RIEB
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19924016570
MY COMMISSION EXPIRES FEBRUARY 10, 2029

Notary's Signature

My Commission Expires: 2-10-2029
Notary' Seal (if on paper)