

Prepared by:

Barack Ferrazzano Kirschbaum & Nagelberg LLP
200 West Madison Street, Suite 3900
Chicago, Illinois 60606
Attention: Ashley B. Mahoney, Esq.

After recording return to:

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
100 Light Street, 19th Floor
Baltimore, Maryland 21202
Attention: Kenneth B. Abel, Esq.

Parcel I.D.: 19-12-31-0650-000C0-0013

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, dated as of this 18th day of December, 2020, by ARHC BHPALFL01, LLC, a Delaware limited liability company, whose address is 500 North Hurstbourne Pkwy, Suite 200, Louisville, Kentucky 40222 ("Grantor"), to VS PALM COAST, LLC, a Delaware limited liability company, whose address is 260 East Brown Street, Suite 250, Birmingham, MI 48009 ("Grantee");

WITNESSETH, That Grantor, for and in consideration of the sum of \$10.00, in hand paid by Grantee, the receipt of whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has, if any, in and to the following described property, lying and being in the County of Flagler, State of Florida (the "Property"), to wit:

[SEE EXHIBIT A]

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to Grantee, forever.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the ___ day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

GRANTOR:

Sign: [Signature]
Print Name: Leanna Williams

ARHC BHPALFL01 LLC, a Delaware limited liability company

By: [Signature]
Name: Christian N. Cummings
Its: President

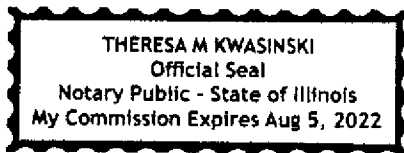
Sign: [Signature]
Print Name: Theresa M. Smith

STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was acknowledged before me by means of either: physical presence or online notarization on this 23rd day of November, 2020, by Christian N. Cummings. Said person is either: personally known to me, or produced _____ as identification.

[AFFIX NOTARY SEAL]



[Signature]
NOTARY PUBLIC, STATE OF Illinois
Print Name: Theresa M. Kwasinski
Commission Expires: 08/05/22

EXHIBIT A TO DEED

Legal Description

LEGAL DESCRIPTION FOR TRACT 1, ALSO KNOWN AS TRACT 'A', A PARCEL OF LAND LYING IN GOVERNMENT SECTION 19, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA. THENCE NORTH 2 DEGREES 23'40" WEST ALONG THE WESTLINE OF SAID SECTION 19, A DISTANCE OF 19.94 FEET TO A POINT WHICH LIES ON THE NORTH RIGHT OF WAY LINE OF BELLE TERRE PARKWAY (HAVING A 80 FOOT RIGHT OF WAY AS NOW LAID OUT); THENCE NORTH 89 DEGREES 39'42" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 757.88 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 5,689.12 FEET, A DELTA ANGLE OF 1 DEGREE 00'00", A CHORD BEARING OF NORTH 89 DEGREES 09'42" EAST A CHORD DISTANCE OF 99.30 FEET, THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE A DISTANCE OF 99.30 FEET; THENCE NORTH 88 DEGREES 39'42" EAST A DISTANCE OF 211.08 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1420.00 FEET, A DELTA ANGLE OF 8 DEGREES 16'47", A CHORD BEARING OF SOUTH 84 DEGREES 31'19" EAST AND A CHORD DISTANCE OF 205.02 FEET, THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE A DISTANCE OF 205.20 FEET; THENCE DEPARTING SAID RIGHT OF WAY NORTH 09 DEGREES 36'04" WEST, A DISTANCE OF 5.00 FEET; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF AFORESAID BELLE TERRE PARKWAY (NOW 85 FOOT RIGHT OF WAY AS NOW LAID OUT), SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1415.00 FEET, A DELTA ANGLE OF 14 DEGREES 56'02", A CHORD BEARING OF NORTH 72 DEGREES 54'54" EAST AND A CHORD DISTANCE OF 367.81 FEET; THENCE NORTHEASTERLY ALONG ARC OF CURVE A DISTANCE OF 368.85 FEET; THENCE NORTH 24 DEGREES 06'33" WEST, A DISTANCE OF 32.04 FEET; THENCE TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 275.23 FEET, A DELTA ANGLE OF 36 DEGREES 48'14", A CHORD BEARING OF NORTH 42 DEGREES 30'40" WEST AND A CHORD DISTANCE OF 173.77 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.79 FEET; THENCE NORTH 60 DEGREES 24'03" WEST, A DISTANCE OF 114.97 FEET TO THE POINT OF BEGINNING; THENCE NORTH 57 DEGREES 29'58" EAST, A DISTANCE OF 341.48 FEET; THENCE NORTH 20 DEGREES 16'35" WEST, A DISTANCE OF 165.35 FEET; THENCE NORTH 00 DEGREES 50'20" EAST, A DISTANCE OF 173.59 FEET; THENCE NORTH 05 DEGREES 14'53" WEST, A DISTANCE OF 156.12 FEET; THENCE NORTH 49 DEGREES 05'34" WEST, A DISTANCE OF 409.79 FEET; THENCE NORTH 74 DEGREES 58'35" WEST, A DISTANCE OF 216.20 FEET; THENCE SOUTH 80 DEGREES 58'01" WEST, A DISTANCE OF 150.47 FEET; THENCE SOUTH 30 DEGREES 22'06" WEST, A DISTANCE OF 96.72 FEET, THENCE SOUTH 10 DEGREES 33'10" WEST, A DISTANCE OF 258.74 FEET; THENCE SOUTH 33 DEGREES 33'56" EAST, A DISTANCE OF 570.11 FEET; THENCE NORTH 57 DEGREES 29'58" EAST,

