

Excise Tax \$34,396.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Tax Lot No.: \_\_\_\_\_ Parcel Identifier No. 0756837100  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
by \_\_\_\_\_

Mail after recording to: Grantee

This instrument was prepared by: Matthew Roslin, as authorized agent of Grantor

Brief Description for the index

2100 Gateway Centre Blvd., Morrisville, Wake County, NC

THIS DEED made as of the 3<sup>rd</sup> day of June, 2022, by and between:

GRANTOR	GRANTEE
ALIDADE GATEWAY I, LLC, a North Carolina limited liability company  40900 Woodward Avenue, Suite 250 Bloomfield Hills, Michigan 48304 Attention: Geoffrey R. Langdon	CPVF IV 2100 GATEWAY LLC, a Delaware limited liability company  7600 North Capital of Texas Highway Building B, Suite 130 Austin, Texas 78731 Attention: Jason Levine
Enter in appropriate block for each party: name, 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 in fee simple, all that certain lot or parcel of land situated in the Town of Morrisville, Wake County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE (the "Property").**

The Property does NOT include the primary residence of Grantor.

The Property was acquired by Grantor by Instruments recorded in Book 16604 at Page 1, Wake County Registry.

submitted electronically by "First American Title Insurance Company - NCS Troy"  
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 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, except for the items set forth on EXHIBIT "B" attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions").

[SEE ATTACHED SIGNATURE AND NOTARY PAGE]

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

GRANTOR:


**ALIDADE GATEWAY I, LLC,**  
a North Carolina limited liability company

By:   
Print Name: Steven J. Faliski  
Its: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF OAKLAND     )

The foregoing instrument was acknowledged before me this 2nd day of June, 2022, by Steven J. Faliski, an Authorized Signatory of ALIDADE GATEWAY I, LLC, a North Carolina limited liability company, on behalf of said entity.

  
Notary Public, \_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

[Notary Seal]



**CELINE M OSTLING**  
Notary Public, Oakland County, MI  
Acting in Oakland County, Michigan  
My Commission Expires on 03/15/2027

**EXHIBIT "A" to Special Warranty Deed as to 2100 Gateway Centre Boulevard, Morrisville, NC****Description of the Property**

