

GF# 31294 fd

SPECIAL WARRANTY DEED

THE STATE OF NEW YORK

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF NEW YORK

That KINDERCARE LEARNING CENTERS, INC. a Delaware Corporation, (f/k/a Kinder-Care Learning Centers, Inc), Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

KC PROPCO, LLC, a Delaware limited liability company Grantee, whose mailing address is: 650 NE Holladay Street, Suite 1400, City of Portland, and State of Oregon, all of the following described real property in Brazos County, Texas, to-wit:

See Schedule A attached hereto and made a part hereof

together with all of the rights, titles, appurtenances and hereditaments thereto.

This conveyance is made and accepted subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the Office of the County Clerk of the county aforesaid.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors or assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED on this the 30 day of June, 2003.

KINDERCARE LEARNING CENTERS,
INC., a Delaware corporation

By: Eva M. Kripalani

Name: Eva M. Kripalani
Title: Senior Vice President, General
Counsel, Corporate Secretary

STATE OF NEW YORK
COUNTY OF NEW YORK

This instrument was acknowledged before me on June 30, 2003, by Eva M. Kripalani, Senior Vice President, General Counsel, Corporate Secretary of KINDERCARE LEARNING CENTERS, INC., a Delaware corporation, on behalf of said corporation.

Carla Kim
Notary Public, State of New York

My Commission Expires: **CAROLINA KIM**
NOTARY PUBLIC, State of New York
No. 01KI6061380
Qualified in Kings County
Commission Expires July 16, 2009

Schedule A

Field notes of a 1.000 acre tract or parcel of land lying and being situated in the Richard Carter League, A-8, Bryan, Brazos County, Texas, and being the same tract of land shown as Tract 3 on the recorded plat of the Oak Village Racquet Club, Phase II, the said recorded plat being recorded in Volume 372, Page 565, of the Deed Records of Brazos County, Texas, the said 1.000 acre tract being more particularly described as follows:

BEGINNING at an iron rod found marking the northwest corner of the Tract 3 shown on the recorded plat, said iron rod also marking the northeast corner of the 1.592 acres Tract 2 as shown on the said plat, said iron rod being located in the southwest right-of-way line of Carter Creek Parkway;

THENCE along the northeast lines of the Tract 3, same being the southwest right-of-way lines of the Carter Creek Parkway, for the following calls:

Along a curve to the right having a central angle of 12° 16' 53" and a radius of 287.66 feet for an arc distance of 61.66 feet, the chord bears S 89° 02' 48" E a distance of 61.54 feet, to a point for angle point;

S 82° 54' 21" E for a distance of 88.33 feet to a point for corner, said point marking the northeast corner of the Tract 3, said point also marking the northwest corner of the 2.826 acres Tract 4 as shown on the recorded plat, said point being located in the centerline of a 40-foot wide drainage easement shown on the plat recorded in Volume 370, Page 247, of the Deed Records of Brazos County, Texas;

THENCE along the common lines of the Tract 3 and Tract 4, same being the centerline of the 40-foot wide drainage easement, for the following calls:

S 16° 01' 59" E for a distance of 203.79 feet to a point for angle point;

S 29° 03' 47" W for a distance of 190.03 feet to an iron rod found for corner, said iron rod marking the southeast corner of the Tract 3 and the southwest corner of the Tract 4;

THENCE N 64° 34' 47" W along a southwest line of the Tract 3 for a distance of 15.77 feet to an iron rod found for corner, said iron rod marking the southwest corner of the Tract 3 and the southeast corner of the Tract 2;

THENCE N 15° 04' 50" W along the common line of the Tract 3 and Tract 4 for a distance of 380.22 feet to the PLACE OF BEGINNING containing 1.000 acres of land, more or less.

Filed for Record in:
BRAZOS COUNTY
On: Jul 09, 2003 at 03:26P

As a
Receipting

Document Number: 00820989
Amount: 10.00

Receipt Number - 221646
By:
Sylvia Polansky

STATE OF TEXAS COUNTY OF
Brazos County, TX
I, Clerk of the County, do hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Deed Records of Brazos County as stated hereon by me.
JUL 09, 2003

HONORABLE KAREN WEAVER, COUNTY CLERK
BRAZOS COUNTY

**** Electronically Filed Document ****

**Brazos County, TX
Karen McQueen
County Clerk**

**Document Number: 2015-1238698
Recorded As : ERX-RECORDINGS**

**Recorded On: August 03, 2015
Recorded At: 08:38:48 am
Number of Pages: 4
Book-VI/Pg: Bk-OR VI-12854 Pg-129
Recording Fee: \$32.00**

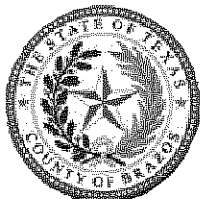
Parties:

**Direct-
Indirect-**

**Receipt Number: 551885
Processed By: Becky Wright**

***** 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.



I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of BRAZOS COUNTY, TEXAS

Honorable Karen McQueen, County Clerk, Brazos County

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:

YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BRAZOS

That KC PROPCO, LLC, a Delaware limited liability company, Grantor, whose mailing address is c/o Greenstreet Partners, L.P., 2601 S. Bayshore Drive, 9th Floor, Coconut Grove, Florida 33133, Attention: Director of Real Estate, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

KCP RE LLC, a Delaware limited liability company, Grantee, whose mailing address is: c/o Greenstreet Partners, L.P., 2601 S. Bayshore Drive, 9th Floor, Coconut Grove, Florida 33133, Attention: Director of Real Estate, all of the following described real property in Brazos County, Texas (hereinafter referred to as the "Property"), to-wit:

See Exhibit A attached hereto and made a party hereof by this reference,

together with all of the rights, titles, appurtenances and hereditaments thereto, including without limitation all improvements located thereon.

