

Prepared by:
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After recording return to:
Mintz Levin Cohn Ferris Glovsky and Popeo PC
44 Montgomery Street, 36th Floor
San Francisco, California 94111
Attn: Gabriel Schnitzler

Portion of Parcel No. 0772892538
 0772889725
 0772880949
 0772898912

STATE OF NORTH CAROLINA

COUNTY OF WAKE

Excise Stamps: \$ 136,000.00

No Title Search Performed By, Opinion Given By or Closing Conducted By Preparer

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 8 day of February, 2018, by and between PFRS Crossroads Corp., a Michigan corporation, having an address of c/o American Realty Advisors, 515 South Flower Street, 49th Floor, Los Angeles, California 90071 ("Grantor"), and Raleigh Durham Office Partners LLC, a Delaware limited liability company ("Grantee"), having an address of 2765 Sand Hill Road, Suite 200, Menlo Park, California 94025. 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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these present does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property was acquired by Grantor by instrument recorded in Book 13074 at Page 2143 of the Wake County Public Registry.

A map or plat of the Property is recorded in Book 2008, at Page 841 (as to Tract 1), Book 1995, at Page 475 (as to Tract 2), Book 1995, Page 1742 (as to Tract 3) and Book 1998 at Page 256 (as to Tract 4) of the Wake County Public Registry.

1417763 47
Submitted electronically by "First American-Charlotte NCS"
88 in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

TO HAVE AND TO HOLD the Property, together with together with (i) all improvements located thereon, (ii) all and singular rights, rights of way, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to such real property, and (iii) any and all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such real property 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 is subject to the exceptions set forth on Exhibit B attached hereto and incorporated herein by reference.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

**PFRS Crossroads Corp.,
A Michigan corporation**

By: 
Name: Scott Darling
Title: President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)SS

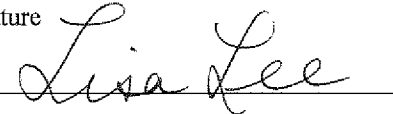
COUNTY OF LOS ANGELES)

On February 7, 2018 before me, LISA LEE, Notary Public, personally appeared SCOTT DARLING who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature





This area for official notarial seal

EXHIBIT A
LEGAL DESCRIPTION

TRACT 1:

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF WAKE, CARY, NORTH CAROLINA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A LEAD PLUG AND TACK HAVING NORTH CAROLINA GRID COORDINATE VALUES OF N=729491.03 AND E=2078876.68 (NAD27); THENCE IN A GENERALLY NORTHWESTERLY DIRECTION, N74°27'55"W, FOR A DISTANCE OF 539.18' TO AN IRON PIPE SET AND SAID IRON PIPE SET BEING THE TRUE POINT OF BEGINNING; THENCE WITH THE WESTERLY RIGHT OF WAY OF CORNING ROAD S03°32'54"E, FOR A DISTANCE OF 100.00' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID WESTERLY RIGHT OF WAY OF CORNING ROAD ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 05°55'18", A RADIUS OF 1475.00' AND AN ARC LENGTH OF 152.44' SUBTENDED BY A CHORD BEARING S14°51'58"W, FOR A DISTANCE OF 152.38' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID WESTERLY RIGHT OF WAY OF CORNING ROAD S06°39'14"W, FOR A DISTANCE OF 270.00' TO AN IRON PIPE SET; THENCE WITH THE LINE OF CORNING ROAD LLC ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 13°44'23", A RADIUS OF 988.00' AND AN ARC LENGTH OF 236.93' SUBTENDED BY A CHORD BEARING N82°18'01"W, FOR A DISTANCE OF 236.36' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID LINE OF CORNING ROAD LLC N74°58'48"W, FOR A DISTANCE OF 133.98' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID LINE OF CORNING ROAD LLC N60°09'54"W, FOR A DISTANCE OF 165.00' TO AN EXISTING IRON PIPE HAVING NORTH CAROLINA GRID COORDINATES OF Y=729268.65 AND X=2077786.24 (NAD27); THENCE WITH THE LINE OF NOW OR FORMERLY CROSSROADS HOLDINGS LLC N31°47'08"E, FOR A DISTANCE OF 199.61' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID LINE OF NOW OR FORMERLY CROSSROADS HOLDINGS LLC N79°27'04"W, FOR A DISTANCE OF 150.33' TO AN IRON PIPE SET; THENCE WITH THE LINE OF NOW OR FORMERLY CHAUCER INVESTMENTS LLC N10°32'56"E, FOR A DISTANCE OF 300.62' TO AN IRON PIPE SET IN THE SOUTHERLY RIGHT OF WAY OF DILLARD DRIVE; THENCE CONTINUING WITH SAID SOUTHERLY RIGHT OF WAY OF DILLARD DRIVE S80°26'28"E, FOR A DISTANCE OF 297.53' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID SOUTHERLY RIGHT OF WAY OF DILLARD DRIVE ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 04°11'01", A RADIUS OF 3780.75' AND AN ARC LENGTH OF 276.06' SUBTENDED BY A CHORD BEARING S73°53'58"E, FOR A DISTANCE OF 276.00' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 291,573 SQUARE FEET OR 6.694 ACRES.