LYING AND BEING SITUATE IN WAKE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT 5.827 ACRE TRACT OF LAND LYING IN THE CEDAR FORK TOWNSHIP, CARY, WAKE COUNTY, NORTH CAROLINA, AND BEING THE SAME TRACT AS FOUND IN DEED BOOK (D.B.) 8727 PAGE (PG.) 1170 AND BOOK OF MAPS (BOM) 2000 (PG.) 1746 IN THE REGISTER OF DEEDS OFFICE OF SAID WAKE COUNTY, AND BEING BOUNDED ON THE NORTH BY GATEWAY CENTRE BOULEVARD (BOM 1986 PG. 431 VARIABLE WIDTH PUBLIC RIGHT OF WAY); ON THE EAST BY AVIATION PARKWAY (SR 1002 VARIABLE WIDTH PUBLIC RIGHT OF WAY); ON THE SOUTH BY SAID GATEWAY CENTRE BOULEVARD; AND ON THE WEST BY NOW OR FORMERLY CARY GATEWAY, LLC (D.B. 8570 PG. 1113) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE IN THE NORTHERN RIGHT OF WAY LINE OF SAID AVIATION PARKWAY AND ALSO BEING SOUTH 40 DEGREES 05 MINUTES 21 SECONDS WEST 1108.16 FEET FROM AN EXISTING NORTH CAROLINA GEODETIC SURVEY CONCRETE MONUMENT "DRIVE 2", (ALL BEARINGS ARE REFERENCED TO NC GRID NORTH NAD 1983 AND ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED) AND BEING HEREAFTER REFERRED TO AS THE POINT AND PLACE OF BEGINNING; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE OF AVIATION PARKWAY SOUTH 35 DEGREES 55 MINUTES 10 SECONDS WEST 59.09 FEET TO AN EXISTING IRON PIPE; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE AVIATION PARKWAY SOUTH 35 DEGREES 35 MINUTES 53 SECONDS WEST 189.93 FEET TO AN EXISTING IRON PIPE; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE AVIATION PARKWAY SOUTH 35 DEGREES 34 MINUTES 53 SECONDS WEST 193.46 FEET TO AN EXISTING IRON PIPE; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE AVIATION PARKWAY SOUTH 35 DEGREES 42 MINUTES 21 SECONDS WEST 88.69 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID NORTHERN RIGHT OF WAY LINE AVIATION PARKWAY ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID GATEWAY CENTRE BOULEVARD 29.69 FEET ALONG A NONTANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, CHORD DISTANCE OF 29.26 FEET AND CHORD BEARING OF NORTH 71 DEGREES 46 MINUTES 00 SECONDS WEST TO AN EXISTING IRON PIPE; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE GATEWAY CENTRE BOULEVARD NORTH 55 DEGREES 12 MINUTES 09 SECONDS WEST 54.08 FEET TO AN EXISTING IRON PIPE; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE GATEWAY CENTRE BOULEVARD 60.32 FEET ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 466.17 FEET, CHORD DISTANCE OF 60.27 FEET AND CHORD BEARING OF NORTH 58 DEGREES 54 MINUTES 09 SECONDS WEST TO AN EXISTING IRON PIPE; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE OF GATEWAY CENTRE BOULEVARD 195.03 FEET ALONG A NONTANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1506.31 FEET, CHORD DISTANCE OF 194.89 FEET AND CHORD BEARING OF NORTH 58 DEGREES 46 MINUTES 58 SECONDS WEST TO AN EXISTING IRON PIPE; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE GATEWAY CENTRE BOULEVARD 226.11 FEET ALONG A NONTANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1291.04 FEET, CHORD DISTANCE OF 225.82 FEET AND CHORD BEARING OF NORTH 50 DEGREES 11 MINUTES 35 SECONDS WEST TO AN EXISTING IRON PIPE IN A COMMON LINE WITH SAID CARY GATEWAY, LLC; THENCE LEAVING SAID NORTHERN RIGHT OF WAY LINE GATEWAY CENTRE BOULEVARD ALONG SAID COMMON LINE WITH CARY GATEWAY, LLC, NORTH 57 DEGREES 47 MINUTES 54 SECONDS EAST 138.87 FEET TO AN EXISTING IRON PIPE; THENCE ALONG SAID COMMON LINE WITH SAID CARY GATEWAY, LLC, NORTH 80 DEGREES 17 MINUTES 16 SECONDS EAST 90.50 FEET TO AN EXISTING IRON PIPE; THENCE ALONG SAID COMMON LINE WITH CARY GATEWAY, LLC, NORTH 50 DEGREES 12 MINUTES 52 SECONDS EAST 132.65 FEET TO AN EXISTING IRON PIPE; THENCE ALONG SAID COMMON LINE WITH CARY GATEWAY, LLC, NORTH 50 DEGREES 14 MINUTES 52 SECONDS EAST 306.91 FEET TO AN EXISTING IRON PIPE IN THE SOUTHERN RIGHT OF WAY LINE OF SAID GATEWAY CENTRE BOULEVARD; THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE GATEWAY CENTRE BOULEVARD 28.54 FEET ALONG A NONTANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1076.22 FEET, CHORD DISTANCE OF 28.53 FEET AND CHORD BEARING OF SOUTH 40 DEGREES 26

MINUTES 39 SECONDS EAST TO AN EXISTING IRON PIPE; THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE GATEWAY CENTRE BOULEVARD 107.04 FEET ALONG A NONTANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 887.55 FEET, CHORD DISTANCE OF 106.98 FEET AND A CHORD BEARING OF SOUTH 36 DEGREES 41 MINUTES 24 SECONDS EAST TO AN EXISTING IRON PIPE; THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE GATEWAY CENTRE BOULEVARD 191.23 FEET ALONG A NONTANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 492.52 FEET, CHORD DISTANCE OF 190.03 FEET AND CHORD BEARING OF SOUTH 44 DEGREES 37 MINUTES 37 SECONDS EAST TO AN EXISTING IRON PIPE; THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE GATEWAY CENTRE BOULEVARD 18.29 FEET ALONG A NONTANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, CHORD DISTANCE OF 18.19 FEET AND CHORD BEARING OF SOUTH 45 DEGREES 28 MINUTES 47 SECONDS EAST TO AN EXISTING IRON PIPE, THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.827 ACRES AND IS THE SAME AS SHOWN IN ON A PLAT OF SURVEY ENTITLED "ALTA/ACSM LAND SURVEY; 2100 GATEWAY BLVD; LOT 1R", PREPARED BY BASS, NIXON & KENNEDY, INC., EDMUND H. DAVENPORT, PLS #L-2832, DATED 12/21/04, LAST UPDATED 1/19/2006.

