

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2016 MAY 16 12:22:44  
BK:7930 PG:494-498  
DEED  
FEE:\$26.00  
EXCISE TAX:\$36,532.00  
INSTRUMENT # 2016015200  
SMMARSH



Excise Tax: \$36,532.00

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 163575  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

Mail after recording to: Harkavy Shainberg Kaplan & Dunstan PLC, 6060 Poplar Avenue, St 140, Memphis TN 38119  
This instrument was prepared by: Tessa Leftwich – Isaacson Isaacson Sheridan Fountain & Leftwich, LLP

Brief Description for the Index :

ARIUM Research Triangle Park Apartments

### NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of this 12<sup>th</sup> day of May, 2016, by and between

<i>GRANTOR</i>	<i>GRANTEE</i>
<p><b>WE RTP OWNER LLC</b> a Delaware limited liability company</p> <p><i>MAILING ADDRESS:</i> <b>12 College Road</b> <b>Monsey, NY 10952</b></p>	<p><b>NCC RTP OWNER LLC</b> a Delaware limited liability company</p> <p><i>MAILING ADDRESS:</i> <b>c/o Richard S. Mezan, 260 Madison Avenue</b> <b>17<sup>th</sup> Floor, New York, NY 10016</b></p>

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 (previously named **ARIUM Research Triangle Park Owner, LLC**), 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 a **44.12% undivided tenant-in common interest** in that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina (the "Property") and more particularly described as follows:

**See Exhibit A attached hereto and made a part hereof**

No portion of the Property herein conveyed includes the primary residence of Grantor.



**EXHIBIT A**

## DESCRIPTION OF THE LAND

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Durham, County of Durham, State of North Carolina.

**Tract 1 - Fee Simple:**

Beginning at an existing iron pin on the southern right of way of Ellis Road, said point being on the western line of Laretta T. Taylor, said point having N.C. grid co-ordinates of N 796,855.2685 and E 2,045,609.4908; thence leaving the southern right of way of Ellis Road along the western line of Laretta T. Taylor S 00° 55' 03" E, 268.17 ft. to an iron pin; thence along the southern line of Laretta T. Taylor and Frank Meldau, S 88° 37' 42" E, 1107.46 ft. to an iron pin; thence S 22° 01' 15" W, 239.25 ft. to an iron pin; thence S 57° 57' 59" W, 80.79 ft. to an iron pin; thence S 61° 28' 06" W, 52.78 ft. to an iron pin; thence S 19° 49' 48" W, 496.20 ft. to an iron pin; thence S 73° 12' 05" E, 38.04 ft. Thence S 13° 47' 14" E, 61.70 ft. to an iron pin; thence S 13° 24' 25" W, 305.83 ft. to an iron pin on the northern line of Miami Investors; thence along the northern line of Miami Investors and Gabriel P. Chan N 88° 47' 16" W, 864.09 ft. To an iron pin on the eastern line of Margaret A. Benton; thence along the eastern line of Margaret A. Benton N 02° 31' 21" E, 1136.76 ft. to an iron pin; thence N 09° 43' 54" W, 194.93 ft. to an iron pin on the southern line of Ellis Road; thence along a curve to the left having a radius of 1825.91, an arc of 147.76 ft., and a chord of N 60° 06' 06" E, 147.72 ft. to an iron pin on the southern right of way of Ellis Road, said point being the point and place of beginning.

**Tract 2 - Easement:**

Together with a non-exclusive right of ingress, egress and regress for pedestrians and vehicles as well as for the installation and maintenance of utilities over, along, and under the following land shown on the map as Longmont Drive, as recorded in that certain Access, Utilities and Signage Easement Agreement dated as of September 19, 2011 and recorded in Book 6803 Page 129.

Beginning at an iron pin on the western right of way of Miami Blvd., thence along the western right of way of Miami Blvd. along a curve to the left having a radius of 1453.09 ft., an arc of 44.59 ft. and a chord of S 22° 57' 49" W, 44.58 ft. to a point; thence S 22° 05' 05" W, 23.55 ft. to a point; thence leaving the western right of way of Miami Blvd., N 49° 03' 36" W, 11.80 ft.; thence N 67° 39' 51" W, 61.26 ft.; thence along a curve to the left having a radius of 144.56 ft., an arc of 86.53 ft. and a chord of N 84° 48' 42" W, 85.24 ft. to a point; thence along a curve to the right having a radius of 278.88 ft., an arc of 120.07 ft., and a chord of N 89° 37' 31" W, 119.14 ft. to an iron pin; thence N 57° 57' 59" E, 80.79 ft. to an iron pin; thence N 81° 21' 07" E, 53.10 ft. to a point; thence along a curve to the right having a radius of 226.24 ft., an arc of 111.99 ft., and a chord of S 84° 28' 03" E, 110.85 ft. to a point; thence S 71° 53' 24" E, 54.28 ft. to a point; thence N 89° 34' 39" E, 12.95 ft. to a point on the western right of way of Miami Blvd.; said point being the point and place of beginning.

**Tract 3 - Easement:**

Together with a non-exclusive right of ingress, egress and regress for pedestrians and vehicles as well as for the installation and maintenance of utilities over, along, and under the following land shown on the map as New Haven Drive, as recorded in that certain Access, Utilities and Signage Easement Agreement dated as of September 19, 2011 and recorded in Book 6803 Page 129.

Beginning at an iron pin on the western right of way of Miami Blvd.; thence N 39° 34' 04" W, 11.06 ft.; thence N 72° 30' 18" W, 91.08 ft. to an iron pin; thence N 67° 47' 35" W, 47.71 ft. to a point; thence N 53° 35' 04" W, 70.19 ft. to an iron pin; thence N 13° 47' 14" W, 61.70 ft. to an iron pin; thence along a curve to the right having a radius of 123.33 ft., an arc of 66.63 ft., and a chord of S 63° 26' 45" E, 65.82 ft. to an iron pin; thence along a curve to the left having a radius of 159.20 ft., an arc of 69.54 ft., and a chord of S 60° 29' 00" E, 68.99 ft. to a point; thence S 72° 59' 53" E, 112.12 ft. to an iron pin on the western right of way of Miami Blvd.; thence along a curve to the left having a radius of 1347.26 ft., an arc of 61.68 ft. and a chord of S 15° 52' 03" W, 61.68 ft. to the point and place of beginning.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Covenants,