

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Jan 03 08:54 AM
Book: 9578 Page: 550
NC Rev Stamp: \$ 8600.00 Fee: \$ 26.00
Instrument Number: 2022000016
DEED

North Carolina Special Warranty Deed

Excise Tax: \$8,600.00

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

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

Brief description for the Index: _____

THIS DEED made this 30th day of December, 2021 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 II, 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

submitted electronically by "Stewart Title Guaranty Company - Commercial Services Charlotte" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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"): See Attached Exhibit A.

The Property was acquired by Grantor by instruments recorded in Book 7801, Page 694 and Book 5859, Page 204, Durham County Registry.

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

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 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, and (vi) the Subdivision/Recombination Plat recorded in Plat Book 205, Pages 392-395.

[Signature Follows]

IN WITNESS WHEREOF, the undersigned 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 principals' 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 27th day of December, 2021

Christine H. Burk
Notary Public
Printed Name: Christine H. Burk

[Affix Seal]

My Commission Expires: Dec 16, 2025

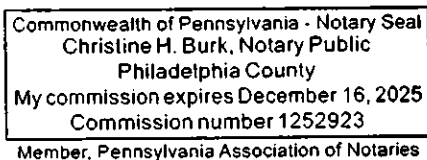


EXHIBIT A
Legal Description

All that certain land situate, lying, and being in Durham County, North Carolina, and more particularly described as follows:

TRACT 1

BEING all of New Lot 3, containing approximately 1.78 acres as shown on Plat Book 198, Page 370-374, Durham County Registry.

TRACT 2

BEING all of Lot 5, containing approximately 19.10 acres as shown on Plat Book 205, Pages 392-395, Durham County Registry.

TRACT 3

Beginning at an iron pipe on the northern right of way of Page Road, point also being the southern property corner of Lot 1 as shown in Deed Book 7801, Page 694 of the Durham County Register of Deeds, being the **Point of Beginning**, thence with said right of way a curve to the right with a radius of 2,420.50 feet, with an arc length of 41.48 feet, with a chord bearing of South 53°48'19" West, with a chord length of 41.47 feet to an iron pipe; thence South 52°23'34" West a distance of 18.24 feet to an iron pipe; thence South 52°23'34" West a distance of 26.29 feet to an iron pipe; thence South 37°09'17" East a distance of 10.98 feet to an iron pipe; thence South 52°23'34" West a distance of 31.52 feet to a point; thence leaving said right of way North 49°51'40" West a distance of 36.28 feet to a point; thence North 37°09'17" West a distance of 87.51 feet to a point; thence with a curve to the right with a radius of 305.00 feet, with an arc length of 103.32 feet, with a chord bearing of North 27°27'00" West, with a chord length of 102.83 feet to a point; thence North 17°44'42" West a distance of 14.41 feet to a point; thence North 00°07'27" East a distance of 23.47 feet to a point; thence North 13°41'46" West a distance of 40.19 feet to a point; thence North 43°56'34" East a distance of 204.94 feet to an iron pipe; thence South 34°44'32" West a distance of 199.31 feet to an iron pipe; thence with a curve to the right with a radius of 170.50 feet, with an arc length of 109.54 feet, with a chord bearing of South 64°02'16" East, with a chord length of 107.67 feet to an iron pipe; thence South 45°37'57" East a distance of 57.64 feet to an iron pipe; thence with a curve to the right with a radius of 270.50 feet, with an arc length of 40.02 feet, with a chord bearing of South 41°23'37" East, with a chord length of 39.99 feet to an iron pipe; thence South 37°09'17" East a distance of 59.37 feet to the **Point of Beginning**, containing 30,670 square feet, or 0.70 acres.