POPULAR NAME: CROSSROADS I BUILDING
STREET ADDRESS: 5625 DILLARD DRIVE
TAX PIN: 0772-89-2538

TOGETHER WITH ALL RIGHTS, PRIVILEGES, EASEMENTS AND BENEFITS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK, INCLUDING EASEMENTS, RECORDED IN BOOK 6742, PAGE 196; AS SUPPLEMENTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 7896, PAGE 713; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 9418, PAGE 1264; AS AMENDED BY THAT CERTAIN APPOINTMENT OF SUCCESSOR DECLARANT UNDER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 11423, PAGE 107; AS AMENDED BY THAT CERTAIN SECOND AMENDMENT DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 11915, PAGE 1926; AND AS ASSIGNED BY THAT ASSIGNMENT OF DECLARANT'S RIGHTS UNDER DECLARATION FO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 13074, PAGE 2161.

TRACT 2:

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF WAKE, CARY, NORTH

CAROLINA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A LEAD PLUG AND TACK HAVING NORTH CAROLINA GRID COORDINATE VALUES OF N=729491.03 AND E=2078876.68 (NAD27); THENCE IN A GENERALLY SOUTHWESTERLY DIRECTION, S43°19'38"W, FOR A DISTANCE OF 703.97' TO AN IRON PIPE SET AND SAID IRON PIPE SET BEING THE TRUE POINT OF BEGINNING; THENCE WITH THE LINE OF CORNING ROAD LLC S29°21'17"E, FOR A DISTANCE OF 119.68' TO AN IRON PIPE SET; THENCE CONTINUING WITH THE LINE OF CORNING ROAD LLC S 17°41'22"E, FOR A DISTANCE OF 119.73 TO AN IRON PIPE SET; THENCE CONTINUING WITH THE LINE OF CORNING ROAD LLC S20°12'27"W, FOR A DISTANCE OF 285.00' TO AN IRON PIPE SET; THENCE WITH THE LINE OF FRANCES N. BENFIELD N70°16'55"W, FOR A DISTANCE OF 943.01 TO AN IRON PIPE SET AND THE CORNER OF FELIX AND EVELYN JONES; THENCE WITH THE LINE OF FELIX AND EVELYN JONES AND CROSSROADS HOLDINGS LLC N31°48'34"E, FOR A DISTANCE OF 538.25' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF CORNING ROAD LLC S60°09'54"E, FOR A DISTANCE OF 165.00' TO AN IRON PIPE SET; THENCE CONTINUING WITH THE LINE OF CORNING ROAD LLC S74°58'48"E, FOR A DISTANCE OF 133.98' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH THE LINE OF CORNING ROAD LLC ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 13°43'24", A RADIUS OF 988.00' AND AN ARC LENGTH OF 236.65' SUBTENDED BY A CHORD BEARING S82°17'31"E, FOR A DISTANCE OF 236.08' TO AN IRON PIPE SET IN THE WESTERLY RIGHT OF WAY OF CORNING ROAD; THENCE CONTINUING WITH THE WESTERLY RIGHT OF WAY OF CORNING ROAD S06°42'29"W, FOR A DISTANCE OF 29.97' TO AN IRON PIPE SET; THENCE CONTINUING WITH THE WESTERLY RIGHT OF WAY OF CORNING ROAD ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 99°35'14", A RADIUS OF 100.00' AND AN ARC LENGTH OF 173.81' SUBTENDED BY A CHORD BEARING S43°07'32"E, FOR A DISTANCE OF 152.74' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 430,585 SQUARE FEET OR 9.885 ACRES.

