NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §

COUNTY OF HARRIS §

THAT EL PASEO DRIVE LAND LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration to the undersigned paid by BG 11 – OZ ACQUISITION LLC, a Texas limited liability company, whose address is 3100 Richmond Ave., Suite 405, Houston, Texas 77098 (the "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto the said Grantee all of the following described real property, to-wit:

See Exhibit "A" attached hereto (the "Property"), but subject to the Permitted Exceptions as set forth on Exhibit "B" attached hereto;

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever and said Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the said Property unto the said Grantee, its 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, provided, however, this conveyance is made and accepted subject to, current taxes and assessments which Grantee hereby assumes, and the Permitted Exceptions as set forth on Exhibit "B" attached hereto and made a part hereof.

[Signature Page Follows]
EXECUTED to be effective as of January _, 2019.

**EL PASEO DRIVE LAND LLC**, a Delaware limited liability company

By: AVB Development Transactions, Inc., a Maryland corporation, its Sole Member

By: [Signature]
Jonathan B. Cox
Senior Vice President

STATE OF _____________ §
COUNTY OF _____________ §

This instrument was acknowledged before me on January ___, 2019, by Jonathan B. Cox, Senior Vice President of AVB Development Transactions, Inc., a Maryland corporation, as Sole Member of **EL PASEO DRIVE LAND LLC**, a Delaware limited liability company, on behalf of said entities.

______________________________
Notary Public

(SEAL)
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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  

On September 20, 2018, before me, Janice D. Pope, Notary Public, personally appeared Jonathan B. Cox, 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.

[Notary Seal]

JANICE D. POPE  
Commission # 2105668  
Notary Public - California  
Orange County  
My Comm. Expires Apr 4, 2019

Signature of Notary Public

-----------------OPTIONAL-----------------  
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed  
El Paseo Drive Land LLC

Document Date: January 9, 2019  
Number of Pages: Two

Signer(s) Other Than Names Above:

Capacity(ies) Claimed by Signer(s)  
Jonathan B. Cox  Senior Vice President
EXHIBIT "A"

(Legal Description of the Property)

BEING ALL OF UNRESTRICTED RESERVE "A", ASTRODOME OAKS SECTION 1 REPLAT, PARTIAL REPLAT NO. 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 663059 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
EXHIBIT “B”

(Permitted Exceptions)

1. Restrictive covenants set forth in Film Code No. 663059, of the Map Records of Harris County, Texas.

2. An easement 15 feet wide along the northerly property line(s) and an aerial easement 5 feet in width from a plane 16 feet above the ground upward located adjacent thereto for the use of public utilities as set forth in instrument recorded in Film Code No. 663059, of the Map Records of Harris County, Texas.

3. A drainage easement 35 feet in width along the southerly property line(s), as set forth in instrument filed for record under Harris County Clerk’s File No. 20100316099; and as reflected on plat filed under Film Code No. 663059 of the Map Records of Harris County, Texas.

4. A building line 10 feet in width along the southerly property line(s), as set forth in instrument recorded in Film Code No. 663059 of the Map Records of Harris County, Texas.

5. Drainage easement 15 feet in width on each side of the centerline of all gullies, ravines and other natural drainage courses on the herein described property recorded in Film Code No. 663059 of the Map Records of Harris County, Texas.

6. Terms, conditions and stipulations contained in Consent to Mutual Use of Private Street System filed under Harris County Clerk's File No. S871521.

7. Terms, conditions and stipulations contained in Memorandum of Right of Entry Agreement filed under Harris County Clerk's File No. S871329.

8. Terms, conditions and stipulations contained in Memorandum of Agreement of High Speed Data Services Access and Right of Entry Agreement filed under Harris County Clerk's File No. U857896.

9. 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.
RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

[Signature]
COUNTY CLERK
HARRIS COUNTY, TEXAS