

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Feb 21 12:08 PM NC Rev Stamp: \$ 23730.00
 Book: 8128 Page: 45 Fee: \$ 26.00
 Instrument Number: 2017005583
 DEED

Excise Tax: \$ 23,730.00

Parcel ID: 0747-04-64-1395

Prepared by (without title examination):

Christopher L. Hartmann, Esq.
 Kirkland & Ellis LLP
 601 Lexington Avenue
 New York, New York 10022

Return to:

John E. Buehner, Esq.
 Troutman Sanders LLP
 600 Peachtree Street NE, Suite 5200
 Atlanta, Georgia 30308

Brief Description for the Index

Lot S-30, Imperial Center, Durham, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of this 17 day of February, 2017, by and between

GRANTOR	GRANTEE
<p>GAVI STRATFORD HALL IC, LLC and GAVI STRATFORD HALL IC SUB, LLC, each a Delaware limited liability company, as tenants in common</p>	<p>ROC III FAIRLEAD IMPERIAL CENTER, LLC, a Delaware limited liability company</p>
<p>with a mailing address of:</p>	<p>with a mailing address of:</p>
<p>c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, Iowa 50392</p>	<p>c/o Fairlead Commercial Real Estate, LLC 1800 Parkway Place, Suite 235 Marietta, Georgia 30067</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

submitted electronically by "First American Title Insurance Company - NCS"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land (the "Property") situated in the City of Durham, County of Durham, State of North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property was acquired by Grantor by instruments recorded in Book 2902, Page 750, Book 5821, Page 33, and Book 5852, Page 915, in the Durham County, North Carolina, Public Registry (the "Registry").

No portion of the Property herein conveyed includes the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to (i) all taxes and other assessments, (ii) all reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters listed on Exhibit B attached hereto and incorporated herein by reference, (iii) any matters that a survey or inspection of the property would disclose, and (iv) all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property.

**[Remainder of Page Intentionally Left Blank;
Signature Pages Follow]**

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

GAVI STRATFORD HALL IC, LLC,
a Delaware limited liability company, as tenant in common

By: PRINCIPAL REAL ESTATE INVESTORS, LLC,
a Delaware limited liability company, its authorized agent

By: *Brenda M. Wade*
Name: Brenda M. Wade
Title: Asst. Managing Director
Asset Management

By: *Dennis J. Fink*
Name: Dennis J. Fink
Title: Assistant Managing Director
Asset Management

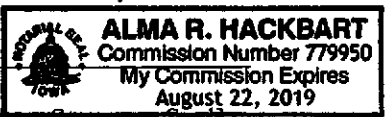
STATE OF IOWA

COUNTY OF Polk

I certify that each of the following persons personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Asst. Managing Director and Asst. Managing Director.
Asset Management Asset Management

This the 23rd day of January, 2017.

My Commission Expires:



[Affix Notary Stamp or Seal]

Alma R. Hackbart
Notary Public
Print Name: Alma R. Hackbart

[Signatures Continue on Next Page]

GAVI STRATFORD HALL IC SUB, LLC,
a Delaware limited liability company, as tenant in common

By: PRINCIPAL REAL ESTATE INVESTORS, LLC,
a Delaware limited liability company, its authorized agent

By: Brenda M. Wade
Name: Brenda M. Wade
Title: Asst. Managing Director
Asset Management

By: Dennis J. Tinker
Name: Dennis J. Tinker
Title: Assistant Managing Director
Asset Management

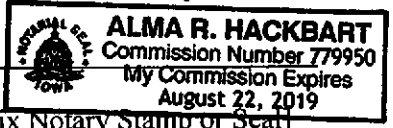
STATE OF IOWA

COUNTY OF POLK

I certify that each of the following persons personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Asst. Managing Director and Asst. Managing Director.
Asset management Asset Management

This the 23rd day of January, 2017.

My Commission Expires:



[Affix Notary Stamp or Seal]

Alma R. Hackbart
Notary Public
Print Name: Alma R. Hackbart

Exhibit A
Legal Description

(Stratford Hall)

BEING ALL OF LOT S30, CONTAINING 4.374 ACRES, MORE OR LESS, AS SHOWN ON MAP ENTITLED "BOUNDARY SURVEY OF LOT S-30 IMPERIAL CENTER" PREPARED BY KENNETH CLOSE, INC., LAND SURVEYING, RECORDED IN PLAT BOOK 132, PAGE 123, DURHAM COUNTY REGISTRY.