TOGETHER WITH A NON-EXCLUSIVE AND PERPETUAL EASEMENT AND RIGHT OF ACCESS FOR THE PURPOSE OF CONNECTING TO AND USING SEWER LINES, AS CREATED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED IN BOOK 8715 AT PAGE 626, WAKE COUNTY REGISTRY.

LESS AND EXCEPT THOSE PORTIONS CONVEYED TO THE DEPARTMENT OF TRANSPORTATION BY THAT MEMORANDUM OF ACTION RECORDED IN BOOK 16960, PAGE 1759, AND THE RELATED CONSENT JUDGMENT RECORDED IN BOOK 17576, PAGE 393, BOTH OF THE WAKE COUNTY REGISTRY, TO WHICH REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

**EXHIBIT "B" to Special Warranty Deed as to 2100 Gateway Centre Boulevard, Morrisville, NC****Permitted Exceptions**

1. Taxes and assessments for the year 2022 and all subsequent years, which are a lien not yet due and payable.
2. Any state of facts shown on those certain surveys prepared by Jonathan Murphy, Professional Land Surveying, dated July 18, 2016, File Name 2100 Gateway Blvd ALTA.dwg, dated July 14, 2016, File Name 3200 Gateway Centre ALTA.dwg and dated July 11, 2016, File Name 3501 Gateway Centre ALTA.dwg, with respect to the Property.
3. Rights of tenants of the Property as tenants only under unrecorded leases listed on the rent roll delivered by Grantor to Grantee on or about the date hereof.
4. All governmental laws, codes, ordinances, and restrictions now or hereafter in effect in so far as same affect the Property, which includes without limitation, applicable zoning, subdivision, building and other land use laws and regulations.
5. Memorandum of Action in Book 16960, Page 1759; Book 17576, Page 393, Wake County Registry.
6. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Protective Covenants Gateway Centre, recorded in Book 3580, Page 624 with Exception to Declaration of Protective Covenants Gateway Centre recorded in Book 8570, Page 1102, and Amendment and Supplement to Declaration recorded in Book 11919, Page 2191, Wake County Registry.
7. Easement to Carolina Power & Light Company recorded in Book 3502, Page 917, Wake County Registry.
8. Easements and any other facts as shown on plat recorded in Map Book 2000, Page 1746, Wake County Registry.
9. Easements and any other facts as shown on plat recorded in Map Book 1986, Page 431, Wake County Registry.
10. Easements and any other facts as shown on plat recorded in Map Book 1987, Page 159, Wake County Registry.
11. Easement Agreement by and between Cary Gateway, L.L.C., a Delaware limited liability company, and DWT Gateway I, LLC, a North Carolina limited liability company, recorded in Book 8715, Page 626, Wake County Registry.
12. Agreement by and between E. N. Richards and wife, Helen H. Richards, R. A. Bryan, Jr. and wife, Jo Ann C. Bryan and City of Raleigh, City of Durham, County of Wake, County of Durham and the Raleigh-Durham Airport Authority, municipal corporations and bodies politic, recorded in Book 1760, Page 641, Wake County Registry.
13. Easements and any other facts as shown on plat recorded in Map Book 1992, Page 142, 143, 144 and 145, Wake County Registry.
14. Easement to Carolina Power & Light Company recorded in Book 924, Page 284, Wake County Registry.
15. Easement to Carolina Power & Light Company recorded in Book 1116, Page 4, Wake County Registry.
16. Easement to Carolina Power & Light Company recorded in Book 1812, Page 123, Wake County Registry.
17. Easement to Carolina Power & Light Company recorded in Book 1812, Page 135, Wake County Registry.
18. Easement to Carolina Power & Light Company recorded in Book 1901, Page 410, Wake County Registry.

19. Easement to Carolina Power & Light Company recorded in Book 1901, Page 468, Wake County Registry.
20. Easement to Carolina Power & Light Company recorded in Book 1901, Page 473, Wake County Registry.
21. Easement to Carolina Power & Light Company recorded in Book 1901, Page 474, Wake County Registry.
22. Rights of way of Aviation Parkway and Gateway Centre Boulevard to their full legal widths.
23. Rights of others in and to the use of easement(s) appurtenant affecting the Land, if any.
24. Riparian rights (streams, ditches).
25. Reservation of gas, oil and/or mineral rights.

4858-5512-8609 v1 [40229-422]