

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jan 23 11:57:57 AM
BK:8351 PG:591-595

DEED
FEE: \$26.00
INSTRUMENT # 2018002303
EXCISE TAX: \$55,550.00
SMMARSH



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Transfer Tax Amount: Fifty Five Thousand Five Hundred Fifty Dollars (\$55,550.00)

Tax Parcel Identification Number is: 0708-02-58-1780

This instrument was prepared by: Jason E. Sito, Mayer Brown LLP, Attorney for GRANTEE

This Property **DOES NOT** include the Grantor's Principal Residence.

Send Tax Statements to: GRANTEE

Mail after recording to: Jason E. Sito, Mayer Brown LLP,
71 South Wacker Dr. Chicago, Illinois 60606.

Return to:

d Y STEWART TITLE GUARANTY COMPAN'
929 KINGS HWY E
3RD FL
FAIRFIELD CT 06825

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jan 23 11:57:58 AM
BK:8351 PG:596-600

DEED
FEE: \$26.00
INSTRUMENT # 2018002304
EXCISE TAX: \$55,550.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Transfer Tax Amount: Fifty Five Thousand Five Hundred Fifty Dollars (\$55,550.00)

Tax Parcel Identification Number is: 0708-02-58-5961

This instrument was prepared by: Jason E. Sito, Mayer Brown LLP, Attorney for GRANTEE

This Property **DOES NOT** include the Grantor's Principal Residence.

Send Tax Statements to: GRANTEE

Mail after recording to: Jason E. Sito, Mayer Brown LLP,
71 South Wacker Dr. Chicago, Illinois 60606.

Return to:
STEWART TITLE GUARANTY COMPAN'
929 KINGS HWY E
3RD FL
FAIRFIELD CT 06825

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”) is made as of this 18th day of January, 2018 between:

GRANTOR	GRANTEE
PALLADIAN CENTER LLC, a Delaware limited liability company c/o Clarion Partners, LLC 701 8th Street, NW, Suite 800 Washington, DC 20001	PINE FOREST 240 LL, LLC a Delaware limited liability company c/o Innovatus Capital Partners, LLC 777 3 rd Avenue, 25 th Floor New York, New York 10017 and PINE FOREST 240 TT, LLC a Delaware limited liability company c/o Innovatus Capital Partners, LLC 777 3 rd Avenue, 25 th Floor New York, New York 10017

Grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration from Grantee, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantee, its successors and assigns, the real property situated in the County of Durham and State of North Carolina which is more particularly described on Schedule 1 hereto (“Property”), together with Grantor’s right, title and interest, if any, in and to (i) the appurtenances, rights, benefits, privileges, tenements and hereditaments pertaining thereto; (ii) the common elements and limited common elements appurtenant thereto; (iii) adjacent streets, alleys, strips, gores and right-of-ways appurtenant thereto; (iv) any easement rights, licenses, air rights, subsurface rights, development rights and water and mineral rights appurtenant thereto; and (v) any other estate, right, title, interest, or claim, either in law or equity, in or to the Property, but SUBJECT, HOWEVER, TO:

1. Real estate taxes not yet due and payable;
2. General and special assessments due and payable after the date hereof;
3. Liens, claims, easements, covenants, restrictions, encumbrances, and other matters of record;
4. Zoning and other laws, ordinances, and regulations;
5. Public utility, drainage, and highway easements, whether or not of record;
6. Rights of tenants as tenants only, with no options to purchase the Property, no rights of first refusal to purchase the Property and no rights of first offer to purchase the Property; and
7. Encroachments and other matters which would be disclosed by an accurate survey or a physical inspection of the Property.

Grantor hereby covenants with Grantee, its successors and assigns, to forever WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

SCHEDULE I
TO
SPECIAL WARRANTY DEED
LEGAL DESCRIPTION

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Parcel 2:

Lying and being situate in Durham County, North Carolina, having Durham County Parcel Identification Number 0708-02-58-5961 and corresponding Parcel-ID 141573, and being more particularly described as follows:

BEGINNING at an existing concrete monument located at the northwestern corner of property now or formerly owned by the United States of America (USA) as described in Deed Book 428, Page 870 of the Durham County Registry, said concrete monument being located North 16°38'58" West 1036.23 feet from North Carolina Geodetic Survey Monument "QUAD," having North Carolina Grid Coordinates (NAD 83) of Y=787772.02 feet and X=2005911.76 feet, thence from said beginning point and along USA's western property line South 02°47'24" East 370.77 feet to an existing iron pipe marking the northeast corner of Tract 2, Palladian Corporate Center as shown on Plat Book 153, Page 337; thence along the northern line of Tract 2 South 87°12'36" West 156.55 feet to an existing iron pin; thence leaving the northern line of Tract 2 and with the eastern line of Tract 1 of that same subdivision and plat reference the following three courses and distances: (1) North 02°47'24" West 421.94 feet to an existing iron pin; (2) South 87°12'36" West 102.50 feet to an existing PK nail; and (3) North 02°47'24" West 317.07 feet to an existing iron pin marking Tract 1's northeastern property corner and in the southern line of Tract 6 of that same subdivision and plat reference: thence along Tract 6's southern property line the following three courses and distances: (1) North 87°12'36" East 153.50 feet to an existing iron pin; (2) North 02°47'24" West 182.50 feet to an existing iron pin; and (3) North 87°12'36" East 268.01 feet to an existing iron pipe marking Tract 6's southeast property corner and in the western line of Tract 4 of that same subdivision and plat reference: thence along Tract 4's western property line South 02°47'24" East 550.13 feet to an existing iron pipe marking Tract 4's southwest property corner and in USA's northern property line; thence along USA's northern property line South 86°59'47" West 162.47 feet to the point and place of BEGINNING, and being all of Lot 3, containing 5.897 acres as shown on plat of survey entitled "Final Subdivision Plat for Tracts 1-7, Palladian Corporate Center, Durham, North Carolina, Triangle TWP, Durham County, North Carolina" dated July 19, 2001, and last revised October 9, 2001 prepared by Watts B. Fearrington, Jr., PLS, of Arcadis Geraghty & Miller of North Carolina, Inc. and recorded in Plat Book 153, Pages 337 and 339 of the Durham County Registry.

TOGETHER WITH AND SUBJECT TO all rights, title, interests and appurtenances, in that certain "Variable Width Private Road & Cross Access and Utility Easement" as shown on plat of survey entitled "Final Subdivision Plat for Tracts 1-7, Palladian Corporate Center, Durham, North Carolina, Triangle TWP, Durham County, North Carolina" dated July 19, 2001, and last revised October 9, 2001 prepared by Watts B. Fearrington, Jr., PLS, of Arcadis Geraghty & Miller of North Carolina, Inc. and recorded in Plat Book 153, Pages 337 and 339 of the Durham County Registry.

TOGETHER WITH AND SUBJECT TO all rights, title, interests, appurtenances and obligations as set forth in that certain instrument entitled "Declaration of Protective Covenants, Conditions and Restrictions for Palladian Corporate Center recorded in Book 3233, Page 11, as amended in Book 6050, Page 25 as affected by Assignment and Assumption of Declarant Rights recorded in Book 6051, Page 317, as amended by instrument recorded in Book 6433, Page 312 and Book 6922, Page 963, in said Registry.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 17000150719
ALTA Commitment For Title Insurance Schedule 8-1-16
Page 4 of 4



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”) is made as of this 18th day of January, 2018 between:

GRANTOR	GRANTEE
<p>PALLADIAN CENTER LLC, a Delaware limited liability company c/o Clarion Partners, LLC 701 8th Street, NW, Suite 800 Washington, DC 20001</p>	<p>PINE FOREST 220 LL, LLC a Delaware limited liability company c/o Innovatus Capital Partners, LLC 777 3rd Avenue, 25th Floor New York, New York 10017</p> <p style="text-align: center;">and</p> <p>PINE FOREST 220 TT, LLC a Delaware limited liability company c/o Innovatus Capital Partners, LLC 777 3rd Avenue, 25th Floor New York, New York 10017</p>

Grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration from Grantee, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantee, its successors and assigns, the real property situated in the County of Durham and State of North Carolina which is more particularly described on Schedule 1 hereto (“Property”), together with Grantor’s right, title and interest, if any, in and to (i) the appurtenances, rights, benefits, privileges, tenements and hereditaments pertaining thereto; (ii) the common elements and limited common elements appurtenant thereto; (iii) adjacent streets, alleys, strips, gores and right-of-ways appurtenant thereto; (iv) any easement rights, licenses, air rights, subsurface rights, development rights and water and mineral rights appurtenant thereto; and (v) any other estate, right, title, interest, or claim, either in law or equity, in or to the Property, but SUBJECT, HOWEVER, TO:

1. Real estate taxes not yet due and payable;
2. General and special assessments due and payable after the date hereof;
3. Liens, claims, easements, covenants, restrictions, encumbrances, and other matters of record;
4. Zoning and other laws, ordinances, and regulations;
5. Public utility, drainage, and highway easements, whether or not of record;
6. Rights of tenants as tenants only, with no options to purchase the Property, no rights of first refusal to purchase the Property and no rights of first offer to purchase the Property; and
7. Encroachments and other matters which would be disclosed by an accurate survey or a physical inspection of the Property.

Grantor hereby covenants with Grantee, its successors and assigns, to forever WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, this Deed has been executed to be effective as of the day and year first written above.

