

This instrument prepared by
and return to:

Jacqueline S. Best, Esq.
Baker & Hostetler LLP
200 South Orange Avenue
SunTrust Center
Suite 2300
Orlando, Florida 32801
(407) 649-4000

Portion of Parcel
Identification No.: 11-24-29-7268-00-130

WARRANTY DEED

THIS WARRANTY DEED is made and given this 2nd day of October, 2024, by BSREP III PRIME LOGISTICS CENTER LLC, a Delaware limited liability company, whose address is c/o Brookfield Property Group, 601 S. Figueroa St., Ste. 2200, Los Angeles, CA 90017-5727 (“Grantor”) to ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393 (“Grantee”).

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain piece, parcel or tract of land lying and being in the County of Orange, State of Florida, more particularly described as follows:

See Exhibit “A” attached hereto and incorporated herein by this reference.

AND SUBJECT TO ad valorem taxes and assessments for the current year and subsequent years, and easements, reservations, covenants, conditions, restrictions and other matters of record; however, this reference shall not operate to reimpose the same.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

“Grantor”

BSREP III PRIME LOGISTICS CENTER LLC, a Delaware limited liability company

Peyton Murray
Signature of Witness #1

By: Randy Forth

Printed: Randy Forth

As Its: Senior Vice President

Peyton Murray
Print Name
Address: 1180 Peachtree Road NE
Ste 1575
Atlanta, Georgia 30309

Fazel Ahsan
Signature of Witness #2

Fazel Ahsan
Print Name
Address: : 1180 Peachtree Rd NE
Ste 1575, Atlanta, Georgia 30309

STATE OF FULTON)
)SS.
COUNTY OF GEORGIA)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 2nd day of October, 2024 by Randy Forth, as Senior Vice President of BSREP III PRIME LOGISTICS CENTER LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me.



Jennifer Tapia
(Notary Signature)
Jennifer Tapia
(Notary Name Printed)
NOTARY PUBLIC

Exhibit "A"

Sheet 1 of 4

**Sketch and Description for
Orange County Pond Area**

A parcel of land being portions of Lots 13 and 14 of PROSPER COLONY in Section 11, Township 24 South, Range 29 East, as recorded in Plat Book F, Page 16 of the Public Records of Orange County, Florida. Said parcel being more particularly described as follows:

COMMENCE at the Northeast corner of Section 11, Township 24 South, Range 29 East, also being the Northwest corner of Section 12, Township 24 South, Range 29 East, Orange County, Florida; thence South 00°00'54" West, along the East line of the Northeast 1/4 of said Section 11 and the West line of the Northwest 1/4 of said Section 12, a distance of 30.00 feet to the South right of way line of Taft Vineland Road, a variable width right of way per plat of TAFT-VINELAND ROAD according to Plat Book 6, Page 141 through 144, Public Records of Orange County, Florida; thence South 89°46'25" West, along the South right of way line of said Taft Vineland Road, a distance of 1304.14 feet to a point on the West line of said Lot 13; thence South 00°00'40" East, along the West line of said Lot 13, a distance of 48.31 feet to the POINT OF BEGINNING, thence continue South 00°00'40" East, along the West line of said Lot 13, a distance of 584.90 feet to the Southwest corner of said Lot 13; thence North 89°47'24" East, along the South line of said Lots 13 and 14, a distance of 379.98 feet; thence North 00°00'00" East a distance of 568.92 feet to a point on a non-tangent curve concave to the North, having a radius of 5781.58 feet and a delta angle of 02°18'20"; thence, from a tangent bearing of North 88°48'47" West, run West along the arc of said curve, a distance of 232.65 feet to a point of reverse curvature, having a radius of 5677.58 feet and a delta angle of 00°49'14"; thence, run West along the arc of said curve, a distance of 81.31 feet to a point on a radial line; thence South 02°40'28" West, along said radial line, a distance of 2.00 feet to a point on a radial curve, concave to the south, having a radius of 5675.58 feet and a delta angle of 00°40'14"; thence, run West along the arc of said curve, a distance of 66.43 feet to a point on the West line of said Lot 13 and POINT OF BEGINNING.

Contains 5.032 acres, more or less.

