

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Feb 21 02:18 PM NC Rev Stamp: \$ 33600.00  
Book: 8368 Page: 543 Fee: \$ 26.00  
Instrument Number: 2018005672  
DEED

Excise Tax: \$33,600.00

Tax Lot No.: 0739-03-44-1252

Parcel Identifier No. 156997

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2018

This instrument was prepared by: Alexander Ricks PLLC (J. Goldberg)  
4601 Park Road, Suite 580  
Charlotte, NC 28209

After recording mail to: Grantee

Brief description for the Index: 3508 Tri-Center Boulevard

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made as of this 21<sup>st</sup> day of February, 2018, by and between

**GRANTOR:**

SCP-TCA TRI-CENTER LLC  
c/o Trinity Capital Advisors  
3020 Carrington Mill Blvd., Suite 425  
Morrisville, NC 27560  
Attention: Jeff Sheehan

**GRANTEE:**

P8/DALFEN TRI-CENTER, LP  
c/o Dalfen America Corp.  
17304 Preston Road, Suite 550  
Dallas, TX 75252  
Attention: Max Gagliardi

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, together with the improvements thereon, situated in Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached.

Submitted electronically by "Chicago Title Company, LLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

The property was acquired by Grantor by instrument recorded in Book 7971 at Page 315 of the Durham County Public Registry.

All of a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of 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 Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and that 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.

This conveyance is made expressly subject to the following exceptions: See **Exhibit B** attached.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed as of the day and year first above written.

GRANTOR:

SCP-TCA TRI-CENTER LLC,  
a Delaware limited liability company

By: TCA Tri-Center, LLC,  
a North Carolina limited liability company,  
its Operating Member

By: Trinity Capital Advisors, LLC,  
a North Carolina limited liability company,  
its Manager

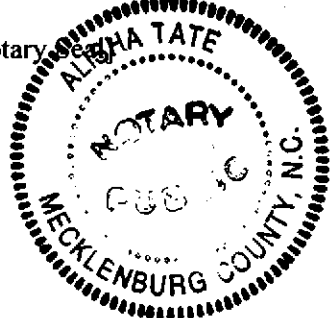
By: [Signature]  
Name: Jeffrey B. Sheehan  
Title: Authorized Signatory

STATE OF NORTH CAROLINA  
COUNTY OF mecklenburg

I, Alisha Tate, a Notary Public of the County and State aforesaid, certify that Jeffrey B. Sheehan personally appeared before me this day and acknowledged the execution of the foregoing instrument as a Member of Trinity Capital Advisors, LLC, the Manager of TCA Tri-Center, LLC, the Operating Member of Grantor.

Witness my hand and official stamp or seal, this 20<sup>th</sup> day of February, 2018.

[Notary



Alisha Tate  
Notary Public

Commission Expires: 6-23-18

## EXHIBIT A

## LEGAL DESCRIPTION

Lying and being situate in Durham County, North Carolina, and being more particularly described as follows:

**FEE TRACT:** BEGINNING AT AN EXISTING IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY LINE OF ALSTON AVENUE, SAID ROAD HAVING AN 80 FOOT PUBLIC RIGHT OF WAY AND ALSO HAVING NORTH CAROLINA GRID COORDINATES (1927 NAD) OF N=794,706.58 AND E=2,033,859.18 AND ALSO LOCATED IN THE SOUTHERN PROPERTY LINE OF KIRK D. BULLOCK (DB 3614 PG 951) (PB 22, PG 98), AND SAID POINT BEING THE NORTHWESTERN MOST PROPERTY CORNER OF SUBJECT PROPERTY, THENCE LEAVING SAID ALSTON AVENUE AND RUNNING ALONG THE PROPERTIES BELONGING TO KIRK D. BULLOCK, SIMON C. PARTNER (DB 2794, PG 329) (PB 22 PG 98) SOUTH 76 DEG 21' 09" EAST, 305.02 FEET TO AN EXISTING IRON PIN BEING A COMMON PROPERTY CORNER OF SIMON C. PARTNER AND VIRGINIA K. WYNNE (DB 3958 PG 276) (PB 22 PG 98), THENCE LEAVING THE SAID COMMON PROPERTY CORNER RUNNING ALONG THE SOUTHERN PROPERTY LINE OF THE PROPERTY BELONGING TO VIRGINIA K. WYNNE AND BETTY W. BARBOUR (DB 985 PG 177) (PB 22 PG 98) SOUTH 76 DEG 03' 16" EAST, 275.10 FEET TO AN EXISTING IRON PIN BEING THE SOUTHEASTERN MOST PROPERTY CORNER OF THE PROPERTY BELONGING TO BETTY W. BARBOUR AND BEING A COMMON CORNER WITH RESEARCH TRICENTER V (PB 126 PG 164) THENCE RUNNING ALONG THE WESTERN PROPERTY LINE OF RESEARCH TRICENTER V THE FOLLOWING COURSES AND DISTANCES: SOUTH 78 DEG 54' 03" EAST, 69.34 FEET TO AN EXISTING IRON PIN, SOUTH 11 DEG 05' 57" WEST, 312.89 FEET TO AN EXISTING IRON PIN, SOUTH 33 DEG 54' 05" EAST, 33.39 FEET TO AN EXISTING IRON PIN, SOUTH 11 DEG 05' 55" WEST, 290.00 FEET TO AN EXISTING IRON PIN, SOUTH 57 DEG 38' 49" WEST, 52.35 FEET TO AN EXISTING IRON PIN, SOUTH 11 DEG 05' 57" WEST, 200.00 FEET TO AN EXISTING IRON PIN, SOUTH 21 DEG 53' 39" WEST, 57.25 FEET TO AN EXISTING IRON PIN BEING THE SOUTHEASTERN MOST PROPERTY CORNER OF SUBJECT