POPULAR NAME: CROSSROADS II BUILDING

SUBDIVISION LOT: LOT 3, CROSSROADS CORPORATE PARK, BOOK OF MAPS 1995, PAGE 475

STREET ADDRESS: 110 CORNING ROAD

TAX PIN: 0772-88-0949

TOGETHER WITH ALL RIGHTS, PRIVILEGES, EASEMENTS AND BENEFITS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK, INCLUDING EASEMENTS, RECORDED IN BOOK 6742, PAGE 196; AS SUPPLEMENTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 7896, PAGE 713; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 9418, PAGE 1264; AS AMENDED BY THAT CERTAIN APPOINTMENT OF SUCCESSOR DECLARANT UNDER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 11423, PAGE 107; AS AMENDED BY THAT CERTAIN SECOND AMENDMENT DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 11915, PAGE 1926; AND AS ASSIGNED BY THAT ASSIGNMENT OF DECLARANT'S RIGHTS UNDER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 13074, PAGE 2161.

TRACT 3:

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF WAKE, CARY, NORTH CAROLINA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A LEAD PLUG AND TACK HAVING NORTH CAROLINA GRID COORDINATE VALUES OF N=729491.03 AND E=2078876.68 (NAD27); THENCE IN A GENERALLY SOUTHWESTERLY DIRECTION, S47°41'21"W, FOR A DISTANCE OF 403.00' TO AN IRON PIPE SET AND SAID IRON PIPE SET BEING THE TRUE POINT OF BEGINNING; THENCE WITH THE LINE OF CORNING ROAD LLC S67°15'57"E, FOR A DISTANCE OF 32.11' TO AN IRON PIPE SET; THENCE WITH THE LINE OF CORNING ROAD LLC

S50°23'33"E, FOR A DISTANCE OF 224.06' TO AN IRON PIPE SET; THENCE CONTINUING WITH THE LINE OF CORNING ROAD LLC S65°18'22"E, FOR A DISTANCE OF 38.85' TO AN IRON PIPE SET; THENCE CONTINUING WITH THE LINE OF CORNING ROAD LLC AND A4 REALTY LLC S62°09'41"E, FOR A DISTANCE OF 725.46' TO AN EXISTING IRON PIPE IN THE WESTERLY RIGHT OF WAY OF JONES FRANKLIN ROAD; THENCE CONTINUING WITH SAID WESTERLY RIGHT OF WAY OF JONES FRANKLIN ROAD ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 21°14'39", A RADIUS 705.00' AND AN ARC LENGTH OF 261.40' SUBTENDED BY A CHORD BEARING S40°58'51"W, FOR A DISTANCE OF 259.91 TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID WESTERLY RIGHT OF WAY OF JONES FRANKLIN ROAD S51° 30'36"W, FOR A DISTANCE OF 378.43' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF NOW OR FORMERLY JOHN J. AND JOANNE M. FEORE, NOW OR FORMERLY CHARLIE A. AND MARGARET H. PRUITT AND NOW OR FORMERLY FRANCES N. BENFIELD N70°16'55"W, FOR A DISTANCE OF 638.22' TO AN IRON PIPE SET; THENCE WITH THE LINE OF CORNING ROAD LLC N20°12'27"E, FOR A DISTANCE OF 285.00' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID LINE OF CORNING ROAD LLC N17°41'22"W, FOR A DISTANCE OF 119.73' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID LINE OF CORNING ROAD LLC N29°21'17"W, FOR A DISTANCE OF 119.68' TO AN IRON PIPE SET; THENCE WITH THE SOUTHEASTERLY RIGHT OF WAY OF CORNING ROAD ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 145°09'55", A RADIUS OF 100.00' AND AN ARC LENGTH OF 253.36' SUBTENDED BY A CHORD BEARING N14°36'00"E, FOR A DISTANCE OF 190.83' TO A POINT; THENCE WITH THE LINE OF NOW OR FORMERLY CORNING ROAD LLC N67°41'59"E, FOR A DISTANCE OF 147.99' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 564,759 SQUARE FEET OR 12.965 ACRES.

