

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2018 Mar 20 04:53:25 PM  
BK:8386 PG:542-545  
DEED  
FEE: \$26.00  
INSTRUMENT # 2018009135  
EXCISE TAX: \$24,800.00  
SMMARSH



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$24,800.00

Recording Time, Book and Page

Tax Lot No. (for information only) 154328

Mail after recording to: Grantee  
This instrument was prepared by: K&L Gates LLP (EBR)  
214 N. Tryon Street, 47<sup>th</sup> Floor  
Charlotte, North Carolina 28202

Brief description for the Index: 2605 Meridian Parkway

THIS DEED made this 20<sup>th</sup> day of March, 2018, by and between:

GRANTOR	GRANTEE
<p><b>Meridian-OCP, LLC,</b> a Delaware limited liability company</p> <p>350 N LaSalle, Suite 1000 Chicago, IL 60654</p>	<p><b>BRI 1875 Meridian, LLC</b> a Delaware limited liability company</p> <p>100 N Federal Hwy. Suite 400 Hallandale Beach, FL 33009</p>

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 City of

CNC GF#4711013154-DJT.jh

Durham, Durham County, North Carolina and more particularly described as follows:

**See attached Exhibit A**

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 7645 at Page 100 of the Durham County Registry.

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 exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- a) Ad valorem taxes for the year 2018 and all subsequent years not yet due and payable.
- b) Matters of record.
- c) Matters which would be revealed by a current, accurate physical survey and inspection of the property.
- c) All local, county, state or federal governmental laws, ordinance or regulations relating to the property.

[Signature Page Follows]

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

MERIDIAN-OCP, LLC,  
a Delaware limited liability company

By: *[Signature]*  
David R Scherer  
Authorized Signor

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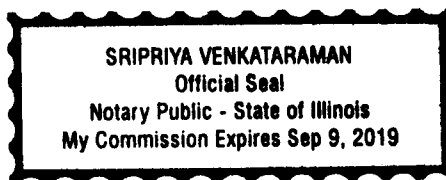
SEAL-STAMP

I, a Notary Public for the State of IL, COOK County, do hereby certify that DAVID R SCHERER personally appeared before me this day and acknowledged that he is AUTHORIZED SIGNOR of Meridian-OCP, LLC, a Delaware limited liability company, and that he as such AUTHORIZED SIGNOR, being authorized to do so, signed the foregoing instrument on behalf of said limited liability company.

Witness my hand and official stamp or seal, this 19 day of March, 2018.

*[Signature]* Notary Public

My commission expires: 09-09-2018



## EXHIBIT A

BEING all of Lot 8A as shown on the survey entitled "Recombination Plat-Minor Subdivision-Right-of-Way Dedication Plat Meridian Business Campus" by the John R. McAdams Company, Inc. recorded in Plat Book 133, Page 121, Durham County Registry, to which plat reference is hereby made for a more particular description of same. Said property also having a metes and bounds description as follows:

BEGINNING at an existing iron pipe designated a Control Corner on the plat hereinabove referred to, said iron pipe being a common corner of Lot 9 Meridian Business Campus as recorded in Book of Maps 126, page 160, Durham County Registry, and C.M. Hemdon property as recorded in Book of Maps 3, page 83, Durham County Registry. Thence with a new line, North 73 degrees 02 minutes 55 seconds East, a distance of 418.71 feet to an iron pipe set in the Western right-of-way line of North Meridian Parkway, a 60 foot wide public right-of-way; thence with said Western right-of-way along with a curve to the left having an arc length of 376.10 feet, a radius of 442.00 feet and being subtended by a chord bearing and distance of South 25 degrees, 52 minutes, 02 seconds East a distance of 364.85 feet to an iron pipe; thence South 50 degrees, 16 minutes 54 seconds East 165.29 feet to an iron pipe; thence with a curve to the right having an arc length of 47.13 feet, a radius of 30.00 feet and being subtended by a chord bearing and distance of South 5 degrees 16 minutes 54 seconds East a distance of 42.43 feet to an iron pipe on the Northwestern right-of-way line of Exchange Place, a 60 foot wide public right-of-way (not open); thence with said right-of-way line South 39 degrees 43 minutes 06 seconds West 22.72 feet to an iron pipe; thence following said Northwestern right-of-way line of Exchange Place along a curve to the right having an arc distance of 89.12 feet, a radius of 345 feet and being subtended by a chord bearing and distance of South 47 degrees 07 minutes 07 seconds West a distance of 88.87 feet to an iron pipe; thence continuing along the Northwest right-of-way line of said Exchange Place South 54 degrees 31 minutes 08 seconds West 503.00 feet to an iron pipe; thence leaving said Northwestern right-of-way line of Exchange Place and running North 35 degrees 28 minutes 52 seconds West 137.61 feet to an iron pipe, said iron pipe being the common corner of Lot 8 of Meridian Business Campus as recorded in Book of Maps 126, page 160, Durham County Registry, and property of C.M. Hemdon, as recorded in Book of Maps 3, page 83, Durham County Registry; thence North 09 degrees 07 minutes 02 seconds West 65.12 feet to an iron pipe; thence North 01 degree 43 minutes 44 seconds West 105.36 feet to an iron pipe; thence North 11 degrees 50 minutes 49 seconds West 98.16 feet to an iron pipe; thence North 9 degrees 32 minutes 30 seconds West 278.59 feet to an iron pipe; and thence North 30 degrees 18 minutes 19 seconds West a distance of 82.5 feet to an existing iron pipe, said pipe marking the Point and Place of BEGINNING.

All of said premises are shown on that survey map entitled "AS-BUILT SURVEY PREPARED FOR BYRD MERIDIAN LLC, CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA 5-9 NOVEMBER, 1999," as prepared by Murphy, Hobson, Sachs, Professional Land Surveyors, Raleigh, North Carolina.