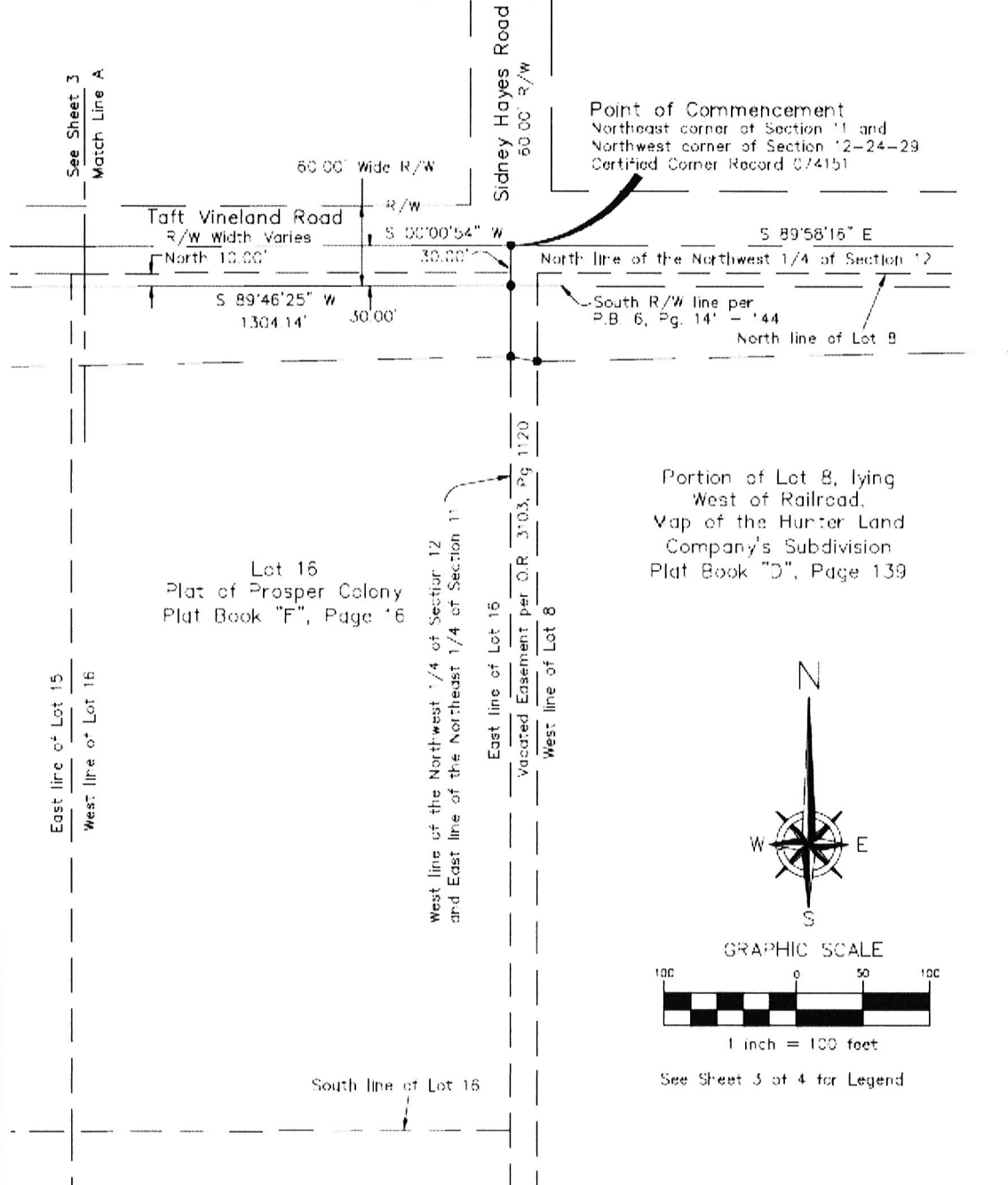
Notes


1. THIS IS NOT A BOUNDARY SURVEY. The purpose of this sketch and description is to depict and describe additional right of way for Taft Vineland Road. The configuration and geometry of the lands described hereon are based on Orange County Right of Way Map for Taft-Vineland Road prepared by Bowyer-Singleton & Associates, Inc., Right of Way Map C.I.P. No. 3037, approved date of October 3, 2012 and a revised date of July 15, 2016.
2. This sketch and description was prepared with the benefit of a Property Information Report prepared by First American Title Insurance Company, under file number NCS-987747-ORL, dated November 4, 2019.
3. Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 11, Township 24 South, Range 29 East being assumed as South 89°46'25" East.
4. This sketch meets the Standard of Practice set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472.

Revision: February 28, 2023 - per County review comments
 Revision: August 16, 2021 - per County review comments
 Revision: August 6, 2021 - per County review comments

