

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 May 02 01:18:47 PM
BK:8415 PG:235-239

DEED
FEE: \$26.00
INSTRUMENT # 2018014580
EXCISE TAX: \$20,800.00



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$20,800.00

Parcel Identifier No. all of 215781, portion of 209851, portion of 209848 Verified
by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: LC Brier Creek, LLC, 230 West Street, Suite 200, Columbus, OH 42315 Attn: General Counsel

This instrument was prepared by: Stephanie C. Powell, Esq., Morningstar Law Group,
421 Fayetteville Street, Suite 530, Raleigh, NC 27601
(without title examination)

Brief description for the Index: Lot 1 and Lot 2, Plat Book 198, Pages 370 - 374.

THIS DEED made as of the 2nd day of May, 2018 by and between

GRANTOR	GRANTEE
<p>ALFC-PAGE ROAD, LLC, a North Carolina limited liability company</p> <p>5850 T.G. Lee Boulevard, Suite 200 Orlando, FL 32822</p>	<p>LC BRIER CREEK, LLC, an Ohio limited liability company</p> <p>230 West Street, Suite 200 Columbus, OH 43215 Attn: General Counsel</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 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 situated in the City of Durham, Triangle Township, Durham County, North Carolina and more particularly described as follows (the "Property"):

Triangle Township, County of Durham, State of North Carolina and BEING Lot 1 consisting of 2.26 acres and Lot 2 consisting of 47.20 acres as shown on plat of survey prepared by The John R. McAdams Company, Inc. and recorded in Plat Book 198, Pages 370 - 374, Durham County Register of Deeds, to which reference is hereby made for a more particular description of same.

Together with (i) any improvements and fixtures on such property, except any utility facilities that are publicly dedicated or owned by a private utility, (ii) all rights of way, easements, and access rights used in connection with or appurtenant to such property, (iii) any adjoining strips or gores of property and any land lying within the bed of any street, highway or waterway adjoining such property, (iv) all minerals, mineral rights, air rights, subsurface and water rights related to such property or used in connection with such property, and (v) all other rights or privileges appurtenant to such property or used in connection with such property including but not limited to all timber rights, grazing rights, hunting or development rights.

The Property was acquired by Grantor by instrument recorded in Book 5173, Pages 969, Book 7801, Page 694, and Book 5859, Page 204.

The Property does not include the primary residence of a Grantor.

A map showing the above Property is recorded in Plat Book 198, Pages 370 – 374.

TO HAVE AND TO HOLD the Property 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 to the Property as Grantor received, and Grantor will warrant and defend the title to the Property against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: (i) ad valorem real estate taxes for the year of the Closing and subsequent years not yet a lien on the Property, (ii) all easements, rights of ways, covenants, agreements, restrictions, development agreements and other matters affecting the Property which are of record in the Durham County Register of Deeds, (iii) all site plans with respect to the Property on file with the Durham Planning Department, development plans with respect to the Property on file with the Durham Planning Department, zoning ordinances and regulations and any other ordinances or regulations affecting the Property, (iv) easements, rights of way, encroachments and boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the Property, (v) rights of way of streets, (vi) that certain plat of survey recorded in Plat Book 198, Pages 370 - 374, Durham County Register of Deeds, (vii) Conservation Declaration recorded in Book 6500, Page 993, amended by Amended Conservation Declarations in Book 7862, Page 463 and Book 8101, Page 968, Durham County Registry, as further amended by that certain Amended and Restated Declaration of Conservation Covenants, Conditions, and Restrictions recorded in Book 8415, Page 220, Durham County Register of Deeds, and (viii) the Permitted Exceptions listed on Exhibit A attached hereto and incorporated herein by reference.