This conveyance is made and accepted subject to (i) all general and special real estate taxes and assessments and all water and sewer services assessed against the Property; (ii) all zoning and use laws, ordinances, rules and regulations of any city, municipality, township, parish, county, state or other governmental agency or authority affecting the Property; (iii) the rights of any tenant, as a tenant only, under any recorded or unrecorded lease of the Property; (iv) all matters that would be disclosed by a current accurate physical inspection or survey of the Property; and (v) all covenants, conditions, restrictions, easements, servitudes, rights, rights-of-way, prior reservations of oil, gas and other minerals, liens, encumbrances and other exceptions of record.

Grantor, for the consideration and subject to the reservations from and executions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to Grantee, Grantee's legal representatives, successors and assigns forever. Grantor binds Grantor and Grantor's legal representatives, successors and assigns TO WARRANT AND FOREVER DEFEND all and singular the title to the property to Grantee and Grantee's legal representatives, 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, subject to the matters set forth above.

RECORDING REQUESTED BY [Signature Page Follows]
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES

725272-433

300841
Bryan
Brazos County, TX

When the context requires, singular nouns and pronouns include the plural.

EXECUTED on this the 31st day of July, 2015.

KC PROPCO, LLC,
a Delaware limited liability company


By: _____

Name: Jeffrey A. Safchik

Title: CEO & President

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK.)

On the 22 day of June in the year 2015, before me, the undersigned, personally appeared Jeffrey A. Safchik, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on said instrument, such individual, and the person or entity upon behalf of which such individual acted, executed the instrument.



NOTARY PUBLIC

BETHLEE S. POTOLSKY
Notary Public, State of New York
No. 01PO6299861
Qualified in New York County
Commission Expires March 24, 2018

After recording please return to:

KCP RE LLC
c/o Greenstreet Partners, L.P.
2601 S. Bayshore Drive, 9th Floor
Coconut Grove, Florida 33133
Attention: Director of Real Estate

Exhibit "A"

Legal Description

Real property in the City of Bryan, County of Brazos, State of Texas, described as follows:

Field notes of a 1.000 acre tract or parcel of land lying and being situated in the Richard Carter League, A-8, Bryan, Brazos County, Texas, and being the same tract of land shown as Tract 3 on the recorded plat of the Oak Village Racquet Club, Phase II, the said recorded plat being recorded in Volume 372, Page 565, of the Deed Records of Brazos County, Texas, the said 1.000 acre tract being more particularly described as follows:

Beginning at an iron rod found marking the northwest corner of the Tract 3 shown on the recorded plat, said iron rod also marking the northeast corner of the 1.592 acres Tract 2 as shown on the said plat, said iron rod being located in the southwest right-of-way line of Carter Creek Parkway;

Thence along the northeast lines of the Tract 3, same being the southwest right-of-way lines of the Carter Creek Parkway, for the following calls:

Along a curve to the right having a central angle of $12^{\circ} 16' 53''$ and a radius of 287.66 feet for an arc distance of 61.66 feet, the chord bears $S 89^{\circ} 02' 48'' E$ a distance of 61.54 feet, to a point for angle point;

$S 82^{\circ} 54' 21'' E$ for a distance of 88.33 feet to a point for corner, said point marking the northeast corner of the Tract 3, said point also marking the northwest corner of the 2.826 acres Tract 4 as shown on the recorded plat, said point being located in the centerline of a 40-foot wide drainage easement shown on the plat recorded in Volume 370, Page 247, of the Deed Records of Brazos County, Texas;

Thence along the common lines of the Tract 3 and Tract 4, same being the centerline of the 40-foot wide drainage easement, for the following calls:

$S 16^{\circ} 01' 59'' E$ for a distance of 203.79 feet to a point for angle point;

$S 29^{\circ} 03' 47'' W$ for a distance of 190.03 feet to an iron rod found for corner, said iron rod marking the southeast corner of the Tract 3 and the southwest corner of the Tract 4;

Thence $N 64^{\circ} 34' 47'' W$ along a southwest line of the Tract 3 for a distance of 15.77 feet to an iron rod found for corner, said iron rod marking the southwest corner of the Tract 3 and the southeast corner of the Tract 2;

Thence $N 15^{\circ} 04' 50'' W$ along the common line of the Tract 3 and Tract 4 for a distance of 380.22 feet to the place of beginning containing 1.000 acres of land, more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

APN: 36321