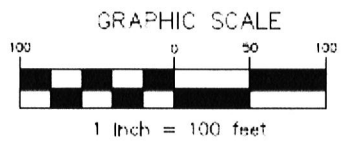
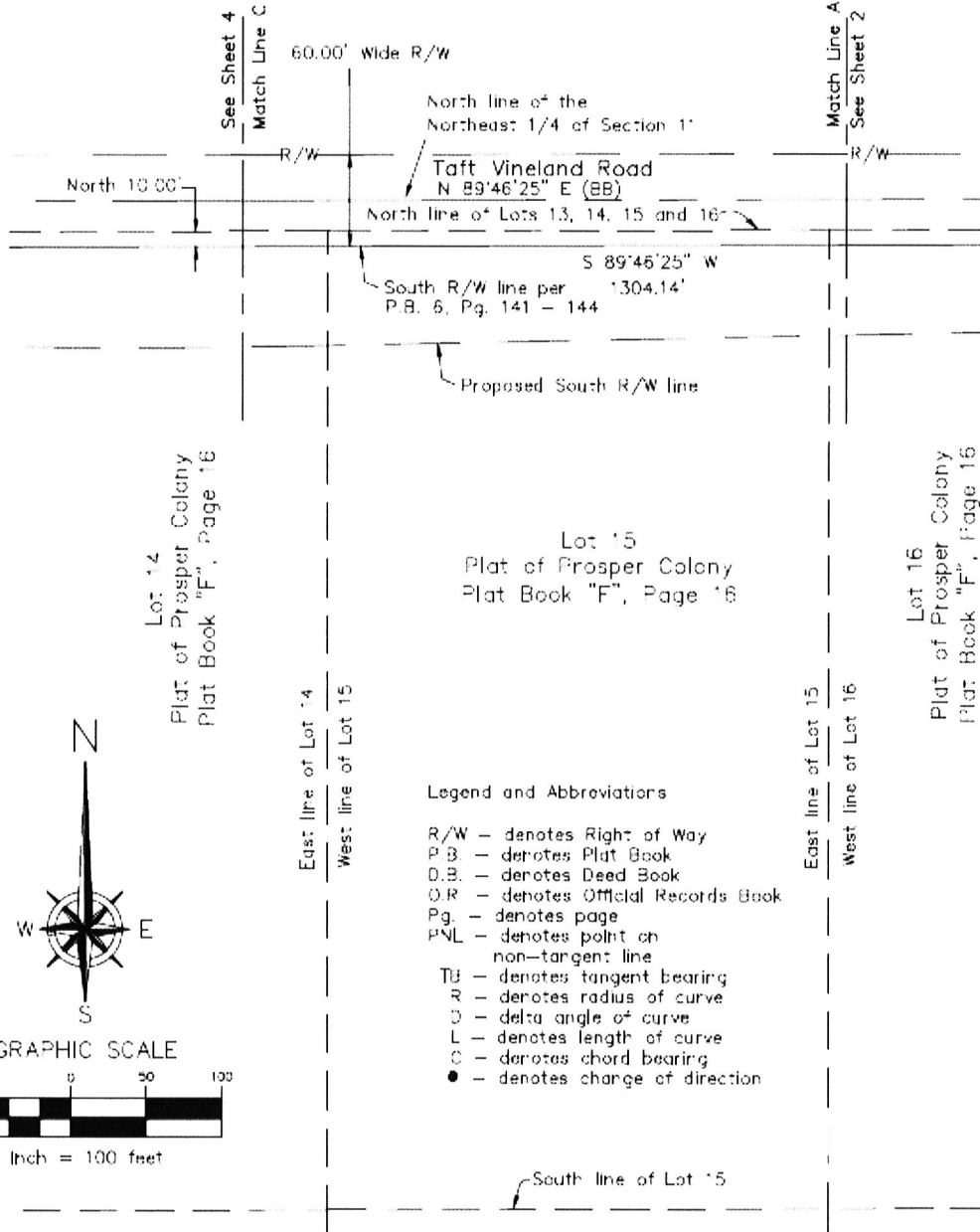
Benchmark Surveying & Mapping, LLC Certificate of Authorization Number - LB 7874 Post Office Box 771065, Winter Garden, Florida 34777-0655 3110 Red Fox Run, Kissimmee, Florida 34746 (407) 654-6183 - www.benchmarksurveyingandmapping.com	104801 OCRW POND Project #	Prepared For: Land Company, LLC Digitally signed by Billy Joe Jenkins Date: 2023.02.28 09:19:04 AM EST
	06/18/2021 Date	

Sketch and Description for
Orange County Pond Area




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	<p>Project #</p>
	<p>06/18/2021</p>
	<p>Date</p>