PROPERTY AND BEING A COMMON CORNER WITH RESEARCH TRIANGLE V, AND RESEARCH TRIANGLE I (PB 126 PG 164). THENCE RUNNING ALONG THE NORTHERN PROPERTY LINE OF RESEARCH TRICENTER ASSOCIATES (DB 1542 PG 212) (PB 126 PG 166) NORTH 89 DEG 05' 26" WEST, 343.26 FEET TO AN EXISTING IRON PIN, AND NORTH 78 DEG 11' 17" WEST, 256.36 FEET TO AN EXISTING IRON PIN ON THE EASTERN RIGHT OF WAY OF ALSTON AVENUE, THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF ALSTON AVENUE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEG 49' 21" EAST, 165.80 FEET TO AN EXISTING IRON PIN, NORTH 08 DEG 51' 31" EAST, 295.49 FEET TO AN EXISTING IRON PIN, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4099.79 FEET, AN ARC LENGTH OF 385.93 FEET AND AN INTERIOR CHORD BEARING AND DISTANCE OF NORTH 11 DEG 32' 17" EAST, 385.78 FEET TO AN EXISTING IRON PIN, NORTH 14 DEG 12' 29" EAST, 159.55 FEET TO AN EXISTING IRON PIN BEING THE POINT AND PLACE OF BEGINNING CONTAINING 14.69 ACRES AND/OR 639,696 SQUARE FEET, MORE OR LESS.

**EASEMENT TRACT ONE:** TOGETHER WITH the non-exclusive easement rights set forth in that certain Easement Agreements recorded in Book 1592 at Page 870 and Book 1598 at Page 101 in the Office of the Register of Deeds of Durham County, North Carolina.

**EASEMENT TRACT TWO:** TOGETHER WITH the non-exclusive easement rights set forth in that certain Declaration of Easements recorded in Book 2415 at Page 686 in the Office of the Register of Deeds of Durham County, North Carolina.

**EASEMENT TRACT THREE:** TOGETHER WITH the non-exclusive easement rights set forth in that certain Cooperation Agreement recorded in Book 4550 at Page 680 in the Office of the Register of Deeds of Durham County, North Carolina.

**EASEMENT TRACT FOUR:** TOGETHER WITH the non-exclusive easement rights set forth in that certain Sewer and Water Easement recorded in Book 1425, page 584 in the Office of the Register of Deeds of Durham County, North Carolina.

EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien of the ad valorem taxes for the year 2018 and subsequent years not yet due and payable;
2. Applicable zoning and building ordinances and land use regulations;
3. Matters which would be revealed by a current, accurate physical survey of the Property;
4. The following plats recorded in the Durham County Public Registry (the "Registry"): Plat Book 116, Page 153; Plat Book 105, Page 64; Plat Book 123, Page 78 and Plat Book 192, Page 100;
5. Declaration of Easements recorded in the Registry at Book 2415, Page 686;
6. Sewer and Water Easement recorded in the Registry at Book 1425, Page 584;
7. Right of Way Agreement to Public Service Company of North Carolina, Inc. recorded in the Registry at Book 371, Page 763;
8. Easement Agreements recorded in the Registry at Book 1598, Page 101 and Book 1592, Page 870;
9. Cooperation Agreement Regarding Future Easements recorded in the Registry at Book 4550, Page 680;
10. Common Area Expense Agreement recorded in the Registry at Book 6318, Page 820;
11. Easement Agreement recorded in the Registry at Book 7247, Page 137;
12. Stormwater Facility Agreement and Covenants recorded in the Registry at Book 8122, Page 474; and
13. Rights of tenants under leases as tenants only, with no rights of first refusal to purchase or option to purchase all or any portion of the property described herein.

WRITTEN CONSENT OF MEMBERS OF  
TRINITY CAPITAL ADVISORS, LLC

As of February 12, 2018

The undersigned, being a Supermajority of Members of TRINITY CAPITAL ADVISORS, LLC, a North Carolina limited liability company ("Advisors"), hereby consent in writing to the adoption of the following resolutions:

WHEREAS, Advisors is the Manager of TCA TRI-CENTER, LLC ("Operating Member"), which is the Operating Member of SCP-TCA TRI-CENTER LLC (the "Seller");

WHEREAS, the Seller desires to sell, pursuant to that certain Agreement for Purchase and Sale of Real Property between Seller and P8/DALFEN TRI-CENTER, LP, a Delaware limited partnership, as buyer (as assignee of Dalfen America Corp.), dated December 18, 2017 (as amended, the "Purchase Agreement"), certain real property located at 3508 Tri-Center Boulevard, Durham, North Carolina, all as more particularly described in the Purchase Agreement (collectively, the "Property"); and

WHEREAS, to facilitate the sale of the Property, Seller will enter into certain documents as are necessary, desirable, or appropriate to consummate the transactions contemplated in the Purchase Agreement (collectively, the "Transaction Documents").

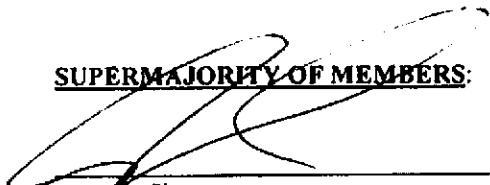
NOW, THEREFORE, BE IT RESOLVED, that Advisors, in its aforesaid capacity, does hereby authorize, direct, ratify, approve and consent to the delivery of the Transaction Documents.

RESOLVED FURTHER, that Advisors, in its aforesaid capacity, does hereby authorize, direct, ratify, approve and consent to Operating Member and Seller taking any and all actions and entering into the transactions contemplated by the Transaction Documents.

RESOLVED FURTHER, that Advisors does hereby authorize, direct, ratify, approve and consent to Jeffrey Sheehan, Gary Chesson, Peter Conway and/or C. Walker Collier, III, in their respective capacities, acting solely and without the required joinder of any other person or entity, to (i) enter into, execute, acknowledge and deliver all Transaction Documents on behalf of Advisors, the Operating Member or the Seller and all other documents that may be necessary or desirable in connection with the consummation of the transactions contemplated by the Transaction Documents, on such terms as they deem, in their reasonable judgment, to be appropriate, advisable and in the best interests of Advisors, the Operating Member or the Seller, with the execution of such Transaction Documents by them on behalf of Advisors, the Operating Member or the Seller to constitute evidence of the approval, due authorization and ratification of such actions by Advisors, the Operating Member or the Seller; and (ii) take all such further action, perform such further duties and execute and deliver or file such additional agreements, documents, applications, instruments, certificates and papers as are necessary or desirable to accomplish the purpose and intent of these resolutions, the execution and delivery of any of the foregoing to be conclusive with regard to such necessity or desirability.

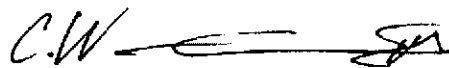
RESOLVED FURTHER, that all acts heretofore taken or performed and all documents heretofore executed and delivered for and on behalf of Advisors, the Operating Member or Seller in connection with the consummation of the transactions contemplated in the Transaction Documents are hereby ratified, adopted and confirmed.

**SUPERMAJORITY OF MEMBERS:**

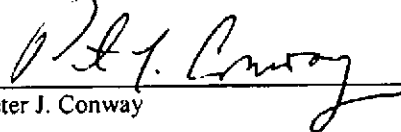


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Gary K. Chesson



C. Walker Collier, III



Peter J. Conway