

Tax Lot No. _____ Parcel Identifier No. 0182533

Verified by _____ County on the ___ day of _____, 202__

By: _____

Mail after recording to: Seyfarth Shaw LLP, 1075 Peachtree Street, N.E., Suite 2500, Atlanta, GA 30309-3958, Attention: Justice K. Barber, Esq.

This Instrument was prepared by: Ginsberg Jacobs LLC, 300 South Wacker Drive, Suite 2750, Chicago, Illinois 60606, under the supervision of McMillan, PLLC, 514 Beatties Ford Road, Charlotte, North Carolina 28216 (without title examination) **Gregory Cecil Esq.**

Brief Description for the index: _____

Excise Tax: 42600.00

NORTH CAROLINA SPECIAL WARRANTY DEED

THE STATE OF ILLINOIS) SS
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COOK) SS

THAT **SRE 1100 Perimeter Park Dr, L.P.**, a Delaware limited partnership ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by **NR PERIMETERS EDGE LP**, a Delaware limited partnership ("**Grantee**"), has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee, in fee simple, the tract of land (the "**Land**") in Wake County, North Carolina more fully described on **Exhibit A** hereto and incorporated herein by this reference, together with all improvements thereon and all privileges, hereditaments, easements, rights-of-way, rights and appurtenances appertaining thereto (the "**Property**"). **Grantor/Grantee address- see page 2**

Submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

This Special Warranty Deed is executed by Grantor and accepted by Grantee subject only to validly existing and enforceable rights, interests and estates listed on **Exhibit B** hereto, if any do in fact exist, but only to the extent that the same do in fact exist, (the “**Encumbrances**”).

TO HAVE AND TO HOLD the Property, in fee simple, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject only to the Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

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

Ad valorem taxes with respect to the Property have been prorated as of the date hereof between Grantor and Grantee, and Grantee expressly assumed the payment of ad valorem taxes assessed from and after the date hereof.

All or a portion of the property herein conveyed does **NOT** include the primary residence of the Grantor.

Address of Grantee:

c/o Nuveen Real Estate
501 Brickell Key Drive, Suite 504,
Miami, FL 33131
Attn: Christopher Adams

**Address of Grantor:
980 N. Michigan Avenue, Suite 1660
Chicago, IL 60601**

WITNESS THE EXECUTION HEREOF effective as of September 9, 2021.

GRANTOR:

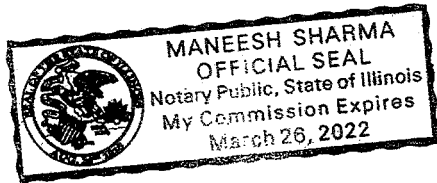
SRE 1100 Perimeter Park Dr, L.P., a Delaware limited partnership

By: SRE Wolfpack GP, LLC, a Delaware limited liability company, its general partner

By: [Signature]
Name: Joseph Concepcion
Title: Vice President

STATE OF ILLINOIS)
)
)
COUNTY OF COOK) SS
)
)
) SS

This instrument was acknowledged before me on 9-2, 2021, by Joseph Concepcion Vice President of SRE Wolfpack GP, LLC, a Delaware limited liability company, as general partner of SRE 1100 Perimeter Park Dr, L.P., a Delaware limited partnership, as the act and deed of said entity.



[Signature]
Name: _____
Notary Public in and for
The State of Illinois

(Seal of Notary)

My commission expires: 7-26-22

Exhibit A to Special Warranty DeedLEGAL DESCRIPTION

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

PARCEL 1:

Beginning at an iron pin set located at the intersection of the western edge of the new right-of-way of Airport Boulevard with the southern edge of the right-of-way of Perimeter Park Road and running thence with said new right-of-way of Airport Boulevard five (5) calls as follows: (1) South 15 degrees 52 minutes