Sketch and Description for
Orange County Pond Area

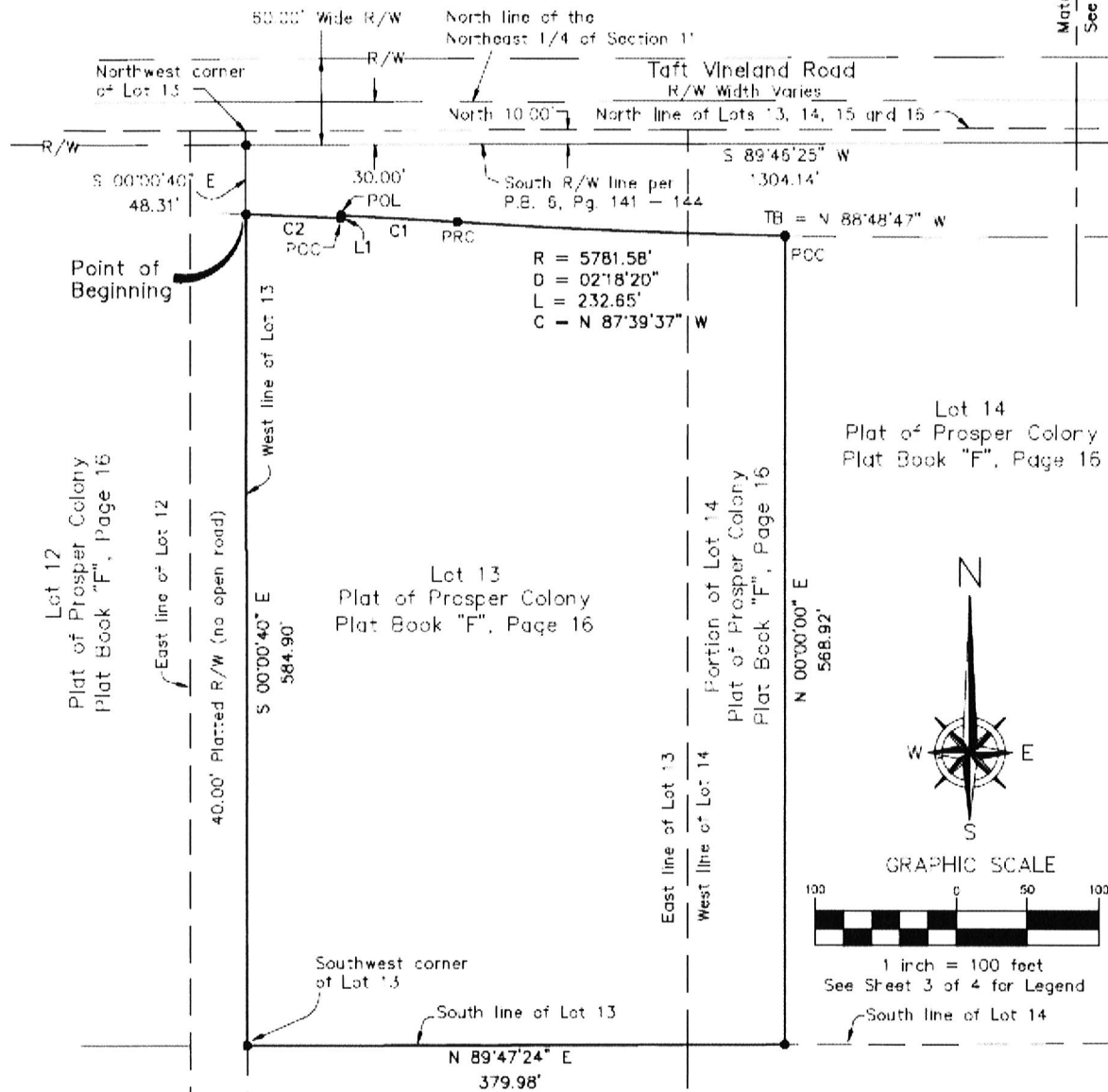


- Legend and Abbreviations
- R/W - denotes Right of Way
 - P.B. - denotes Plat Book
 - D.B. - denotes Deed Book
 - O.R. - denotes Official Records Book
 - Pg. - denotes page
 - PNL - denotes point on non-tangent line
 - TB - denotes tangent bearing
 - R - denotes radius of curve
 - Δ - delta angle of curve
 - L - denotes length of curve
 - C - denotes chord bearing
 - - denotes change of direction

 <p>Benchmark Surveying & Mapping, LLC Certificate of Authorization Number - LB 7874 Post Office Box 771065, Winter Garden, Florida 34777-1065 3110 Red Fox Run, Kissimmee, Florida 34746 (407) 654-6183 - www.benchmarksurveyingandmapping.com</p>	<p>104801 OCRW POND</p>
	<p>Project #</p>
	<p>06/18/2021</p>
	<p>Date</p>

Sketch and Description for
Orange County Pond Area

Match Line C
See Sheet 3



Line Table		
LINE	Bearing	Distance
L1	S 02°40'28" W	2.00'

Curve Table					
Number	Radius	Delta	Length	Chord	Chord Bearing
C1	5677.58'	0°49'14"	81.31'	81.31'	N 86°54'54" W
C2	5675.58'	0°40'14"	66.43'	66.42'	N 87°39'39" W



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104801 OCRW POND
Project #
06/18/2021
Date

Sketch and Description for Orange County Right of Way

A parcel of land being portions of Lots 13, 14, 15 and 16, of PROSPER COLONY in Section 11, Township 24 South, Range 29 East, as recorded in Plat Book F, Page 16 of the Public Records of Orange County, Florida and a portion of Lot 7 and 8, lying West of A.C.L. Railroad right of way and a portion of that certain vacated right of way lying West of Lot 8 of HUNTER LAND COMPANY SUBDIVISION in Section 12, Township 24 South, Range 29 East, according to the Plat thereof as recorded in Plat Book C, Page 139, of the Public Records of Orange County, Florida. Said parcel being more particularly described as follows:



COMMENCE at the Northeast corner of Section 11, Township 24 South, Range 29 East, also being the Northwest corner of Section 12, Township 24 South, Range 29 East, Orange County, Florida; thence South 00°00'54" West, along the East line of the Northeast 1/4 of said Section 11 and the West line of the Northwest 1/4 of said Section 12, a distance of 30.00 feet to the POINT OF BEGINNING, said point being on the South right of way line of Taft Vineland Road, a variable width right of way per plat of TAFT-VINELAND ROAD according to Plat Book 6, Page 141 through 144, Public Records of Orange County, Florida; thence South 89°58'16" East, along the South right of way line of said Taft Vineland Road, a distance of 518.00 feet; thence South 00°01'44" West, continuing along said South right of way line, a distance of 5.00 feet; thence South 89°58'16" East, along said South right of way line, a distance of 362.06 feet to the West right of way line of State of Florida Department of Transportation Railroad right of way (formerly A.C.L. Railroad), according to that certain Deed recorded in Official Records Book 10290, Page 1141, Public Records of Orange County, Florida; thence South 15°18'59" West, along said West railroad right of way, a distance of 67.86 feet; thence, departing said West railroad right of way line, North 83°14'15" West a distance of 193.49 feet to a point on a non-tangent curve concave to the south, having a radius of 2641.00 feet and a delta angle of 02°38'35"; thence, from a tangent bearing of North 88°36'58" West, run West, along the arc of said curve, a distance of 121.83 feet to a point on a non-tangent line; thence South 89°55'21" West a distance of 145.52 feet; thence South 88°44'28" West a distance of 343.86 feet; thence South 00°00'00" East a distance of 5.00 feet; thence South 49°59'24" West a distance of 24.66 feet; thence South 89°59'24" West a distance of 71.57 feet; thence North 50°00'36" West a distance of 27.11 feet; thence North 00°00'00" West a distance of 5.00 feet; thence South 88°44'28" West a distance of 624.80 feet to a point of curvature of curve concave to the north, having a radius of 5781.58 feet and a delta angle of 04°45'15"; thence, West along the arc of said curve, a distance of 479.73 feet to a point of reverse curvature, having a radius of 5677.58 feet and a delta angle of 00°49'14"; thence, run West along the arc of said curve, a distance of 81.31 feet to a point on a radial line; thence South 02°40'28" West, along said radial line, a distance of 2.00 feet to a point on a radial curve, concave to the south, having a radius of 5675.58 feet and a delta angle of 00°40'12"; thence, run West along the arc of said curve, a distance of 66.37 feet to a point on the West line of said Lot 13; thence North 00°00'40" West, along the West line of said Lot 13, a distance of 48.31 feet to the South right of way line of said Taft Vineland Road; thence North 89°46'25" East, along the South right of way line of said Taft Vineland Road, a distance of 1304.14 feet to the POINT OF BEGINNING.

