

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 DEC 28 02:00:44 PM
BK:8096 PG:769-772
DEED
FEE:\$26.00
EXCISE TAX: \$1,342.00
INSTRUMENT # 2016045460
SMMARSH



2016045460

Return To:
First American Title
656 Third Avenue
New York, New York 10017
Attn:

This instrument was prepared by:
Greenberg Traurig, LLP
200 Park Avenue
New York, New York 10166
Attention: Helena Raifman, Esq.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,342.00

Tax Parcel ID No.: 137088 Verified by Durham County

on the ____ day of _____, 20__ By: _____

THIS DEED made this 15th day of December, 2016, by and between First States Investors 4100A, L.P., a Delaware limited partnership (successor by conversion to First States Investors 4100A, LLC), whose address is c/o Gramercy Property Trust, 521 Fifth Avenue, 30th Floor, New York, New York 10175 (“Grantor”), and Orion Venture BOA, LLC, a Florida limited liability company, whose address is c/o Orion Investment and Management Ltd. Corp., 200 S Biscayne Boulevard, Sixth Floor, Miami, Florida 33131-5310 (“Grantee”)

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.

NY 246241468v2

NC58

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and 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 Durham, Durham County, North Carolina and more fully described on Exhibit "A" attached hereto (the "**Property**").

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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, other than the following exceptions:

- (a) all liens, easements, covenants, conditions, restrictions and other matters of record or apparent; and
- (b) a lien not yet delinquent for taxes for real property and personal property, and any general or special assessments against the Property

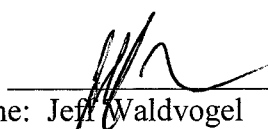
[signature page follows]

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

FIRST STATES INVESTORS 4100A, L.P.,
a Delaware limited partnership

By: First States Investors 4100A GP, LLC,
a Delaware limited liability company,
its general partner

By: KBS Capital Advisors, LLC,
a Delaware limited liability company,
as authorized agent

By: 
Name: Jeff Waldvogel
Title: Chief Financial Officer

ACKNOWLEDGMENT

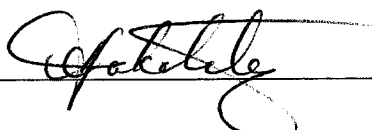
State of CALIFORNIA

County of ORANGE

On December 12, 2016 before me, Teresa Tangarua Fakalata, personally appeared Jeff Waldvogel, Chief Financial Officer, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing Section is true and correct.

WITNESS my hand and official seal.

Signature 
(Seal)

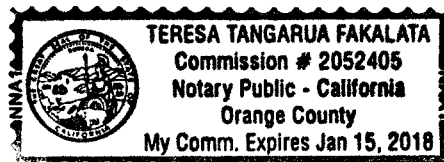


EXHIBIT A
LEGAL DESCRIPTION

The following described land, situated in the County of **Durham**, State of **North Carolina**.

Beginning at an iron stake located in the southern boundary of the right-of-way of University Drive at the point where said right-of-way begins to curve into the western boundary of the right-of-way of Shannon Road, and running thence along and with a curve in a clockwise direction, said curve having a radius of 20.00 feet, an arc distance of 36.14 feet to a mark on curb in the western boundary of the right-of-way of Shannon Road; running thence along and with the western boundary of the right-of-way of Shannon Road along and with a curve in a clockwise direction, said curve having a radius of 391.33 feet, an arc distance of 173.56 feet to an iron stake; running thence South 29° 17' 17" West 105.06 feet to an iron stake at the easternmost corner of the property now or formerly belonging to Herman Wolff, Jr., Trustee; thence leaving the right-of-way of Shannon Road and running along and with the common boundary line of said Herman Wolff, Jr., Trustee, North 60° 42' 43" West 120.00 feet to an iron stake marked "control corner"; running thence North 03° 50' 26" East 190.61 feet to an iron stake marked "control corner" in the southern boundary of the right-of-way of University Drive; running thence along and with the southern boundary of the right-of-way of University Drive North 80° 20' 13" East 171.53 feet to an iron stake, the point and place of beginning, and being that property shown on plat and survey entitled "Property of North Carolina National Bank", containing 0.92 acres, more or less, prepared by Southeastern Surveys Inc., dated October 13, 1988, and being the same property as shown on plat recorded in Plat Book 84, Page 35, Durham County Registry, to which plat reference is hereby made for a more particular description.