

AFTER RECORDING RETURN TO:

BPVIF V Holdings 45, LLC
1111 Broadway, Suite 1670
Oakland, California 94607
Attention: Legal Department

Re: 2755-2972 Miller Park North
Garland, Texas

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

THAT, THE REALTY ASSOCIATES FUND XI PORTFOLIO, L.P., a Delaware limited partnership formerly known as The Realty Associates Fund XI, L.P. ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor by BPVIF V HOLDINGS 45, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 1111 Broadway, Suite 1670, Oakland, California 94607, Attention: Legal Department, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all buildings and improvements located thereon, all appurtenances thereon or in anywise appertaining thereto, including easements or rights-of-way relating thereto, and, without warranty, all right, title and interest, if any, of Grantor in and to the land lying within any street or roadway adjoining the Property or any vacated or hereafter vacated street or alley adjoining said Property (collectively, the "Property"); subject, however, to those matters more particularly described in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever, subject to the Permitted Exceptions; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, hereby assumes payment of all standby charges, ad valorem real estate taxes and assessments with respect to the 2023 calendar year and subsequent calendar years not yet due and payable, each to the extent attributable to all or any portion of the Property.

[SEE SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of the 30th day of July, 2023.

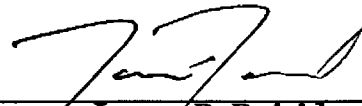
June

GRANTOR:

THE REALTY ASSOCIATES FUND XI PORTFOLIO, L.P.,
a Delaware limited partnership

By: The Realty Associates Fund XI, L.P.,
its general partner

By: Realty Associates Fund XI, LLC,
its general partner

By: 
Name: James P. Raisides
Title: Sr. Vice President

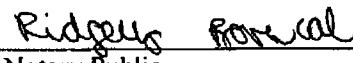
COMMONWEALTH OF MASSACHUSETTS

§
§
§

COUNTY OF SUFFOLK

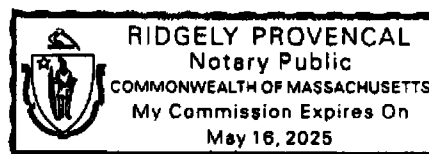
On this 24th day of June, 2023, before me, the undersigned notary public, personally appeared James P. Raisides, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document(s), and acknowledged to me that he/she signed it voluntarily for its stated purpose as the Senior Vice President of Realty Associates Fund XI, LLC, in its capacity as the general partner of The Realty Associates Fund XI, L.P., a Delaware limited partnership, in its capacity as the general partner of THE REALTY ASSOCIATES FUND XI PORTFOLIO, L.P., a Delaware limited partnership, on behalf of such entities.

(official seal)


Notary Public

My Commission Expires:

May 14th, 2025



Special Warranty Deed
Grantor Signature

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1

BEING a tract of land situated in the Benjamin Dye Survey, Abstract No. 415, City of Garland, Dallas County, Texas, said tract being all of Lot 4, Block 2, of Northgate Business Park V, Lot 4, Block 2, an addition to the City of Garland, Texas, according to the Plat thereof recorded in Clerk's File No. 201700351276, of the Official Public Records of Dallas County, Texas, and being all of the first parcel of Parcel 2 as described in Special Warranty Deed to Columbia Texas Miller Industrial, LP., dated May 8, 2007 as recorded in Document No. 20070170358, Deed Records of Dallas County, Texas.

TRACT 2

BEING a tract of land situated in the Benjamin Dye Survey, Abstract No. 415, City of Garland, Dallas County, Texas, said tract being all of Lot 2, Block 1, Northgate Business Park V, an addition to the City of Garland, Texas, according to the plat recorded under Clerk's File Number 201700351272, of the Official Public Records of Dallas County, Texas, and being all of the second parcel of Parcel 2 described in Special Warranty Deed to Columbia Texas Miller Industrial, LP., dated May 8, 2007 as recorded in Document No. 20070170358, Deed Records of Dallas County, Texas.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any matters shown by that certain ALTA/NSPS Land Title Survey prepared by Allan Caviness, Registered Professional Land Surveyor No. 4356 on behalf of American Surveying & Mapping, Inc., Project Number 2318796-46227 dated June 14, 2023.
2. Rights of parties in possession, as tenants only, under unrecorded lease agreements.
3. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.
4. Restrictive covenants of record recorded in Volume 87006, Page 5390 (Affects Tracts 1 & 2), and Under Clerk's File No. 20060038195 (Affects Tract 1), Real Property Records of Dallas County, Texas, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
5. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the public records.
6. A 50' wide Easement and rights incidental thereto, as granted in a document:
Granted to: Missouri-Kansas-Texas Railroad Company
Purpose: Constructing, maintaining and operating lead tract
Recording Date: March 11, 1952
Recording No: Volume 3635, Page 565, Real Property Records, Dallas County, Texas.

Affects: Tracts 1 & 2
7. Two (2) 15' foot wide Easements and rights incidental thereto, as granted in a document:
Granted to: Garland Power & Light Company
Purpose: Overhead and/or underground electric supply line
Recording Date: March 25, 1987
Recording No: Volume 87057, Page 1833, Real Property Records, Dallas County, Texas.

Affects: Tract 1
8. 20' wide Easement and rights incidental thereto, as granted in a document:

Granted to: The City of Garland,
Texas Purpose: Drainage facilities
Recording Date: August 12, 2003
Recording No: Volume 2003161, Page 12417, Real Property Records, Dallas County,
Texas.

Affects: Tract 2

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:

Purpose: Sanitary Sewer Easement
Affects: 15 foot - East
Recording No: in Volume 86057, Page 4957, Map Records, Dallas County, Texas as corrected by Certificate of Correction of Error recorded in Volume 86173, Page 3683, Map Records, Dallas County, Texas, and under Clerk's File No. 201700351276, Map Records, Dallas County, Texas.

Affects: Tract 1

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:

Purpose: Pedestrian & Utility Easement
Affects: 5 foot - West
Recording No: under Clerk's File No. 201700351276, Map Records, Dallas County, Texas.

Purpose: Visibility, Access & Maintenance Easement
Affects: variable width - West
Recording No: under Clerk's File No. 201700351276, Map Records, Dallas County, Texas.

Purpose: right-of-way
Affects: 25 foot by 25 foot - Southwest
Recording No: under Clerk's File No. 201700351276, Map Records, Dallas County, Texas.

Affects: Tract 1

11. Setbacks as described in that Declaration of Covenants, Conditions and Restrictions recorded in Volume 87006, Page 5390, Real Property Records, Dallas County, Texas.

Affects: Tracts 1 & 2

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Pedestrian & Utility

Easement Affects: 5 foot - Easterly

Recording No: under Clerk's File No. 201700351272, Map Records, Dallas County, Texas.

Affects: Tract 2

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300130348

eRecording - Real Property

Recorded On: July 03, 2023 08:21 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$50.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202300130348
Receipt Number: 20230630000917
Recorded Date/Time: July 03, 2023 08:21 AM
User: Lynn G
Station: CC53

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX