

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2021 Dec 16 11:16 AM
Book: 9562 Page: 361
 NC Rev Stamp: \$ 34300.00 Fee: \$ 26.00
 Instrument Number: 2021064028
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$34,300.00

Parcel Identifier No. #173352

Mail after recording to: Grantee

This instrument was prepared by: Thomas C. Grella, a North Carolina licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney, to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Camelia Drive, Durham

THIS DEED made this 15th day of December, 2021, by and between:

GRANTORS

ARBORGATE DURHAM, LLC, a Delaware Limited Liability Company (as to a 32.68% interest); AZALEA SPONSOR GROUP 2, LLC, a Delaware Limited Liability Company (as to a 10.51% interest); AZALEA SPONSOR GROUP 3, LLC, a Delaware Limited Liability Company (as to a 28.39% interest) and AZALEA PARK NC, LLC, a New York Limited liability Company (as to a 28.42% interest) (as tenants-in-common)

Address of all Grantors:

7 Penn Plaza, Suite 1400
 New York, NY 10001

GRANTEE

CC AZALEA, LLC, a Delaware limited liability company

1111 Metropolitan Ave. #700
 Charlotte, NC 28204

WITNESSETH, that all of the Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of their respective undivided interests (which collectively is 100% of all undivided interests) in

Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

and to that certain tract or parcel of land lying and being in the City of Durham, Durham County, North Carolina, being more particularly described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

The Property is the same real property described in that deed recorded in Book 8241, Page 501, Durham County Registry.

ALL OR A PORTION OF THE PROPERTY HEREIN CONVEYED DOES NOT INCLUDE THE PRIMARY RESIDENCE OF GRANTOR.

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

And the Grantors covenant with the Grantee that Grantors have done nothing to impair such title as Grantors received, and Grantors will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantors, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

IN TESTIMONY WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.

Execution on following pages

ARBORGATE DURHAM, LLC,
a Delaware limited liability company

By: *[Signature]*
Matthew C. Millman, Authorized Signatory

STATE OF New York, COUNTY OF New York

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose state therein and in the capacity indicated:
Matthew C. Millman, Authorized Signatory for ARBORGATE DURHAM, LLC

Date: 12/10/2021

[Signature]
Notary Public
Mary E Colavecchio
(Printed Name of Notary)

PLACE NOTARY SEAL INSIDE THIS BOX ONLY!

MARY E. COLAVECCHIO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6227430
Qualified in Queens County
Commission Expires Aug. 30, 2022

AZALEA SPONSOR GROUP 2, LLC,
a Delaware limited liability company

By: *[Signature]*
Matthew C. Millman, Authorized Signatory

STATE OF New York, COUNTY OF New York

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose state therein and in the capacity indicated:
Matthew C. Millman, Authorized Signatory for AZALEA SPONSOR GROUP 2, LLC

Date: 12/10/2021

[Signature]
Notary Public
Mary E Colavecchio
(Printed Name of Notary)

PLACE NOTARY SEAL INSIDE THIS BOX ONLY!

MARY E. COLAVECCHIO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6227430
Qualified in Queens County
Commission Expires Aug. 30, 2022

AZALEA SPONSOR GROUP 3, LLC,
a Delaware limited liability company

By: [Signature]
Matthew C. Millman, Authorized Signatory

STATE OF New York, COUNTY OF New York

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose state therein and in the capacity indicated:

Matthew C. Millman, Authorized Signatory for AZALEA SPONSOR GROUP 3, LLC

Date: 12/10/2021

[Signature]
Notary Public
Mary E Colavecchio
(Printed Name of Notary)

PLACE NOTARY SEAL INSIDE THIS BOX ONLY!

MARY E. COLAVECCHIO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6227430
Qualified in Queens County
Commission Expires Aug. 30, 2022

AZALEA PARK NC LLC,
a New York limited liability company

By: [Signature]
Matthew C. Millman, Authorized Signatory

STATE OF New York, COUNTY OF New York

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose state therein and in the capacity indicated:

Matthew C. Millman, Authorized Signatory for AZALEA PARK NC, LLC

Date: 12/10/2021

[Signature]
Notary Public
Mary E Colavecchio
(Printed Name of Notary)

PLACE NOTARY SEAL INSIDE THIS BOX ONLY!

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EXHIBIT A**PROPERTY DESCRIPTION**

BEGINNING at an existing iron pin on the eastern margin of Camellia Drive at the northwestern corner of Lot 1, of "Crystal Meadows Subdivision" (PB 120, Pg. 18), and said iron pin being located North 58° 48' 09" East 268.52 feet from Durham L.E.C. Monument No. 151 having N.C. Grid Coordinates of N=834,973.351 and E=2,019,043.288 (1927 NAD); thence along the eastern margin of Camellia Drive, North 04° 04' 27" West, 124.51 feet to a new iron pin; thence along a curve to the right having a radius of 299.95 feet, a delta of 85° 32' 26", an arc of 447.81 feet and a chord of North 38° 52' 32" East, 407.37 feet to a new iron pin; thence North 81° 41' 51" East 60.02 feet to a new iron pin; thence along a curve to the left having a radius of 510.18 feet, a delta of 24° 22' 15", an arc of 217.01 feet and a chord of North 69° 25' 36" East, 215.37 feet to a new iron pin on the western margin of Bogarde Street; thence along a curve to the right having a radius of 20.00 feet, a delta of 84° 31' 33", an arc of 29.51 feet and a chord of South 80° 47' 28" East, 26.90 feet to an iron pin; thence along the western margin of Bogarde Street, along a curve to the left having a radius of 492.72 feet a delta of 29° 13' 21" an arc of 251.30 feet, and a chord of South 52° 40' 09" East 248.59 feet to a new iron pin; thence South 67° 16' 10" East, 109.46 feet to an iron pin; thence along a curve to the right having a radius of 295.38 feet, a delta of 49° 31' 35", an arc of 255.33 feet and a chord of South 42° 33' 29" East 247.45 feet to an iron pin; thence South 17° 45' 34" East, 150.01 feet to a new iron pin; thence along a curve to the left having a radius of 380.45 feet, a delta of 03° 26' 32", an arc of 22.86 feet, and a chord of South 19° 26' 34" East, 22.85 feet to an iron pin, thence along the northern line of Crystal Meadows Subdivision, North 88° 50' 15" West 1025.02 feet to a new iron pin; thence South 85° 14' 41" West, 29.05 feet to a new iron pin on the eastern margin of Camellia Drive; said point being the point and place of BEGINNING.

EXHIBIT B

EXCEPTIONS

Title to the Property is subject to the following exceptions:

1. The lien of all taxes for the year 2022, and subsequent years.
2. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 416, Page 491, as affected by Pole Line Right of Way granted to Duke Power Company in Book 1108, Page 833, Durham County Registry, North Carolina.
3. Cemetery access and maintenance easement described in that deed recorded in Book 1131, Page 737.
4. Service and Marketing Agreement, Easement and Memorandum of Agreement made by and between Azalea Park at Bogarde Street, LLC and Time Warner Cable Inc. through its East Region - Carolinas, recorded in Book 6830, Page 532, in the aforesaid Registry's Office.
5. Rights of parties in possession, as tenants only, under prior unrecorded leases with terms of three years or less, with no right of first refusal or option to purchase.
6. Shortages or overages in the acreage of the Land.
7. The following matter(s) as shown on survey by Jonathan F. Murphy, dated October 18, 2021 (herein "the Survey"):
 - a. Fire hydrants; Dumpsters; Light poles and Yard inlets; all located as shown; and
 - b. Sign encroaching into right of way of Bogarde Street.