

SPECIAL WARRANTY DEED

Excise Tax: \$55,846.00

Tax Parcel Identifier No.: 0000168429 and 06810096

Mail after recording to: This instrument was prepared by and reviewed as to North Carolina validity and enforceability by:

Greenberg Traurig, LLP  
 77 West Wacker Drive, Suite 3100  
 Chicago, Illinois 60601  
 Attention: Meredith Katz, Esq.

Nelson, Mullins, Broad and Cassel  
 301 South College Street  
 Charlotte, North Carolina 28202  
 Attention: John N. Suhr, Jr.

Brief description for the Index:

1100 Audubon Parc Drive, Cary, NC 27518

THIS DEED made this 27 day of December, 2018, by and between

| GRANTOR  | GRANTEE  |
|--|--|
| CO-BB AUDUBON, LLC, a Delaware limited liability company | WRPV XIII AUDUBON CARY, L.P., a Delaware limited partnership * |

\* Grantee Address: c/o Waterton Associates 30 S. Wacker Drive, Suite 3600 Chicago, Il 60606 Attn: Erin Ankin  
 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 for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged CO-BB AUDUBON, LLC, a Delaware limited liability company ("Grantor"), have and by these presents does grant, bargain, sell and convey all of those certain parcels of land situated in Wake County, North Carolina, which parcels are more fully described in Exhibit "A" ("Property").

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16235, Page 1174, Wake County Registry (the "Deed").

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

AND, SUBJECT ONLY TO real property taxes, assessments and special district levies not yet due and payable, zoning and other regulatory laws and ordinances affecting the Property, and easements, reservations, charges, covenants, restrictions, rights of way, and other matters of record (which is not deemed to reimpose same) in effect as of the date hereof, Grantor will warrant and forever defend the right and title to the Property unto the Grantee against the claims of all persons claiming by, through or under Grantor.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

The property herein above described does not contain the primary residence of Grantor.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

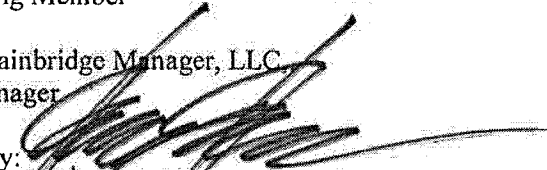
IN WITNESS WHEREOF, Grantor has executed this Deed on the day and year first written above.

CO-BB AUDUBON, LLC,  
a Delaware limited liability company

By: CO-BB North Carolina Venture LLC,  
as sole member

By: Bainbridge NC Venture, LLC,  
its Managing Member

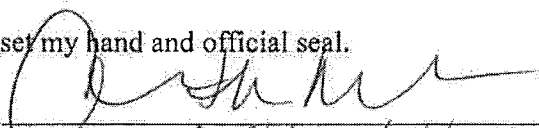
By: Bainbridge Manager, LLC,  
its Manager

By:   
Name: Kevin Keane  
Title: Vice president

STATE OF Florida )  
Palm Beach COUNTY )

On this, the 20 day of December, 2018, before me, a Notary Public, the undersigned officer, personally appeared Kevin Keane, who acknowledged himself to be the Vice president of Bainbridge Manager, LLC, as Manager of Bainbridge NC Venture, LLC, as Managing Member of CO-BB North Carolina Venture LLC, as sole member of CO-BB AUDUBON, LLC and that he, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said companies.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Print Name: Cristin Mihan  
Notary Public, State of Florida  
My commission expires: 3/28/19

[AFFIX NOTARY SEAL]

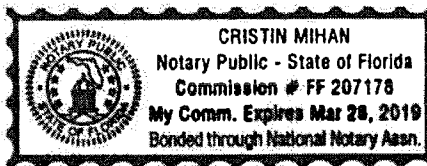


Exhibit A

Legal Description

Lying and being situate in Wake County, North Carolina, and more particularly described as follows:

Being all of Tract 2 as shown on plat entitled Recombination Plat - Tracts 1 through 13 - Property of Waverly Place Associates, recorded in Map Book 1987 at page 1834 in the Wake County Public Registry.