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

ALFC-PAGE ROAD, LLC a North Carolina limited liability company

By: ALF-Page Road, LP, a Delaware limited partnership,
Its manager

By: ALF-Page Road GP, LLC, a Delaware limited liability company,
Its general partner

By: [Signature]
Name: Kelley Brasfield
Title: Senior Vice President

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

I, Christine H. Burk, a Notary Public of the County and State aforesaid, certify that Kelley Brasfield, whose identity has been proven by satisfactory evidence, said evidence being:

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal(s) identity, by a current state or federal identification with the principal(s) photograph in the form of a _____.
- A credible witness has sworn to the identity of the principal(s),

who is the Senior Vice President of ALF-Page Road GP, LLC, a Delaware limited liability company, the general partner of ALF-Page Road, LP, a Delaware limited partnership, the manager of ALFC-Page Road, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that she is Senior Vice President of ALF-Page Road GP, LLC and that as Senior Vice President being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal this the 23rd day of April, 2018.

[Signature]
Notary Public
Printed Name: Christine H. Burk
My Commission Expires: December 16, 2021

[Affix Seal]

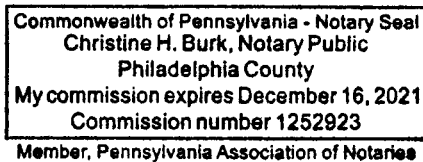


EXHIBIT A**PERMITTED EXCEPTIONS**

1. Matters shown on Plat Book 180, Pages 382 and 384; and in Plat Book 185, Page 91, Durham County Registry.
2. Ordinance Annexing Property into City of Durham recorded in Book 6358, Page 568, Durham County Registry.
3. Matters shown on ALTA/NSPS Land Title Survey by Ronald T. Frederick on behalf of The John R. McAdams Company, Inc. (the "Survey") dated March 22, 2018, last revised _____, designated as Project No. LSC-16020 including the following:
 - a. Rights of others, if any to any streams or creeks, located on the Property;
 - b. Riparian or water rights, claims, or title to water whether or not shown by the public records, in and to wetlands, branches, creeks, or streams located on the Property;
 - c. Flood lines;
 - d. Directional Signage area (Lot 1);
 - e. Variable width Temporary Construction Easement;
 - f. 10' buffer;
 - g. Commercial Access Road (Lot 1);
 - h. Variable width Slope Easement;
 - i. Entry Signage and location of barn in ruin located therein (Lot 2); and
 - j. Turnaround (Lot 2).
4. Easement(s) and/or Right(s) of Way to Durham Public Service Company recorded in Book 121, Pages 421 and 422, Durham County Registry.
5. Easement(s) to Duke Power Company recorded in Book 147, Page 367, Book 227, Page 24, Book 229, Page 59, Durham County Registry.
6. Access Easement Agreement (ALFC Entry Road) recorded in Book 7443, Page 154, Durham County Registry.
7. Sign Easement Agreement recorded in Book 7443, Page 200, Durham County Registry.
8. Easement and Agreement to Share Costs recorded in Book 7443, Page 277, Durham County Registry.
9. Easement to Duke Energy Carolinas, LLC, recorded in Book 7652, Page 517, Durham County Registry.
10. Matters shown on Plat Book 187, Page 63; Plat Book 198, Pages 370-374; Plat Book 193, Pages 8-11; Plat Book 195, pages 116-119; and Plat Book 194, Page 6, Durham County Registry.
11. Easement Agreement by and between Bethpage Acquisition Partners LLC, a North Carolina limited liability company and ALFC-Page Road, LLC, a North Carolina limited liability company, dated and recorded January 31, 2008 at 4:47:12 p.m. in Book 5859, Page 230, as amended and restated in Book 6638, Page 42, as further amended in Book 7343, Page 686, as further amended in Book 7801, Page 699, Durham County Registry.

12. Easement(s) to Duke Energy Carolinas recorded in Book 7652, Page 503, Durham County Registry.
13. Easement Deed to City of Durham recorded in Book 7644, Page 855, Durham County Registry.
14. Easement to Duke Energy Carolinas, LLC, recorded in Book 7652, Page 519, Durham County Registry.
15. Declaration of Use Restrictions dated February 14, 2014 by and between ALFC-Page Road, LLC and AVH Bethpage, LLC (successor by merger to AVH BP, LLC) recorded in Book 7443, Page 117, Durham County Registry to the extent it remains applicable, but which is not intended to be reinstated or reimposed by reference thereto.