POPULAR NAME: CROSSROADS III BUILDING

SUBDIVISION LOT: LOT 4R, CROSSROADS CORPORATE PARK, BOOK OF MAPS 1995, PAGE 1742

STREET ADDRESS: 111 CORNING ROAD

TAX PIN: 0772-88-9725

TOGETHER WITH ALL RIGHTS, PRIVILEGES, EASEMENTS AND BENEFITS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK, INCLUDING EASEMENTS, RECORDED IN BOOK 6742, PAGE 196; AS SUPPLEMENTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 7896, PAGE 713; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 9418, PAGE 1264; AS AMENDED BY THAT CERTAIN APPOINTMENT OF SUCCESSOR DECLARANT UNDER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 11423, PAGE 107; AS AMENDED BY THAT CERTAIN SECOND AMENDMENT DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 11915, PAGE 1926; AND AS ASSIGNED BY THAT ASSIGNMENT OF DECLARANT'S RIGHTS UNDER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 13074, PAGE 2161.

TRACT 4:

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF WAKE, CARY, NORTH CAROLINA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A LEAD PLUG AND TACK HAVING NORTH CAROLINA GRID COORDINATE VALUES OF N=729356.03 AND E=2079213.31 (NAD27); THENCE IN A GENERALLY NORTHWESTERLY DIRECTION, N63°36'38"W, FOR A DISTANCE OF 146.24' TO AN EXISTING IRON PIPE AND SAID EXISTING IRON PIPE BEING THE TRUE POINT OF BEGINNING, THENCE WITH THE NORTHERLY RIGHT OF WAY OF DILLARD DRIVE N67°48'28"W, FOR A DISTANCE OF 719.99' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID NORTHERLY RIGHT OF WAY OF DILLARD DRIVE ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 05°37'35", A RADIUS OF 1643.12' AND AN ARC LENGTH OF 161.35' SUBTENDED BY A CHORD BEARING N70°38'43"W, FOR A DISTANCE OF 161.29' TO AN EXISTING IRON PIPE; THENCE

WITH THE LINE OF NOW OR FORMERLY HI AUSTIN LLC AND NOW OR FORMERLY GUNATIT INC. N09°44'28"E, FOR A DISTANCE OF 446.28' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF NOW OR FORMERLY CORNING ROAD LLC, N33°49'53"E, FOR A DISTANCE OF 91.22' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF CORNING ROAD LLC N58°04'35"E, FOR A DISTANCE OF 83.34' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF CORNING ROAD LLC S64°28'12"E, FOR A DISTANCE OF 189.48' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID LINE OF CORNING ROAD LLC AND LINE OF NOW OR FORMERLY EPIC GAMES INC. S47°16'45"E, FOR A DISTANCE OF 361.21' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID LINE OF NOW OR FORMERLY EPIC GAMES INC. S54°25'51"E, FOR A DISTANCE OF 123.18' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID LINE OF NOW OR FORMERLY EPIC GAMES INC. S47°06'22"E, FOR A DISTANCE OF 281.02' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF CORNING ROAD LLC S22°12'33"W, FOR A DISTANCE OF 319.13' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 446,800 SQUARE FEET OR 10.257 ACRES.

POPULAR NAME: CROSSROADS IV BUILDING
SUBDIVISION LOT: CROSSROADS IV PARCEL, CROSSROADS CORPORATE PARK, BOOK OF MAPS 1998, PAGE 256
STREET ADDRESS: 5520 DILLARD DRIVE
TAX PIN: 0772-89-8912

TOGETHER WITH ALL RIGHTS, PRIVILEGES, EASEMENTS AND BENEFITS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK, INCLUDING EASEMENTS, RECORDED IN BOOK 6742, PAGE 196; AS SUPPLEMENTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 7896, PAGE 713; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 9418, PAGE 1264; AS AMENDED BY THAT CERTAIN APPOINTMENT OF SUCCESSOR DECLARANT UNDER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 11423, PAGE 107; AS AMENDED BY THAT CERTAIN SECOND AMENDMENT DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 11915, PAGE 1926; AND AS ASSIGNED BY THAT ASSIGNMENT OF DECLARANT'S RIGHTS UNDER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS PARK RECORDED IN BOOK 13074, PAGE 2161.