LESS AND EXCEPT THAT 211 SQUARE FOOT PARCEL OF LAND DEDICATED AS PART OF THE VARIABLE WIDTH RIGHT-OF-WAY OF SLATER ROAD, SHOWN IN PLAT BOOK 170, PAGES 389 AND 392, DURHAM COUNTY REGISTRY, AND MORE FULLY DESCRIBED IN THAT PARTIAL RELEASE RECORDED IN BOOK 5135, PAGE 653, DURHAM COUNTY REGISTRY.

Exhibit B
Permitted Exceptions

(Stratford Hall)

1. Taxes for the year 2017 and all subsequent years.
2. Declaration recorded in Book 1157, Page 237 as affected by Amendment in Book 1468, Page 914; Second Amendment in Book 1659, Page 799; Third Amendment in Book 2548, Page 431; Amended and Restated Declaration in Book 2870, Page 21; Supplemental Amendment in Book 2902, Page 574; Assignment and Assumption in Book 3658, Page 122; Second Supplemental Amendment in Book 3759, Page 753; Third Supplemental Amendment in Book 4377, Page 609; Fourth Supplemental Amendment in Book 4564, Page 832 and Fifth Supplemental Amendment in Book 7871, Page 939, Durham County Registry.
3. Memorandum of Agreement Between Tenants-in-Common by and among GAVI Stratford Hall IC, LLC, a Delaware limited liability company, successor in interest to Stratford Hall IC, LLC, a Delaware limited liability company, and GAVI Stratford Hall IC Sub, LLC, a Delaware limited liability company, recorded in Book 5841, Page 592, Durham County Registry.
4. Terms and provisions of that certain unrecorded Lease executed by Petula Associates, Ltd., an Iowa corporation, to Burns, Doane, Swecker & Mathis, Attorneys at Law, a general partnership, dated September 19, 1995 as evidenced by a Memorandum of which is recorded in Book 2136, Page 92, Durham County Registry.
5. Deed of Easement with Partial Release of Lien to County of Durham, a North Carolina political subdivision, recorded in Book 2248, Page 116, Durham County Registry.
6. Easements and any other facts as shown on plat recorded in Plat Book 132, Page 123, Durham County Registry.
7. Declaration of Rights and Privileges of the County of Durham in Certain Sanitary Sewer Easements recorded in Book 1626, Page 145, Durham County Registry.
8. Declaration of Rights and Privileges of the County of Durham in Certain Sanitary Sewer Easements recorded in Book 1510, Page 958, Durham County Registry.
9. Ingress and Egress Easement to Durham County, North Carolina recorded in Book 2173, Page 196, Durham County Registry.
10. Easements and any other facts as shown on plat recorded in Plat Book 170, Page 389, Durham County Registry.
11. Easements and any other facts as shown on plat recorded in Plat Book 170, Page 392, Durham County Registry.

12. Partial Release recorded in Book 5135, Page 653, Durham County Registry.
13. Termination of Appointment of Agent and Designation of Authorized Signatories recorded in Book 3443, Page 738, Durham County Registry.
14. Appointment of Agent and Designation of Authorized Signatories recorded in Book 3443, Page 763, Durham County Registry.
15. Easement to Duke Power Company recorded in Book 2137, Page 373, Durham County Registry.
16. Easement to Duke Power Company recorded in Book 2083, Page 390, Durham County Registry.
17. Subordination, Non-Disturbance and Attornment Agreement by and among The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, and Windsor Place IC, LLC, a Delaware limited liability company, successor in interest to Imperial Center Limited Partnership, an Iowa corporation, and International Business Machines Corporation, recorded in Book 2962, Page 930, Durham County Registry.
18. Utility drainage easement set forth in instrument recorded in Book 2870, page 21, Durham County Registry.
19. Rights of parties in possession as tenants only, under unrecorded leases(s) or rental agreement(s).
20. Encroachments, overlaps, boundary line disputes, deficiency in amount of area, rights, easements, ditches, cartways, setbacks, rights of parties in possession, interests or claims which would be revealed by a current and accurate survey and inspection of the Property.