

1669217977511-4-4-3--
Garcia

AFTER RECORDING, RETURN TO:

Union Pacific Railroad Company
ATTN: Kris Anderson, Manager - Acquisitions
1400 Douglas Street, Mail Stop 1690
Omaha, Nebraska 68179

SEND TAX BILLS TO:

Union Pacific Railroad Company
Tax Department
1400 Douglas Street, STOP 1640
Omaha, NE 68179-1690

When Recorded Return To: Cohen
First American Title Insurance Company
National Commercial Services
8182 Maryland Avenue, Suite 400
St. Louis, Missouri 63105
File No: NCS- 1149225 ③

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

As of this 15th day of November, 2022, **THE CUBES AT MESA GATEWAY BUILDING C, LLC** a Delaware limited liability company whose mailing address is 2199 Innerbelt Business Center Drive, St. Louis, Missouri 63114, hereinafter referred to as "**Grantor**," for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by **UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation, whose mailing address is 1400 Douglas Street, Omaha, Nebraska 68179, hereinafter referred to as "**Grantee**," has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Maricopa County, Arizona, more particularly described on **Exhibit A** attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments, mineral rights and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to, collectively, as the "**Property**");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject only to those matters described on **Exhibit B** attached hereto and made a part hereof by this reference for all purposes (collectively, the "**Permitted Exceptions**") but not any other title matters;

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, Grantee's successors and assigns, FOREVER; and Grantor does agree to WARRANT AND FOREVER DEFEND title to the Property unto Grantee, Grantee's successors and assigns, against any person lawfully claiming the same by, through or under Grantor, but none other, subject to the Permitted Exceptions.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

EXECUTED as of the date first above written.

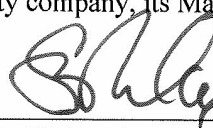
GRANTOR:

THE CUBES AT MESA GATEWAY BUILDING C, LLC,
a Delaware limited liability company

By: The Cubes at Mesa South, LLC, a Delaware limited liability company, its Sole Member

By: The Cubes at Mesa Developer, LLC, a Missouri limited liability company, its Manager

By: CRG Services Management, LLC, a Missouri limited liability company, its Manager

By: 
Name: Christopher P. McKee
Title: Chief Development Officer

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me, a Notary Public, on this 16 day of November, 2022, by Christopher P. McKee, the Chief Development Officer of CRG Services Management, LLC, a Missouri limited liability company, the Manager of The Cubes at Mesa Developer, LLC, a Missouri limited liability company, the Manager of The Cubes at Mesa South, LLC, a Delaware limited liability company, the Manager of The Cubes at Mesa Gateway Building C, LLC, a Delaware limited liability company, on behalf thereof.


Notary Public

My Commission Expires:

Dec 3, 2022

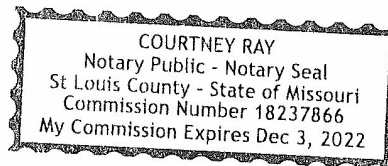


EXHIBIT A**Legal Description of the Property**

A tract of land lying in Lot 3, FINAL PLAT THE CUBES AT MESA GATEWAY, Book 1654, Page 15, Maricopa County, Arizona, recorded March 10, 2022, as Document No. 2022-0219942, Maricopa County Records; said tract being that portion of said Lot 3 lying Northerly of the following described line:

Beginning at a point on the East line of the Northwest Quarter of Section 2, Township 2 South, Range 7 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona, said point being South $00^{\circ}41'42''$ East, a distance of 1,436.95 feet, of the North quarter corner of said Section 2, said North quarter corner being marked by a 3" brass cap inscribed "Maricopa County 2002 S35 / S2 RLS 36563"; thence leaving said East line North $89^{\circ}26'07''$ West, a distance of 2,645.92 feet, said course lying 100.00 feet South of and parallel with the most Easterly North line of said Lot 3 and the Easterly and Westerly extensions thereof, to a point on the West line of said Section 2 and the **Point of Termination**, said point being South $00^{\circ}36'23''$ East, a distance of 1436.91, of the Northwest corner of said Section 2, said corner being marked by a Cotton Gin Spike in Asphalt.

This tract of land contains 6.261 acres, more or less.

Bearings are based on the Arizona Coordinate System, 1983, Central Zone.

EXHIBIT "B" TO SPECIAL WARRANTY DEED**PERMITTED EXCEPTIONS**

1. Second installment of 2022 taxes, a lien, payable on or before March 1, 2023, and delinquent May 1, 2023.
2. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
3. The right to enter upon said land and prospect for and remove all coal, oil, gas, minerals or other substances, as reserved in the Patent to said land.
4. All matters as set forth in Minor Land Division, recorded as Book 1462 of Maps, Page 4.
5. An easement for high voltage and appurtenant facilities and incidental purposes in the document recorded as 2020-1174037 of Official Records.

Thereafter, Consent to Use of Easement Agreement recorded July 22, 2022 as 2022-0593030 of Official Records.

Thereafter, Consent to Use of Easement Agreement recorded July 22, 2022 as 2022-0593035 of Official Records.

6. The terms, provisions and easement(s) contained in the document entitled "Temporary Access and Construction Easement Agreement" recorded February 22, 2022 as 2022-0158302 of Official Records.
7. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Cubes at Mesa Gateway, as recorded in Plat Record Book 1654 of Maps, Page(s) 15, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
8. Declaration of Covenants, Reciprocal Drainage Easement and Sign Easement dated June 9, 2022 and recorded June 9, 2022 as 2022-0488652 of Official Records.
9. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
10. Any facts, rights, interests or claims disclosed on an accurate survey of the Property.
11. Water rights, claims or title to water, whether or not shown by the Public Records.
12. An easement for power distribution and incidental purposes in the document recorded as 2022-0738589 of Official Records.