

Excise Tax: \$107,000.00

Parcel IDs: 0374626

Prepared by: Jay Suhr, Nelson Mullins Riley & Scarborough LLP, 301 South College Street, Charlotte, NC 28202

After Recording Return to: Raleigh 1 LP, c/o VPTC Management Partners, LLC, 130 E. Randolph Street, Suite 2100, Chicago, IL 60601

Brief Description for the Index

Lot 5, BOM 2017, pgs. 1546-1547

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made effective as of the 6th day of September, 2018, by and between

GRANTOR	GRANTEE
<p><b>SVT PERIMETER TWO, L.P.</b>, a Delaware limited partnership</p> <p>with a mailing address of:</p> <p>c/o Starwood Capital Group 591 West Putnam Avenue Greenwich, Connecticut 06830</p>	<p><b>RALEIGH 1 LP</b>, a Delaware limited partnership</p> <p>with a mailing address of:</p> <p>c/o Ascendas Land International Pte Ltd 1 Fusionopolis Place, #10-10 Galaxis, Singapore 138522</p>

Submitted electronically by "First American NCS Santa Ana" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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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 and the improvements thereon (collectively, the "Property") situated in Wake County, North Carolina, which land is more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property was acquired by Grantor by instrument(s) recorded in Book 015980, Page 01039, in the Wake 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.

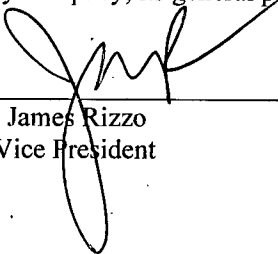
[Signature Page Follows]

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

GRANTOR:

SVT PERIMETER TWO, L.P., a Delaware limited partnership

By: SVT SF Owner GP, L.L.C., a Delaware limited liability company, its general partner

By:   
Name: James Rizzo  
Title: Vice President

STATE OF District of Columbia


COUNTY OF \_\_\_\_\_

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: James Rizzo.

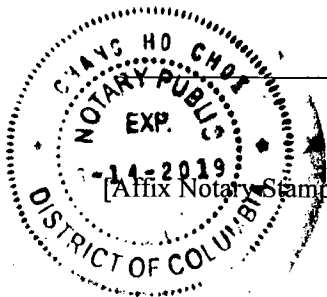
This 1<sup>ST</sup> day of SEPTEMBER, 2018.  
*ch*

My Commission Expires:

**CHANG HO CHOI**  
My Commission Expires June 14, 2019

  
Notary Public

Print Name: \_\_\_\_\_



[Affix Notary Stamp or Seal]

**EXHIBIT A**

**Legal Description**

All that certain tract or parcel of land situated in Wake County, North Carolina more particularly described as follows:

PARCEL 1:

BEING ALL OF LOT 5, AS SHOWN ON THAT PLAT ENTITLED "MORRISVILLE FINAL PLAT & DURHAM EXEMPT FINAL PLAT RIGHT OF WAY, EASEMENT DEDICATION AND RECOMBINATION PLAT FOR PROPERTY OF DUKE REALTY LIMITED PARTNERSHIP & DUKE REALTY CORPORATION" DATED 6/6/2013 AND RECORDED IN BOOK OF MAPS 2014, PAGE 317, WAKE COUNTY REGISTRY.

LESS AND EXCEPT THAT PORTION OF THE PROPERTY CONVEYED IN DEED RECORDED IN BOOK 16872, PAGE 1263

NEW PLAT DESCRIPTION: BEING ALL OF LOT 5, AS SHOWN ON THAT PLAT ENTITLED "RECOMBINATION PLAT FOR PROPERTIES OF SVT PERIMETER TWO, L.P. & SVT PERIMETER SIX L.P." DATED 6/15/2017 AND RECORDED IN BOOK OF MAPS 2017, PAGES 1546 AND 1547, WAKE COUNTY REGISTRY.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE EASEMENT AGREEMENT DATED JANUARY 18, 2008 AND RECORDED JANUARY 22, 2008 AT BOOK 12920, PAGE 1935, FOR ACCESS AND DRAINAGE OVER THE TWC PROPERTY (AS DEFINED THEREIN).

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PERIMETER PARK - PHASE II, DATED JUNE 30, 2005, AND RECORDED JULY 1, 2005, AT BOOK 11448, PAGE 815, AS AMENDED, FOR INGRESS AND EGRESS OVER THE COMMON AREAS (AS DEFINED THEREIN).

**EXHIBIT B**

**Permitted Exceptions**

1. Taxes and municipal assessments which are a lien not yet due or payable, or if due and payable, are not delinquent.
2. All matters of record, to the extent in force and applicable to the Property.
3. Matters affecting the Property which would be shown on a current, accurate ALTA survey.
4. Rights of tenants, as tenants only, under unrecorded leases, with no purchase options or rights of first refusal to purchase the Property.
5. Laws, ordinances, and governmental regulations (including but not limited to building, zoning, land use, and subdivision ordinances and regulations) to the extent in force and applicable to the Property.