Contains 2.843 acres, more or less.

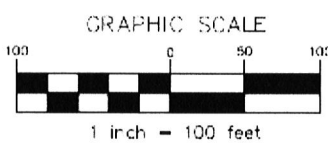
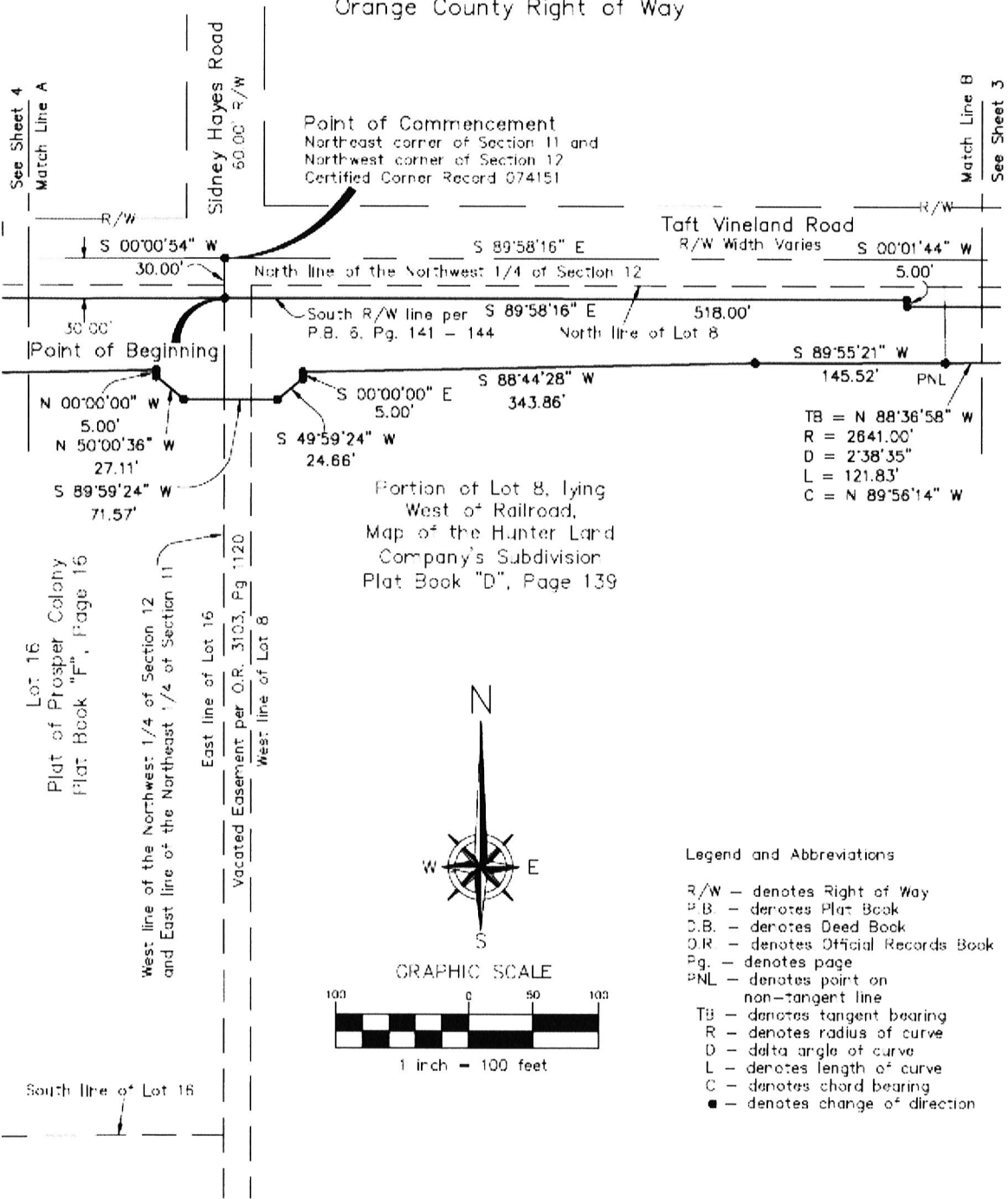
Notes

1. THIS IS NOT A BOUNDARY SURVEY. The purpose of this sketch and description is to depict and describe additional right of way for Taft Vineland Road. The configuration and geometry of the lands described hereon are based on Orange County Right of Way Map for Taft-Vineland Road prepared by Bowyer-Singleton & Associates, Inc., Right of Way Map C.I.P No. 3037, approved date of October 3, 2012 and a revised date of July 15, 2016.
2. This sketch and description was prepared with the benefit of a Property Information Report prepared by First American Title Insurance Company, under file number NCS-987747-ORL, dated November 4, 2019
3. Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 11, Township 24 South, Range 29 East being assumed as South 89°46'25" East.
4. This sketch meets the Standard of Practice set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472.

