

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Feb 05 04:30 PM NC Rev Stamp: \$ 135094.00  
Book: 8360 Page: 27 Fee: \$ 26.00  
Instrument Number: 2018003906  
DEED

Excise Tax: \$135,094.00

PIN: 0822-17-12-9386; Tax Parcel No.: 195439

Prepared by: Kelly S. Weiner  
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Baltimore, MD 21202

Return to: Joshua P. Hanna  
Kirkland & Ellis LLP  
300 North LaSalle  
Chicago, IL 60654

Brief Description for the Index

Lot 1, Final Plat of Erwin Square Sub,  
PB 157, Page 275

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made as of this 5<sup>th</sup> day of February, 2018, by and between

GRANTOR	GRANTEE
ELPF Station Nine, LLC, a Delaware limited liability company  with a mailing address of: c/o LaSalle Investment Management, Inc. 3344 Peachtree Road, Suite 1100 Atlanta, GA 30326	Station Nine Owner, LLC, a Delaware limited liability company  with a mailing address of: c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, IA 50392

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 Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple all that certain lot or parcel of land (the "Property") situated in the City of Durham, Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property is a Brownfields Property and is subject to that certain Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property pursuant to North Carolina General Statutes Chapter 130A-310.35 recorded in the office of the Register of Deeds of Durham County, North Carolina in Book 3724, Page 824.

The Property was acquired by Grantor by instrument recorded in the office of the Register of Deeds of Durham County, North Carolina in Book 5572, Page 111.

All 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 absolute.

And Grantor hereby covenants with 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 exceptions hereinafter stated in the attached Exhibit B.


Title to the Property hereinabove described is subject to the exceptions listed in Exhibit B attached hereto and incorporated herein by reference.

**[Signature Page Follows]**

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

**ELPF STATION NINE, LLC,**  
a Delaware limited liability company

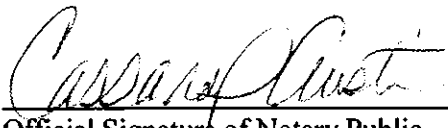
By:   
Name: Gregory Lucas Kimmel  
Title: Vice President

Baltimore County, State of Maryland

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

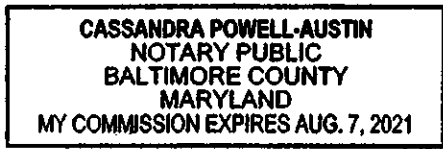
Gregory Lucas Kimmel  
Name of principal(s)

Date: January 26, 2018

  
Official Signature of Notary Public

Cassandra Powell-Austin Notary Public  
Notary printed or typed name

My commission expires 8/7/2021  
[OFFICIAL SEAL]



**EXHIBIT A**

**Legal Description of the Property**

Real property in the City of Durham, County of Durham, State of North Carolina, described as follows:

**PARCEL 1:**

Being all of the new Lot 1, containing 5.67 acres, as shown on the Final Plat of Erwin Square Subdivision and Easement Dedication Plat recorded in Plat Book 157, Page 275, Durham County Registry.

**PARCEL 2:**

Easements benefiting Parcel 1 described in Joint Easement and Maintenance Agreement recorded in Book 2322, Page 514, Durham County Registry, and Joinder and Addendum to Joint Easement and Maintenance Agreement recorded in Book 3724, Page 803, Durham County Registry, and Amendment to Joint Easement and Maintenance Agreement recorded in Book 8112, Page 493, Durham County Registry.

**EXHIBIT B**

**Permitted Exceptions**

1. Real estate taxes and assessments for the year 2018 and subsequent years, a lien not yet due and payable.
2. All matters appearing on Plat recorded in Plat Book 157, Page 275, Durham County Registry, as affected by Deletion of Common Area on Plat Book 157, Page 275 recorded in Book 6646, Page 886, Durham County Registry.
3. Stormwater Facility Operation and Maintenance Permit Agreement recorded in Book 3768, Page 605, Durham County Registry, as affected by Assumption of Stormwater Facility Operation and Maintenance Permit Agreement recorded in Book 5607, Page 712, Durham County Registry, and as further affected by Stormwater Facility Agreement and Covenant Version 082203 recorded in Book 5685, Page 436, Durham County Registry.
4. Joint Easement and Maintenance Agreement recorded in Book 2322, Page 514, Durham County Registry, as affected by Joinder and Addendum to Joint Easement and Maintenance Agreement recorded in Book 3724, Page 803, Durham County Registry, and as amended by Amendment to Joint Easement and Maintenance Agreement recorded in Book 8112, Page 493, Durham County Registry.
5. Notice of Brownfields Property recorded in Book 3724, Page 824, Durham County Registry, as shown on Plat of Brownfields Property recorded in Plat Book 157, Page 277, Durham County Registry.
6. Non-exclusive perpetual easement for vehicular and pedestrian passage, travel and traffic over, upon and across the portion of the property hereby conveyed designated as the Reserved Easement on the Final Plat, as reserved in North Carolina General Warranty Deed recorded in Book 3724, Page 768, Durham County Registry.