Exhibit B**PERMITTED EXCEPTIONS**

1. Taxes for the year 2018, which are a lien, but not yet due and payable, and all subsequent years.
2. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Easements, Covenants, Conditions and Restrictions for Crossroads Park, recorded in Book 6742, Page 196 and as Supplemented by Supplementary Declaration of Easements, Covenants, Conditions and Restrictions for Crossroads Park recorded in Book 7896, Page 713, and as further amended by First Amendment to Declaration of Easements, Covenants, Conditions, and Restrictions for Crossroads Park, recorded in Book 9418, Page 1264, and further amended by Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for Crossroads Park recorded in Book 11915, Page 1926, Appointment of Successor Declarant under Declaration of Easements, Covenants, Conditions and Restrictions for Crossroads Park recorded in Book 11423, Page 107, and Assignment of Declarant's Rights under Declaration of Easements Covenants, Conditions and Restrictions for Crossroads Park in Book 13074, Page 2161, all of the Wake County Registry. (Affects all Tracts)
3. Easement to Carolina Power and Light Company its successors and assigns recorded in Book 936, Page 73; Book 978, Page 308, both of the Wake County Registry. (Affects all Tracts)
4. Easement to Carolina Power and Light Company its successors and assigns recorded in Book 2968, Page 455 and Book 1134, Page 289, both of the Wake County Registry. (Affects all Tracts)
5. Easement to Southern Bell Telephone and Telegraph Company, its licensees, successors and assigns recorded in Book 1290, Page 309, Wake County Registry. (Affects all Tracts)
6. Utility and Pipeline Easements to Town of Cary, a municipal corporation of the State of North Carolina recorded in Book 4963, Page 477 and Page 481, Wake County Registry. (Affects Tract 1)
7. A 20' Town of Cary sanitary sewer easement as shown on plat recorded in Book of Maps 2006, Page 1181, Wake County Registry. (Affects Tract 1)
8. A 30' storm drain easement as shown on plat recorded in Book of Maps 1995, Page 475, Wake County Registry. (Affects Tract 1)
9. Waterline Easement to Town of Cary, a municipal corporation of the State of North Carolina recorded in Book 6709, Page 186, Wake County Registry. (Affects Tract 2)
10. Wetlands Fill Restrictions to Robert L. Wall recorded in Book 6409, Page 212, Wake County Registry. (Affects Tract 2)
11. A 30' front yard zoning setback as shown on plat recorded in Book of Maps 1995, Page 475, Wake County Registry. (Affects Tract 2)
12. 20' sanitary sewer easement, 20' lake maintenance easement and dam maintenance easement as shown on plat recorded in Book of Maps 1995, Page 1742; and a 20' waterline easement shown as shown on plat recorded in Book of Maps 1998, Page 255, both of the Wake County Registry. (Affects Tract 3)

13. A 30' front yard zoning setback as shown on plat recorded in Book of Maps 1995, Page 1742 of the Wake County Registry. (Affects Tract 3)
14. 20' public waterline easements and 20' drainage easement as shown on plat recorded in Book of Maps 1998, Page 256; 20' sanitary sewer easements and 20' storm drainage easements as shown on plat recorded in Book of Maps 1990, Page 311; 20' sanitary sewer easements as shown on plat recorded in Book of Maps 2001, Page 1295, and a 17.5' landscape easement as shown on plat recorded in Book of Maps 1996 Page 1818, all of the Wake County Registry. (Affects Tract 4)
15. Utility and Pipeline Easements to Town of Cary recorded in Book 14301, Page 1956, Wake County Registry. (Affects Tract 1)
16. Utility and Pipeline Easements to Town of Cary recorded in Book 15000, Page 419, Wake County Registry. (Affects Tract 1)
17. Terms and provisions of that certain unrecorded Lease executed by Wake County Board of Education to PFRS Crossroads Corp. dated July 1, 2010 as evidenced by a Memorandum of Lease which is recorded in Book 14598, Page 1162, Wake County Registry. (Affects Tracts 1 and 2)
18. Terms and provisions of that certain unrecorded Lease executed by Tierpoint Hosted Solutions, LLC to PFRS Crossroads Corp. dated October 31, 2002 as evidenced by a Memorandum of Lease which is recorded in Book 16556, Page 2459, Wake County Registry. (Affects Tract 3)
19. Rights of tenants, as tenants only, under unrecorded leases, with no rights or options to purchase.
20. Any inaccuracy in the area, square footage or acreage of the Land.