GRANTOR:

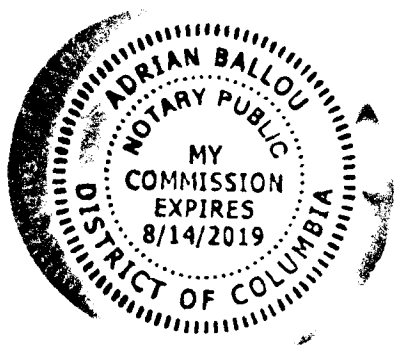
PALLADIAN CENTER LLC, [SEAL] /
a Delaware limited liability company

By: [Signature]
Name: James L. Dean II
Title: Vice-President

~~STATE OF~~ District of)
~~COUNTY OF~~ Columbia)

SS: [Signature]
Adrian Ballou, Notary Public, D.C.
My commission expires August 14, 2019

On the 12 day of January, in the year 2018, before me, the undersigned, personally appeared James Dean, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal at WASH., DC, this 12 day of January, 2018.



SCHEDULE I
TO
SPECIAL WARRANTY DEED
LEGAL DESCRIPTION

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Parcel 1:

BEING located in County of Durham, State of North Carolina and more particularly described as:

COMMENCING at an existing concrete monument located in the eastern edge of the right of way of Leigh Farm Road (a variable width public right of way formerly known as Farrington Road), said monument being located North 42°56'35" West 1797.51 feet (Ground) from NCGS Monument "QUAD", having NC Grid Coordinates (NAD 83) of Y=787772.02 and X=2005911.76 and running thence with the eastern edge of the right of way of said Leigh Farm Road six (6) calls as follows: (1) North 86°46'21" East 30.25 feet to an existing iron pipe; (2) South 22°37'17" East 69.89 feet to an existing iron pipe; (3) South 15°47'55" East 100.03 feet to an existing iron pipe; (4) South 07°27'21" East 99.99 feet to an existing iron pipe; (5) South 04°16'50" East 43.48 feet to an existing concrete monument; and (6) in a southerly direction, along a curve to the left, having a radius of 1105.93 feet, a delta of 00°34'04" and a chord bearing and distance of South 18°23'14" East 10.96 feet to a new iron pipe marking the point and place of BEGINNING; thence from said beginning point North 87°12'36" East 334.14 feet to a new iron pipe; thence North 02°47'24" West 317.07 feet to a new iron pipe; thence North 87°12'36" East 229.00 feet to a new iron pipe; thence South 02°47'24" East 317.07 feet to a new iron pipe; thence North 87°12'36" East 102.50 feet to a new iron pipe; thence South 02°47'24" East 421.94 feet to a new iron pipe; thence South 87°12'36" West 44.00 feet to a new iron pipe; thence North 52°48'01" West 125.61 feet to a new iron pipe; thence South 87°12'36" West 361.02 feet to a new iron pipe located in the eastern edge of the right of way of the above-referenced Leigh Farm Road; thence with said right of way of Leigh Farm Road two (2) calls as follows: (1) in a northerly direction, along a curve to the right, having a radius of 1105.93 feet, a delta of 01°40'44" and a chord bearing and distance of North 37°34'20" West 32.41 to a point; and (2) in a northerly direction, along a curve to the right, having a radius of 1105.93 feet, a delta of 18°03'42" and a chord bearing and distance of North 27°42'07" West 347.19 feet to the point and place of BEGINNING, and designated as Lot 1, Palladian Corporate Center, containing 6.50 acres (283,336 square feet), according to plat of survey entitled "Final Subdivision Plat for Tracts 1-7, Palladian Corporate Center, Durham, North Carolina, Triangle TWP, Durham County, North Carolina" dated July 19, 2001, and last revised October 9, 2001 prepared by Watts B. Farrington, Jr., Professional Land Surveyor, of Arcadis Geraghty & Miller of North Carolina, Inc. and recorded in Plat Book 153, Pages 337 and 339, Durham County Registry.

TOGETHER WITH AND SUBJECT TO all rights, title, interests and appurtenances, in that certain "Variable Width Private Road & Cross Access and Utility Easement" as shown on plat of survey entitled "Final Subdivision Plat For Tracts 1-7, Palladian Corporate Center, Durham, North Carolina, Triangle TWP, Durham County, North Carolina" dated July 19, 2001, and last revised October 9, 2001 prepared by Watts B. Farrington, Jr., Professional Land Surveyor, of Arcadis Geraghty & Miller of North Carolina, Inc. and recorded in Plat Book 153, Pages 337 and 339, Durham County Registry.

TOGETHER WITH AND SUBJECT TO all rights, title, interests, appurtenances and obligations as set forth in that certain instrument entitled "Declaration of Protective Covenants, Conditions and Restrictions for Palladian Corporate Center recorded in Book 3233 at Page 111, Durham County Registry, as amended by instrument recorded in Book 6050, Page 25, as affected by Assignment and Assumption of Declarant Rights recorded in Book 6051, Page 317, as amended by instrument recorded in Book 6433, Page 312 and Book 6922, Page 963, in said Registry.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 17000150719

ALTA Commitment For Title Insurance Schedule 8-1-16

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