50 seconds West 27.47 feet to a new iron pipe; (2) South 17 degrees 37 minutes 59 seconds West 107.22 feet to a new iron pipe; (3) South 18 degrees 09 minutes 37 seconds West 87.62 feet to a new iron pipe; (4) South 19 degrees 48 minutes 35 seconds West 453.53 feet to a new iron pipe; and (5) South 19 degrees 08 minutes 29 seconds West 90.80 feet to a new iron pipe located in the property line of the now or formerly Five-J. Equities, et al. property and running thence with the property line of said Five-J Equities, et al. property and with the property line of now or formerly J.R. Culler property three (3) calls as

as follows: (1) South 89 degrees 57 minutes 21 seconds West 313.50 feet to an existing iron pipe; (2) South 02 degrees 36 minutes 12 seconds West 116.80 feet to an existing iron pipe; and (3) South 81 degrees 45 minutes 20 seconds West 67.40 feet to a new iron pipe, a corner with Tract Two as shown on the hereinafter referenced plat and running thence with the eastern property line of said Tract Two eight (8) calls as follows: (1) North 25 degrees 11 minutes 25 seconds West 272.04 feet to a new iron pipe; (2) North 19 degrees 48 minutes 35 seconds East 278.28 feet to a new iron pipe; (3) North 64 degrees 48 minutes 35 seconds East 159.24 feet to a new iron pipe; (4) North 19 degrees 48 minutes 35 seconds East 79.32 feet to a new iron pipe; (5) in a northerly direction, along a curve to the left, having a radius of 30.00 feet, an arc distance of 23.56 feet and a chord bearing and distance of North 02 degrees 41 minutes 25 seconds West 22.96 feet to a new iron pipe; (6) North 25 degrees 11 minutes 25 seconds West 182.04 feet to a new iron pipe; (7) North 64 degrees 48 minutes 35 seconds East 211.43 feet to a new iron pipe; and (8) North 09 degrees 04 minutes 36 seconds East 47.98 feet to a new iron pipe located in the southern edge of the right-of-way of Perimeter Park Road; thence with said right-of-way of Perimeter Park Road three (3) calls as follows: (1) in an easterly direction, along the curve to the right, having a radius of 610.00 feet, an arc distance of 108.27 feet and a chord bearing and distance of South 80 degrees 49 minutes 23 seconds East 108.13 feet to a new iron pipe; (2) South 75 degrees 44 minutes 17 seconds East 239.25 feet to a new iron pipe; and (3) South 29 degrees 55 minutes 43 seconds East 55.76 feet to the point and place of Beginning, and being all of Tract One, Perimeter Park West Phase I, containing 9.53 acres, as shown on that certain survey entitled "Prepared for Perimeter Park West Associates Limited Partnership" by DSA Design Group, dated September 19, 1990 (the "As Built Survey").

See also that certain subdivision plat of Perimeter Park West Phase I Property recorded in Book of Maps 1990, Page 1122, Wake County Registry (the "Recorded Plat").

LESS AND EXCEPT: That portion of the property conveyed to the Department of Transportation in Right of Way Deed recorded in Book 8213 at Page 2664, Wake County Registry.

ALSO BEING KNOWN AS

Beginning at an iron pin set located at the intersection of the western edge of the new right-of-way of Airport Boulevard with the southern edge of the right-of-way of Perimeter Park Road and running thence

