

BILL OF SALE

Dated: Effective as of April 20, 2023

Sold by: Treasure Island Series 1, LLC (“TIS1”)

Sold to: XO Communications Services LLC (“Provider”)

Facilities: The equipment and facilities installed in the Joint Trench (as defined in the CRA, as defined below) by TIS1 for Provider’s exclusive use (collectively, the “Provider Facilities”), in order for Provider to deliver certain “Verizon” or “Verizon Wireless” branded telecommunication services to that certain property located on Treasure Island in San Francisco, California, currently owned by Treasure Island Development Authority, which Provider Facilities are more particularly described in that certain Construction and Reimbursement Agreement between TIS1 and Provider dated March 23, 2022 (the “CRA”).

Purchase Price: \$1.00 and other valuable consideration

In consideration of the Purchase Price paid in cash to TIS1, the receipt of which is hereby acknowledged, TIS1, effective as of the date first written above, and subject to the terms and conditions set out in the CRA, hereby irrevocably and without condition or reservation of any kind sells, transfers and conveys to Provider, title to the Provider Facilities, and all right to possession and all legal ownership thereof, on an as-is basis without warranty, express or implied, except for a warranty of title, free and clear of any and all liens, security interests, chattel mortgages, equipment financing or other encumbrances created by or on behalf of TIS1 (or any party claiming by, under or through, TIS1 or its affiliates) or any other warranties stated in the CRA, to have and to hold unto Provider, its successors and assigns, forever.

If any provision of this Bill of Sale, or the application thereof to any person or circumstance, shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Bill of Sale and such term, provision, covenant or condition as applied to other persons or circumstances shall remain in full force and effect.

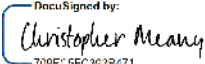
The terms and provisions of this Bill of Sale shall be binding upon TIS1 and its successors, assigns and legal representatives and shall insure to the benefit of Provider and its successors, assigns and legal representatives.

This Bill of Sale shall be governed by and shall be construed and enforced in accordance with the internal laws of the State of California, without regard to conflict of laws principles.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES FOLLOW IMMEDIATELY]

IN WITNESS WHEREOF, TIS1 has caused these presents to be duly executed as of the date first written above.

TREASURE ISLAND SERIES 1, LLC,
a Delaware limited liability company

By:  _____
Name: Christopher Meany
Title: Vice President