Revision: October 15, 2022 - change in R/W at entrance
 Revision: August 16, 2021 - per County review comments
 Revision: August 6, 2021 - per County review comments

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	06/18/2021 Date	

Sketch and Description for Orange County Right of Way



Legend and Abbreviations

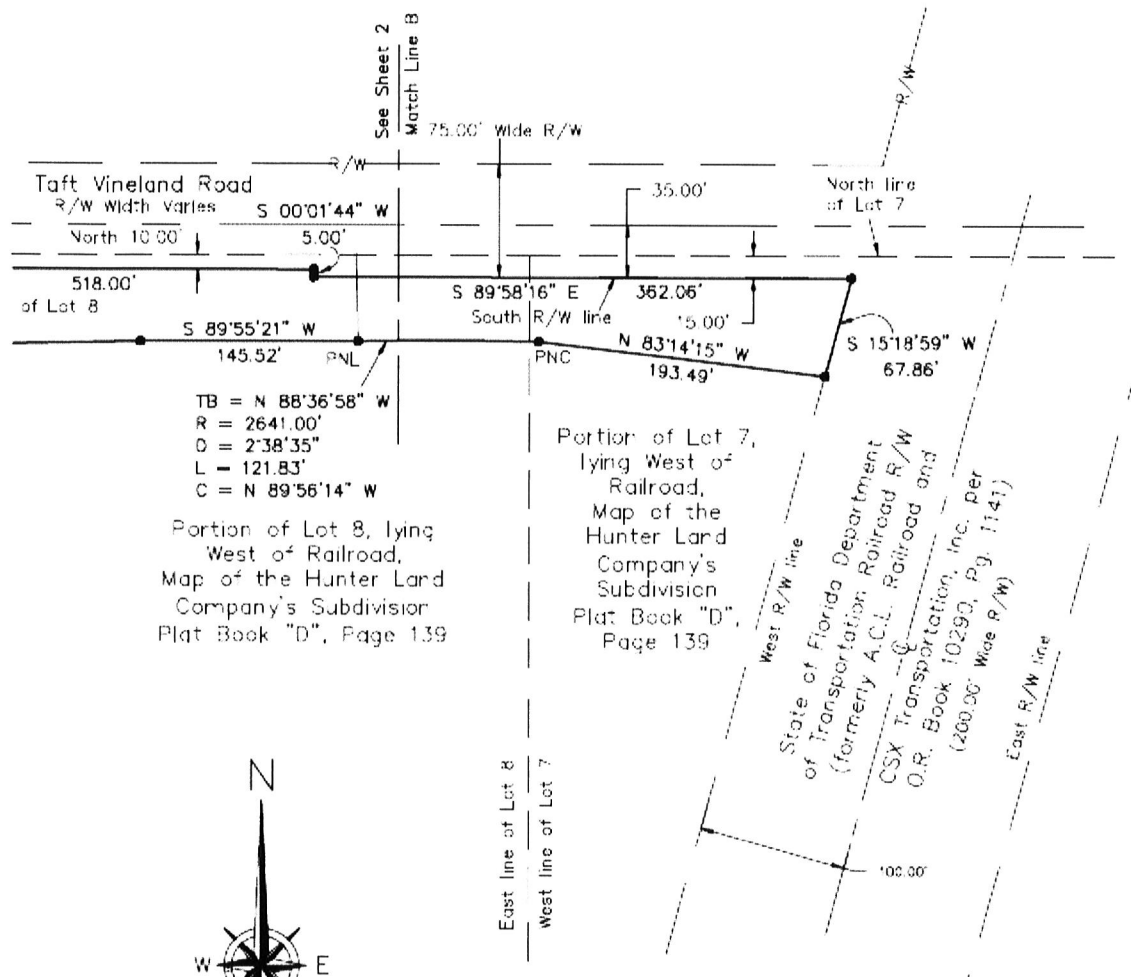
- R/W — denotes Right of Way
- P.B. — denotes Plat Book
- D.B. — denotes Deed Book
- O.R. — denotes Official Records Book
- Pg. — denotes page
- PNL — denotes point on non-tangent line
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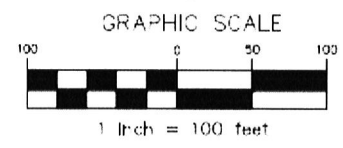
10480' OCRW ROAD
 Project #
 06/18/2021
 Date

Sketch and Description for Orange County Right of Way




Portion of Lot 8, lying West of Railroad, Map of the Hunter Land Company's Subdivision Plat Book "D", Page 139