with said new right-of-way of Airport Boulevard five (5) calls as follows: (1) South 25 degrees 09 minutes 07 seconds West a distance of 78.30 feet to an iron pin set; (2) South 19 degrees 05 minutes 07 seconds West a distance of 619.61 feet to an iron pin set; (3) South 63 degrees 33 minutes 24 seconds West a distance of 52.40 feet to an iron pin set; (4) South 19 degrees 11 minutes 05 seconds West a distance of 65.62 feet to an iron pin set; and (5) South 12 degrees 38 minutes 17 seconds West a distance of 34.74 feet to an iron pin set located in the property line of the now or formerly Wells Fargo Bank, et al. property and running thence with the property line of said Wells Fargo Bank, et al. property the three (3) calls as follows: (1) South 89 degrees 57 minutes 47 seconds West a distance of 294.54 feet to a one inch open top pipe found; thence (2) South 02 degrees 36 minutes 38 seconds West a distance of 116.80 feet to a one inch open top pipe found; thence (3) South 81 degrees 45 minutes 46 seconds West a distance of 67.40 feet to a one inch open top pipe found, a corner with Duke Realty, LP running thence with the eastern property line of said Duke Realty, LP property eight (8) calls as follows: (1) North 25 degrees 10 minutes 19 seconds West a distance of 271.94 feet to an iron pin set; (2) North 19 degrees 48 minutes 35 seconds East a distance of 278.28 feet to an iron pin set; (3) North 64 degrees 48 minutes 35 seconds East a distance of 159.24 feet to an iron pin set; (4) North 19 degrees 48 minutes 35 seconds East 79.32 feet to a one inch open top pipe found; (5) in a northerly direction, along a curve to the left, having a radius of 30.00 feet, an arc distance of 23.56 feet and subtended by a chord bearing and distance of North 02 degrees 41 minutes 25 seconds West 22.96 feet to an iron pin set; thence (6) North 25 degrees 11 minutes 25 seconds West a distance of 182.04 feet to an iron pin set; (7) North 64 degrees 48 minutes 35 seconds East a distance of 211.43 feet to a one inch open top pipe found; and (8) North 09 degrees 04 minutes 36 seconds East a distance of 48.00 feet to a one inch open top pipe found along the southern edge of the right-of-way of Perimeter Park Road; thence with said right-of-way of Perimeter Park Road three (3) calls as follows: (1) in an easterly direction, along the curve to the right, having a radius of 610.00 feet, an arc distance of 108.27 feet and being subtended by a chord bearing and distance of South 80 degrees 48 minutes 57 seconds East 108.13 feet to an iron pin set; (2) South 75 degrees 43 minutes 51 seconds East a distance of 227.07 feet to an iron pin set; and the Point of Beginning, and being all of Tract One, Perimeter Park West Phase I, containing 9.3810 acres, or 408,637 square feet.

PARCEL 2:

TOGETHER WITH a perpetual, non-exclusive discharge easement over a tract of land adjoining the herinabove-described real property (said adjoining tract of land being Tract Two, containing 8.68 acres, as shown on plat recorded in Book of Maps 1990 at Page 1122) as set forth in Special Warranty Deed recorded in Book 7604 at Page 595, in the Office of the Register of Deeds of Wake County, North Carolina.

PARCEL 3:

TOGETHER WITH a perpetual, non-exclusive easement to construct, maintain and replace electric, gas and telephone utility lines and equipment on adjoining tract at locations shown on the As-Built Survey attached as Exhibit A-1 to that certain Special Warranty Deed recorded in Book 7604 at Page 595, in the Office of the Register of Deeds of Wake County, North Carolina.

PARCEL 4:

TOGETHER WITH any interest in real estate contained or conveyed in that certain Declaration of Protective Covenants, Conditions, Restrictions, Reservation and Easements for Perimeter Park - Phase 1 recorded in Book 14001 at Page 2041, in the Office of the Register of Deeds of Wake County, North Carolina

Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Taxes or assessments for the year 2021, and subsequent years, not yet due or payable.
2. Any matters disclosed by survey entitled "ALTA/NSPS LAND TITLE SURVEY FOR THE USE AND BENEFIT OF: NR PERIMETERS EDGE LP, A DELAWARE LIMITED PARTNERSHIP" by Michael O. Cook, P.L.S. with Blew & Associates, PA, P.L.S., dated August 13, 2021, last revised August 30, 2021 (the "Survey").
3. Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 14001, page 2041, as affected by that Assignment of Declarant Rights recorded in Book 15980, page 1128.
4. Storm sewer pipe shown on Book of Maps 1990, page 1122.
5. Rights of tenants, as tenants only, under unrecorded leases as set forth, without option to purchase, a right of first offer, a right of first refusal or any similar rights pertaining to the Land.
6. Rights of Way to Carolina Power and Light Company recorded in Book 4477, page 704 and Book 4674, page 634.
7. Deed of Permanent Easement for Utility and Pipeline Purposes to the Town of Cary recorded in Book 15857, page 2307.
8. Easements, restrictions, and reservations contained in that Deed recorded in Book 7604, page 595.
9. Sign Easement Agreement recorded in Book 16561, page 143.
10. Lease and terms and provisions thereof by and between SRE 1000 Perimeter Park Dr., L.P. and Biomedomics, Inc., a memorandum of which is recorded in Book 17280, page 1727.
11. Unrecorded Right of Way Agreement by and between Perimeter Park West Associates, as Grantor, and Public Service Company of North Carolina, Inc., as Grantee, dated September 5, 1989.