

REGISTER OF DEEDS  
 Sharon A. Davis  
 Durham County, NC  
 2021 Oct 21 02:53:31 PM  
 BK:9503 PG:78-84  
 DEED

FEE: \$26.00  
 INSTRUMENT # 2021053880  
 EXCISE TAX: \$208,000.00  
 SMMARSH



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$208,000.00

**Parcel Identifier No. 201553**

Return to: Grantee

This instrument was prepared by: Moore & Van Allen PLLC, Christopher D. Thompson, 100 North Tryon Street, Suite 4700, Charlotte, North Carolina 28202

Brief description for the Index: Lot 1, Plat Book 199, Pages 169-170

THIS DEED made this 19<sup>th</sup> day of October, 2021, by and between

GRANTOR	GRANTEE
<p><b>DPR PATTERSON PLACE, LLC,</b>                      a Delaware limited liability company</p> <p>whose mailing address is:                      270 South Service Road, Suite 45                      Melville, New York 11747</p>	<p><b>PERIMETER STATION MIDTOWN, LLC,</b>                      a Delaware limited partnership (as to a 19.85% undivided interest as tenant-in-common)</p> <p>whose mailing address is:                      168 Business Park Drive, Suite 200                      Virginia Beach, Virginia 23462</p> <p><b>PERIMETER STATION TURNBRIDGE, LLC,</b>                      a Delaware limited partnership (as to a 18.35% undivided interest as tenant-in-common)</p> <p>Whose mailing address is:                      168 Business Park Drive, Suite 200                      Virginia Beach, Virginia 23462</p> <p><b>PERIMETER LOFTS JML, LLC,</b>                      a Delaware limited partnership (as to a 49.45% undivided interest as tenant-in-common)</p> <p>Whose mailing address is:                      168 Business Park Drive, Suite 200                      Virginia Beach, Virginia 23462</p> <p><b>PERIMETER LOFTS TURNBRIDGE, LLC,</b>                      a Delaware limited liability company (as to a 12.35% undivided interest as tenant-in-common)</p> <p>Whose mailing address is:                      168 Business Park Drive, Suite 200                      Virginia Beach, Virginia 23462</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee, as tenants in common, in fee simple, all that certain lot, parcel of land or condominium unit situated in Triangle Township, Durham County, North Carolina and more particularly described as follows: See Exhibit "A".

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9079, Page 825, Durham County Registry.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 199, Pages 169-170, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the 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, other than the following exceptions: See Exhibit "B".

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

DPR PATTERSON PLACE, LLC,  
a Delaware limited liability company

By: *David Feinblatt*  
Name: David Feinblatt  
Title: President

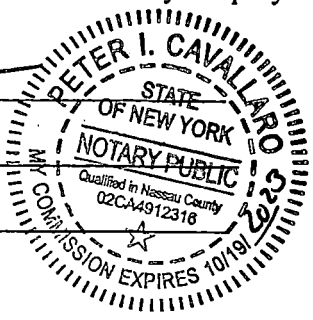
STATE OF New York

COUNTY OF Suffolk

I certify that the following person personally appeared before me this day, acknowledging to me he/she signed the foregoing document in the capacity indicated: David Feinblatt, President of DPR PATTERSON PLACE, LLC, a Delaware limited liability company.

Date: OCT. 6, 2021

*P. Cavallaro*  
Notary Public  
Type/Print Name: \_\_\_\_\_



My Commission Expires: \_\_\_\_\_

[AFFIX NOTARY SEAL BELOW]

**EXHIBIT A**

Legal Description

That certain land situated in Triangle Township, County of Durham, State of North Carolina, described as follows:

BEING ALL OF THAT TRACT OR PARCEL OF LAND BEING LOCATED IN TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 1, HAVING AN AREA OF 886,091.90 SQUARE FEET, OR 20.3419 ACRES, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "FINAL SUBDIVISION PLAT OF 3613 & 3705 SOUTHWEST DURHAM BLVD., TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA" RECORDED IN PLAT BOOK 199, PAGES 169-170, DURHAM COUNTY REGISTRY.

EASEMENT PARCEL 1:

TOGETHER WITH EASEMENTS CONTAINED OR CONVEYED IN THAT CERTAIN RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED IN BOOK 4675 AT PAGE 571; AND AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED IN BOOK 7302, PAGE 208; AND FURTHER AMENDED BY SECOND AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED IN BOOK 8460, PAGE 904, DURHAM COUNTY REGISTRY.

EASEMENT PARCEL 2:

TOGETHER WITH EASEMENTS CONTAINED OR CONVEYED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK 7302, PAGE 226, AS AFFECTED BY AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK 8460, PAGE 977, DURHAM COUNTY REGISTRY.

EASEMENT PARCEL 3:

TOGETHER WITH EASEMENTS CONTAINED OR CONVEYED IN THAT CERTAIN CONSTRUCTION, DRAINAGE, LANDSCAPE, SEWER AND ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 8460, PAGE 953, DURHAM COUNTY REGISTRY.

