

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Jul 19 08:37 AM NC Rev Stamp: \$ 9500.00
 Book: 8468 Page: 921 Fee: \$ 26.00
 Instrument Number: 2018024865
 DEED

Excise Tax: \$9,500.00

Parcel Identifier No.: 0749-04-61-0554

Prepared by: Williams Mullen (Attn: Robert Charles Lawson, Esq.), 301
 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Return to: Howard Grossman, Esq., Cozen O'Connor, One Liberty Place, 1650
 Market Street, Suite 2800, Philadelphia, PA 19103

Brief Description for the
 Index

Presidential Park West

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of this 9th day of July, 2018, by and between

GRANTOR	GRANTEE
<p>RALEIGH PORTFOLIO JH RETAIL, LLC, a North Carolina limited liability company</p> <p>with a mailing address of: c/o Equus Capital Partners, Ltd., 3843 West-Chester Pike Newtown Square, PA 19073</p>	<p>PRESIDENTIAL PARK WEST PROPERTY OWNER LLC, a Delaware limited liability company</p> <p>with a mailing address of: c/o Zebra Portfolio JV, LLC, Ellis Preserve, 3843 West Chester Pike Newtown Square, PA 19073</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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land (the "Property") situated in 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 was acquired by Grantor by instrument recorded in Book 5085, Page 954 in the Durham County, North Carolina, Public Registry (the "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 Grantor 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.

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, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

RALEIGH PORTFOLIO JH RETAIL, LLC, a North Carolina limited liability company

By: [Signature]
Name: Barry Howard
Title: Chairman of the Board

STATE OF PENNSYLVANIA

COUNTY OF Delaware

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Barry Howard, Chairman of the Board of RALEIGH PORTFOLIO JH RETAIL, LLC**, a North Carolina limited liability company.

This the 9th day of July, 2018.

My Commission Expires:

[Signature]
Notary Public

Print Name:

[Affix Notary Stamp or Seal]

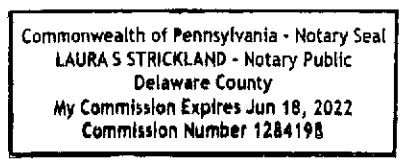


EXHIBIT A

Legal Description

Tract 61 (Presidential Park West – 103B):

Mailing Address: 2945 South Miami Boulevard, Durham, North Carolina

Tax Parcel Address: 2937 South Miami Boulevard, Durham, North Carolina

Parcel Ref No: 157312

PIN: 0749-04-61-0554

File Number: NCFA18-1463

That certain tract of land situated in Durham County, North Carolina with a mailing address of 2945 South Miami Boulevard, Durham, North Carolina, and a tax parcel address of 2937 South Miami Boulevard, Durham, North Carolina, which tract of land is more particularly described as follows:

Being all of Lot 103-B as shown on plat entitled "Final Subdivision Plat of Lincoln Park West Lots 3 and Lot 103-B" prepared by Kenneth Close, Inc., Land Surveyor dated November 18, 1999 and recorded in Plat Book 146, Page 153, Durham County Registry.

LESS AND EXCEPT that portion of land as described in that certain plat entitled "Final Right-of-Way Dedication Plat of Miami Boulevard, Parker-Raleigh Development XXXII, LLC" prepared by Kenneth Close, Inc., Land Surveyor dated August 27, 2001 and recorded in Plat Book 155, Page 181, Durham County Registry.

TOGETHER WITH rights and benefits to the property arising under the Declaration of Easements, Covenants and Conditions (Stormwater) by Parker-Raleigh Development XXXII, LLC dated August 26, 2004 and recorded August 27, 2004 in Deed Book 4521, Page 668, Durham County Registry, amended by Amendment to Declaration of Easements, Covenants and Conditions (Stormwater) by Parker-Raleigh Development, XXXII, LLC and Roshan, LLC dated January 13, 2006 and recorded on January 17, 2006 in Deed Book 5084, Page 884 Durham County Registry.

TOGETHER WITH rights and benefits to the property arising under Amended and Restated Declaration of Easements, Covenants and Restrictions by Parker-Raleigh Development XXXII, LLC, dated January 13, 2006 and recorded January 17, 2006 in Book 5084, Page 847, Durham County Registry, as re-recorded in Book 5501, Page 810, Durham County Registry.

TOGETHER WITH rights and benefits to the property arising under the Declaration of Easements and Assignment of Certain Declarant Rights by Parker-Raleigh Development XXXII, LLC and Parker-Raleigh Development XXXI, LLC dated January 13, 2006 and recorded January 17, 2006, in Deed Book 5084, Page 816, Durham County Registry.

TOGETHER WITH rights and benefits to the property arising under the Declaration of Stormwater Sewer Easement, dated January 13, 2006 and recorded January 17, 2006, in Deed Book 5084, Page 919, Durham County Registry, as amended in Book 5288, Page 854, Durham County Registry.

EXHIBIT B

Permitted Exceptions

All matters of real property public record, to the extent the same remain applicable and in full force and effect, and the rights of tenants under the leases disclosed in writing to Grantee.