

Excise Tax: \$105,200.00

Parcel IDs: 0421391

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 2, BOM 2014, pg. 314

**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 FOUR, 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>

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE CO.  
NATIONAL COMMERCIAL SERVICES

*NCS-897731-18-SA1*

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 016266, Page 01288, 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]**

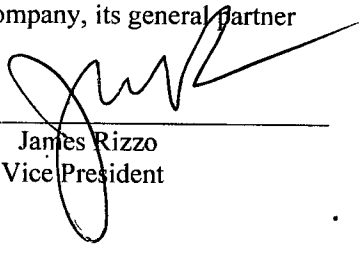
IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

**SVT PERIMETER FOUR, 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



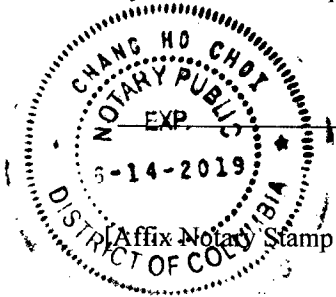
STATE OF District of Columbia

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.

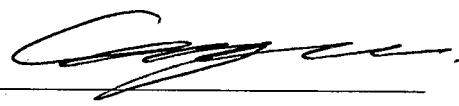
This 1<sup>st</sup> day of ~~August~~ SEPTEMBER, 2018.

My Commission Expires:



[Affix Notary Stamp or Seal]

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



Notary Public

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

**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 2, 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 314, WAKE COUNTY REGISTRY.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE COMMON AREAS, AS CREATED AND DEFINED IN 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, WAKE COUNTY REGISTRY; AS AFFECTED BY THE FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PERIMETER PARK – PHASE II DATED JUNE 26, 2006, AND RECORDED JUNE 27, 2006, IN BOOK 12029, PAGE 955, WAKE COUNTY REGISTRY; ALSO AS AFFECTED BY THE FIRST SUPPLEMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PERIMETER PARK – PHASE II DATED OCTOBER 31, 2007, AND RECORDED NOVEMBER 8, 2007, IN BOOK 12828, PAGE 1073, WAKE COUNTY REGISTRY; ALSO AS AFFECTED BY THE SECOND SUPPLEMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PERIMETER PARK – PHASE II DATED FEBRUARY 13, 2008, AND RECORDED FEBRUARY 21, 2008, IN BOOK 12961, PAGE 2616, WAKE COUNTY REGISTRY; ALSO AS AFFECTED BY THE VARIANCE TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PERIMETER PARK – PHASE II DATED JULY 24, 2009, AND RECORDED JULY 27, 2009, IN BOOK 13640, PAGE 1873, WAKE COUNTY REGISTRY; AND AS AFFECTED BY THE VARIANCE AND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PERIMETER PARK – PHASE II DATED AUGUST 12, 2009, AND RECORDED AUGUST 12, 2009, IN BOOK 13662, PAGE 718, WAKE COUNTY REGISTRY; AND AS AFFECTED BY THE ASSIGNMENT OF DEVELOPER'S RIGHTS (PERIMETER PARK - PHASE II) DATED APRIL 1, 2015, AND RECORDED APRIL 14, 2015, IN BOOK 15980, PAGE 1140, WAKE COUNTY REGISTRY.

**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.