EASEMENT PARCEL 4:

TOGETHER WITH EASEMENTS CONTAINED OR CONVEYED IN THAT CERTAIN ROAD CONSTRUCTION AGREEMENT RECORDED IN BOOK 8461, PAGE 12, DURHAM COUNTY REGISTRY.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
2. Easements, restrictions, notes and dedications as shown on plat recorded in Plat Book 199, Pages 169-170, Durham County Registry.
3. Easements as shown on plat recorded in Plat Book 192, Page 115, Durham County Registry.
4. Easements, conditions, restrictions notes and dedications as shown on plat recorded in Plat Book 164, Page 367, Durham County Registry.
5. Terms, conditions and easements contained in Reciprocal Easement and Operation Agreement to Southwest Durham Partners LLC, a North Carolina limited liability company recorded in Book 4675, Page 571; and related First Amendment in Book 7302, Page 208; and Second Amendment in Book 8460, Page 904, Durham County Registry.
6. Terms, conditions and easements contained in Reciprocal Easement Agreement to GGT Patterson Place NC Venture, LLC, a Delaware limited liability company recorded in Book 7302, Page 226; and related Amended and Restated Reciprocal Easement Agreement in Book 8460, Page 977, Durham County Registry.
7. Terms, conditions and easements contained in Construction, Drainage, Landscape, Sewer and Access Easement Agreement to Boulevard Forest & Trees, LLC, North Carolina limited liability company and Boulevard Properties LLLP, a North Carolina limited liability limited partnership recorded in Book 8460, Page 953, Durham County Registry.
8. Terms and conditions contained in Road Construction Agreement by and among Solis Patterson Place Development Owner, LLC, a Delaware limited liability company and Boulevard Forest & Trees, LLC, North Carolina limited liability company and Boulevard Properties LLLP, a North Carolina limited liability limited partnership, recorded in Book 8461, Page 12, Durham County Registry.
9. Reservation of Easement contained in Deed recorded in Book 193, Page 173, Durham County Registry.
10. Terms and conditions contained in Agreement by and among Mary Alice Danziger, Edward D. Danziger and wife, Elizabeth s. Shoemaker, Avery C. Danzier and wife, Lenore Choate, successors in interest to Ramshead Rathskeller Inc., a North Carolina corporation now dissolved and John D. Waldroup and May S. Waldroup and The Barnyard, a California partnership, recorded in Book 1425, Page 381; and related Supplemental Agreement in Book 8460, Page 896, Durham County Registry.

11. Water and Sewer Easement to City of Durham, a North Carolina municipal corporation recorded in Book 2061, Page 46, Durham County Registry.
12. Right of Way Agreement to State Highway Commission recorded in Book 287, Page 90, Durham County Registry.
13. Right of Way Agreement to Duke Energy Corporation, and its successors and assigns recorded in Book 4826, Page 125, Durham County Registry.
14. Right of Way Agreement to Duke Energy Corporation, and its successors and assigns recorded in Book 4826, Page 990, Durham County Registry.
15. Terms, provisions, covenants, conditions and restrictions as provided in Memorandum of Agreement and Declaration of Restrictive Covenants, recorded in Book 7404, Page 433; and related Certificate in Book 8460, Page 886, Durham County Registry.
16. Terms, provisions, covenants, conditions and restrictions as provided in Memorandum of Agreement and Declaration of Restrictive Covenants, recorded in Book 8460, Page 935, Durham County Registry.
17. Terms, provisions, covenants, conditions, easements and restrictions as provided in Stormwater Facility Agreement and Covenants, recorded in Book 8475, Page 255, Durham County Registry, and Supplemental Stormwater Facility Agreement and Covenants, recorded in Book 9137, Page 377, Durham County Registry.
18. Easement to Duke Energy Carolinas, LLC, a North Carolina limited liability company recorded in Book 8714, Page 444, Durham County Registry.
19. Easement to Duke Energy Carolinas, LLC, a North Carolina limited liability company recorded in Book 8573, Page 867, Durham County Registry.
20. Grant of Easement to Time Warner Cable Enterprises LLC recorded in Book 8600, Page 967, Durham County Registry.
21. Right of Way Agreement to Duke Power Company, a North Carolina corporation recorded in Book 324, Page 66, Durham County Registry.
22. Easement to Duke Power Company, its successors and assigns recorded in Book 170, Page 179, Durham County Registry.
23. Easement to Southern Bell Telephone and Telegraph Co., its successors and assigns recorded in Book 65, Page 317, Durham County Registry.
24. Right(s) of way to Duke Energy Corporation, and its successors and assigns recorded in Book 4837, Page 568, Durham County Registry. (Easement Parcel 1 only)

25. Terms, provisions, covenants, conditions, easements and restrictions as provided in Stormwater Facility Agreement and Covenants, recorded in Book 7336, Page 532; and related Correction Affidavit in Book 7341, Page 527; and Ratification Agreement in Book 7341, Page 538, Durham County Registry. (Easement Parcel 2 only)
26. Building restriction lines, easements, notes and conditions as shown on plat recorded in Plat Book 192, Pages 219- 222, Durham County Registry. (Easement Parcel 2 only)
27. Right of Way Agreement to Duke Energy Corporation, and its successors and assigns recorded in Book 7419, Page 246, Durham County Registry. (Easement Parcel 2 only)
28. Rights of tenants in possession, as tenants only, under unrecorded leases(s).
29. Restrictive Covenants contained in Exhibit "C" of North Carolina Special Warranty Deed recorded in Book 9079, Page 825, Durham County Registry.