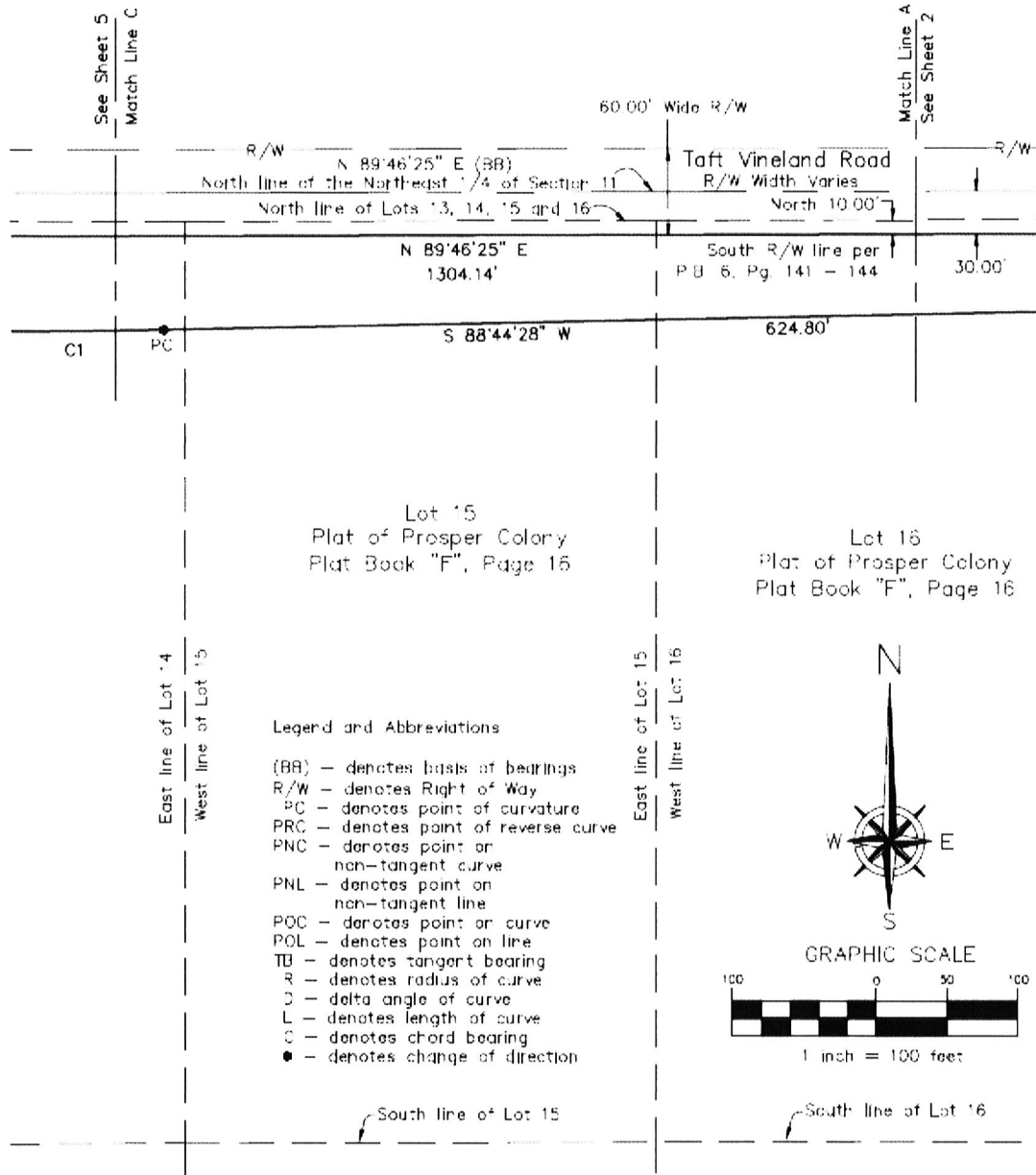
Portion of Lot 7, lying West of Railroad, Map of the Hunter Land Company's Subdivision Plat Book "D", Page 139



- Legend and Abbreviations**
- A.C.L. - denotes Atlantic Coast Line
 - R/W - denotes Right of Way
 - P.B. - denotes Plat Book
 - D.B. - denotes Dead Book
 - O.R. - denotes Official Records Book
 - Pg - denotes page
 - PNC - denotes point on non-tangent curve
 - PNL - denotes point on non-tangent line
 - TB - denotes tangent bearing
 - R - denotes radius of curve
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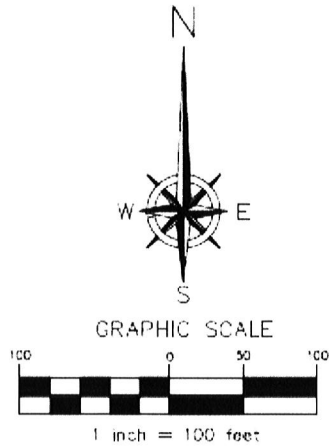
 <p>Benchmark Surveying & Mapping, LLC Certificate of Authorization Number - LB 7874</p> <p>Post Office Box 771065, Winter Garden, Florida 34777-0655 3110 Red Fox Run, Kissimmee, Florida 34746 (407) 654-6183 - www.benchmarksurveyingandmapping.com</p>	<p>104801 OCRW ROAD</p>
	<p>Project #</p>
	<p>06/18/2021</p>
	<p>Date</p>