A DISTANCE OF 87.14 FEET; THENCE SOUTH 32 DEGREES 30'02" EAST, A DISTANCE OF 180.30 FEET TO A POINT OF CURVATURE; CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 204.70 FEET, A DELTA ANGLE OF 21 DEGREES 47'28", A CHORD BEARING OF SOUTH 49 DEGREES 30'19" EAST AND A CHORD DISTANCE OF 77.38 FEET, THENCE SOUTHWESTERLY ALONG ARC OF SAID CURVE A DISTANCE OF 77.85 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR ACCESS, ACROSS, OVER AND THROUGH THAT CERTAIN CROSS ACCESS, UTILITY & MAINTENANCE EASEMENT FROM OARE ASSOCIATES, LLC. A FLORIDA LIMITED LIABILITY COMPANY TO PALM COAST SLP, LLC. A GEORGIA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1463 PAGE 1479, RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LEGAL DESCRIPTION BEING DESCRIBED AS FOLLOWS:

A PORTION OF GOVERNMENT SECTION 19, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, THENCE NORTH 2 DEGREES 23'40" WEST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 19.94 FEET TO A POINT WHICH LIES ON THE NORTH RIGHT OF WAY LINE OF BELLE TERRE PARKWAY (HAVING A 80 FOOT RIGHT OF WAY AS NOW LAID OUT); THENCE NORTH 89 DEGREES 39'42" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 757.88 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 5,689.12 FEET, A DELTA ANGLE OF 1 DEGREE 00'00", A CHORD BEARING OF NORTH 89 DEGREES 09'42" EAST AND A CHORD DISTANCE OF 99.30 FEET; THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE A DISTANCE OF 99.30 FEET; THENCE NORTH 88 DEGREES 39'42" EAST A DISTANCE OF 211.08 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1420.00 FEET, A DELTA ANGLE OF 8 DEGREES 16'47", A CHORD BEARING OF SOUTH 84 DEGREES 31'19" EAST AND A CHORD DISTANCE OF 205.02 FEET; THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE A DISTANCE OF 205.20 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 09 DEGREES 36'04" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF AFORESAID BELLE TERRE PARKWAY, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1415.00 FEET, A DELTA ANGLE OF 14 DEGREES 56'02", A CHORD BEARING OF NORTH 72 DEGREES 54'54" EAST AND A CHORD DISTANCE OF 367.81 FEET, THENCE NORTHEASTERLY ALONG ARC OF CURVE A DISTANCE OF 368.85 FEET; THENCE NORTH 24 DEGREES 06'33" WEST, A DISTANCE OF 32.04 FEET; THENCE TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 275.23 FEET, A DELTA ANGLE OF 36 DEGREES 48'14", A CHORD BEARING OF NORTH 42 DEGREES 30'40" WEST AND A CHORD DISTANCE OF 173.77 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 176.79 FEET; THENCE NORTH 60 DEGREES 24'03" WEST, A