Sketch and Description for
Orange County Right of Way



Legend and Abbreviations

- (BB) - denotes basis of bearings
- R/W - denotes Right of Way
- PC - denotes point of curvature
- PRC - denotes point of reverse curve
- PNC - denotes point or non-tangent curve
- PNL - denotes point on non-tangent line
- POC - denotes point on curve
- POL - denotes point on line
- TB - denotes tangent bearing
- R - denotes radius of curve
- Δ - denotes delta angle of curve
- L - denotes length of curve
- C - denotes chord bearing
- - denotes change of direction



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10480' OCRW ROAD

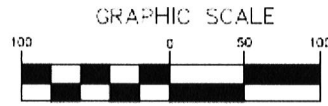
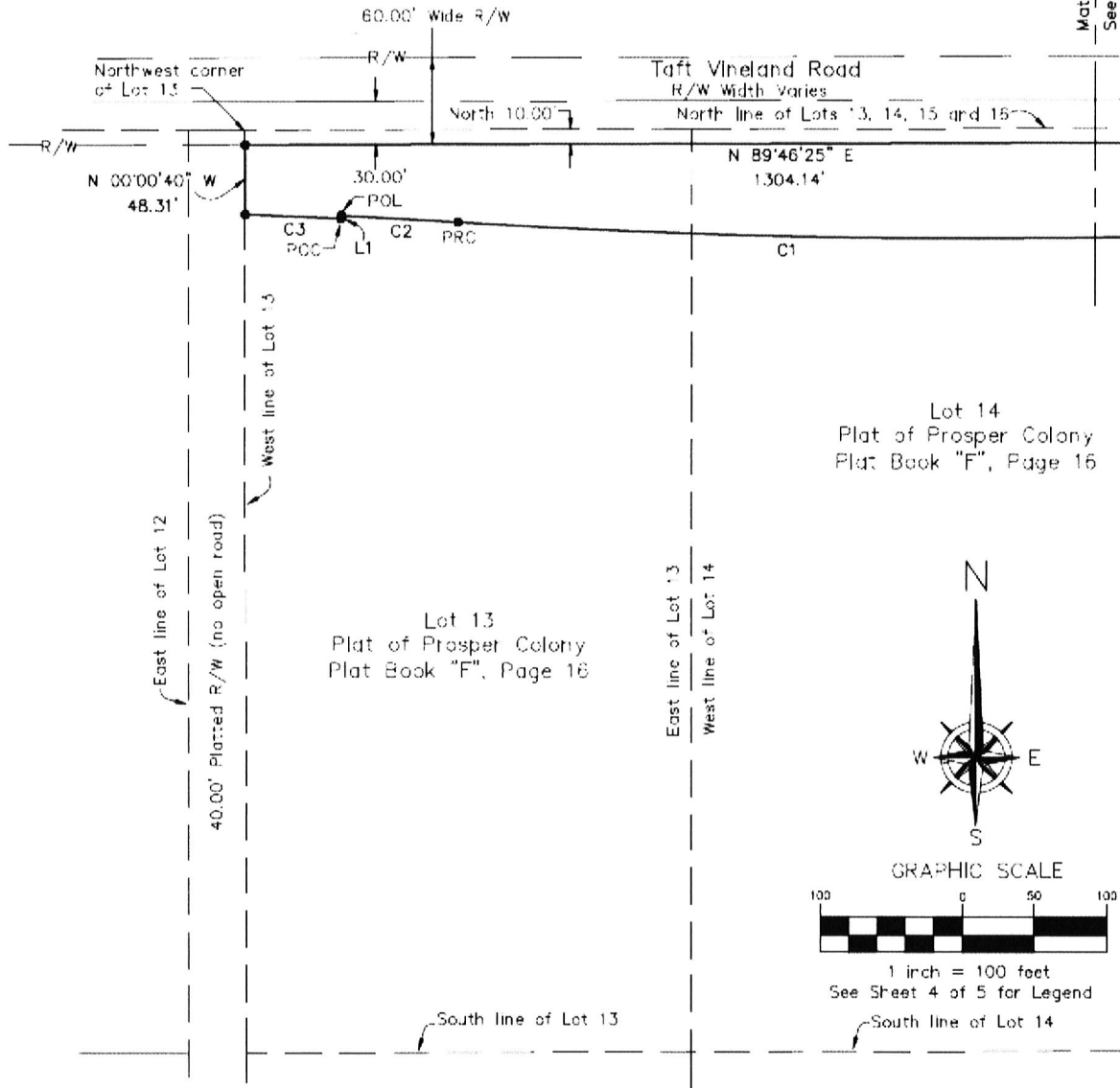
Project #

06/18/2021

Date

Sketch and Description for
Orange County Right of Way


Match Line C
See Sheet 4



1 inch = 100 feet
See Sheet 4 of 5 for Legend

Line Table		
LINE	Bearing	Distance
L1	S 02°40'28" W	2.00'

Curve Table					
Number	Radius	Delta	Length	Chord	Chord Bearing
C1	5781.58'	04°45'15"	479.73'	479.59'	N 88°52'55" W
C2	5677.58'	0°49'14"	81.31'	81.31'	N 86°54'54" W
C3	5675.58'	0°40'14"	66.43'	66.42'	N 87°39'39" W

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