DISTANCE OF 114.97 FEET; TO A POINT OF CURVATURE, CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 204.70 FEET, A DELTA ANGLE OF 21 DEGREES 47'28", A CHORD BEARING OF NORTH 49 DEGREES 30'19" WEST AND A CHORD DISTANCE OF 77.38 FEET, THENCE NORTHWESTERLY ALONG ARC OF CURVE, A DISTANCE OF 77.85 FEET; THENCE NORTH 32 DEGREES 30'02" WEST, A DISTANCE OF 180.30 FEET; THENCE SOUTH 57 DEGREES 29'58" WEST, A DISTANCE OF 87.14 FEET; THENCE SOUTH 33 DEGREES 33'56" EAST, A DISTANCE OF 384.85 FEET; THENCE SOUTH 40 DEGREES 38'56" WEST, A DISTANCE OF 168.28 FEET; THENCE SOUTH 09 DEGREES 36'04" EAST, A DISTANCE OF 29.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR SIGNAGE, OVER AND THROUGH THAT CERTAIN SIGNAGE EASEMENT FROM OARE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO PALM COAST SLP, LLC, A GEORGIA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1463, PAGE 1482, RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LEGAL DESCRIPTION BEING DESCRIBED AS FOLLOWS:

A PORTION OF GOVERNMENT SECTION 19, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, THENCE NORTH 2 DEGREES 23'40" WEST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 19.94 FEET TO A POINT WHICH LIES ON THE NORTH RIGHT OF WAY LINE OF BELLE TERRE PARKWAY (HAVING A 80 FOOT RIGHT OF WAY AS NOW LAID OUT); THENCE NORTH 89 DEGREES 39'42" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 757.88 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 5689.12 FEET, A DELTA ANGLE OF 1 DEGREE 00'00", A CHORD BEARING OF NORTH 89 DEGREES 09'42" EAST AND A CHORD DISTANCE OF 99.30 FEET, THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE A DISTANCE OF 99.30 FEET; THENCE NORTH 88 DEGREES 39'42" EAST A DISTANCE OF 211.08 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1420.00 FEET, A DELTA ANGLE OF 8 DEGREES 16'47", A CHORD BEARING OF SOUTH 84 DEGREES 31'19" EAST AND A CHORD DISTANCE OF 205.02 FEET, THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE A DISTANCE OF 205.20 FEET; THENCE DEPARTING SAID RIGHT OF WAY NORTH 09 DEGREES 36'04" WEST, A DISTANCE OF 5.00 FEET; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF AFORESAID BELLE TERRE PARKWAY (NORTH 85 FOOT RIGHT OF WAY AS NOW LAID OUT), SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1415.00 FEET, A DELTA ANGLE OF 14 DEGREES 56'03", A CHORD BEARING OF NORTH 72 DEGREES 54'54" EAST AND A CHORD DISTANCE OF 367.81 FEET; THENCE NORTHEASTERLY ALONG ARC OF CURVE A DISTANCE OF 368.85 FEET; THENCE NORTH 80 DEGREES 53'48" WEST, A DISTANCE OF 47.20 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 63 DEGREES 45'06" WEST, A DISTANCE OF 13.72 FEET;

THENCE NORTH 26 DEGREES 14'54" WEST, A DISTANCE OF 21.33 FEET; THENCE NORTH 63 DEGREES 45'06" EAST, A DISTANCE OF 14.00 FEET TO A POINT OF CURVATURE; CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 236.50 FEET, A DELTA ANGLE OF 4 DEGREES 48'21", A CHORD BEARING OF SOUTH 25 DEGREES 27'14" EAST, AND A CHORD DISTANCE OF 19.83 FEET, THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 19.84 FEET TO A POINT OF A COMPOUND CURVE; CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 48.50 FEET, A DELTA ANGLE OF 1 DEGREE 46'38", A CHORD BEARING OF SOUTH 25 DEGREES 57'03" EAST, AND A CHORD DISTANCE OF 1.50 FEET, THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

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