

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded

2022 Apr 25 11:54 AM

Book: 9676 Page: 906

NC Rev Stamp: \$ 99800.00 Fee: \$ 26.00

Instrument Number: 2022017228  
 DEED

Excise Tax \$: 99,800.00

Recording Time, Book and Page

Parcel ID 157288; PIN 0748-59-36-4551 Verified by Durham County on the \_\_\_\_\_ day of \_\_\_\_\_, 2022 by

Mail after recording to:

Venable LLP  
 750 E. Pratt Street, Suite 900  
 Baltimore, MD 21202  
 Attn: Alexander Belman

1094452-A

This instrument was prepared by:

Latham & Watkins LLP  
 1271 Avenue of the Americas  
 New York, New York 10020  
 Attn: Daniel A. Soso, Esq.

Brief Description for the index **4001 Stirrup Creek Drive**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this the 12<sup>th</sup> day of April, 2022, by and between

GRANTOR	GRANTEE
<p><b>GPT Stirrup Creek Drive Owner LP,                      a Delaware limited partnership</b></p> <p><u>Tax Mailing Address</u>                      90 Park Avenue, 32<sup>nd</sup> Floor                      New York, New York 10016</p>	<p><b>LPF Raleigh Growth Industrial, LLC,                      a Delaware limited liability company</b></p> <p><u>Tax Mailing Address</u>                      333 West Wacker Drive, Suite 2300                      Chicago, IL 60606                      c/o LaSalle Investment Management</p>
<p>Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.</p>	

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.

submitted electronically by "First American Title Insurance Company - NCS North Carolina"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

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 Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

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

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 8505 at Page 791** in the Durham County Register of Deeds.

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, except for the exceptions hereinafter stated:

**All enforceable easements, conditions and restrictions of record.**

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed the day and year first above written.

**GPT STIRRUP CREEK DRIVE OWNER LP**

By: [Signature]  
Name: **Sonya A. Huffman**  
Title: **Authorized Signatory**

STATE OF Pennsylvania  
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sony A. Huffman personally and voluntarily appeared before me this day and acknowledged that she is the Authorized Signatory of GPT STIRRUP CREEK DRIVE OWNER LP, a Delaware limited partnership, and that by the authority duly given, and as the act of said company, the foregoing instrument was signed in its name.

Witness my hand and official seal, this the 25<sup>th</sup> day of March, 2022.

[Signature]  
Notary Public  
Name typed/printed: Laurakelly

(SEAL)

My Commission Expires: \_\_\_\_\_

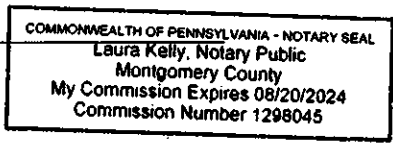


EXHIBIT ALEGAL DESCRIPTION

BEGINNING at an existing iron pin located in the eastern right-of-way line of Miami Boulevard, and having N.C. Grid coordinates of N=790018.6653 and E = 2044842.0990, and running thence along land now or formerly of Burnam Van Services South 87 degrees 44 minutes 06 seconds East 1189.41 feet to an existing iron pin; running thence along land now or formerly of Wachovia Bank of North Carolina, N.A. South 02 degrees 15 minutes 41 seconds West 544.34 feet to an existing iron pin; thence South 87 degrees 19 minutes 06 seconds East 616.07 feet to a new iron pin located in the northern right-of-way line of Stirrup Creek Drive (60 foot right-of-way); thence along such right-of-way the following calls: (1) South 06 degrees 13 minutes 17 seconds West 337.63 feet to a new iron pin; (2) thence along a curve to the right, having a radius of 345.00 feet, an arc distance of 513.83 feet, and a chord bearing and distance of South 48 degrees 53 minutes 19 seconds West 467.64 feet to a new iron pin; (3) thence North 88 degrees 26 minutes 40 seconds West 454.75 feet to a new iron pin; (4) thence along a curve to the right having a radius of 770.00 feet, an arc distance of 284.72 feet, and a chord bearing and distance of North 77 degrees 51 minutes 05 seconds West 283.10 feet to a new iron pin; (5) thence North 67 degrees 15 minutes 30 seconds West 917.18 feet to a point; (6) thence North 60 degrees 20 minutes 48 seconds West 146.54 feet to a point at which the northern margin of Stirrup Creek Drive curves into the eastern margin of Miami Boulevard; thence along a curve to the right having a radius of 30.00 feet, an arc distance of 42.96 feet, and a chord bearing and distance of North 19 degrees 19 minutes 08 seconds West 39.39 feet to a point in the eastern right-of-way line of Miami Boulevard; thence along a curve to the right having a radius of 1382.40 feet, an arc distance of 58.29 feet, and a chord bearing and distance of North 22 degrees 55 minutes 01 seconds East 58.29 feet to a point; thence continuing along the eastern right-of-way line of Miami Boulevard North 24 degrees 07 minutes 30 seconds East 737.45 feet to the POINT AND PLACE OF BEGINNING, containing 41.756 acres.

LESS AND EXCEPT the property conveyed to TBC Place Partners, LLC by deed recorded in Book 2517, Page 885 and property conveyed to TBC Place Partners II, LLC by deed recorded in Book 2873, Page 638.

LESS and EXCEPT the portion of the property dedicated as a public right of way as shown on Final Right-of-Way Dedication Plat recorded in Plat Book 197, Page 361.

ALSO DESCRIBED AS:

BEGINNING at an existing right-of-way monument located on the eastern right-of-way line of S. Miami Boulevard having and also being the southwestern property corner of lands now or formerly owned by LC Industries Inc. as recorded in Deed Book 6118, Page 697 and as shown in Plat Book 96, Page 144, Durham County Registry; thence leaving said right-of-way along and with said southern property line South 87° 44' 43" East a distance of 1189.37 feet to an existing concrete monument located on the western property line of lands now or formerly owned by Doe & Ingalls Properties II LLC as recorded in Deed Book 6764, Page 756 and as shown in Plat Book 188, Page 85, Durham County Registry; thence along and with said western property line South 02° 16' 30" West a distance of 544.17 feet to an existing iron pipe; thence South 01° 23' 10" West a distance of 72.78 feet to an existing iron pipe, a shared northeastern property corner with lands now or formerly owned by 4021 Durham Office LLC as recorded in Deed Book 7940, Page 506 and as shown in Plat Book 141, Page 136, Durham County Registry; thence along and with said northern property line North 82° 25' 42" West a distance of 632.01 feet to an existing iron pipe; thence South 16° 01' 58" West a distance of 519.20 feet to newly set iron pipe located on the northern right-of-way line of Stirrup Creek Drive; thence along and with said right-of-way North 67° 14' 28" West a distance of 627.59 feet to a newly set iron pipe; thence North 60° 26' 09" West a

distance of 146.51 feet to a newly set iron pipe; thence as said northern right-of-way transitions into said eastern right-of-way line along a curve to the right an arc distance of 42.97 feet, said curve having a radius of 30.00 feet, a chord direction of North 19° 19' 45" West and a chord distance of 39.39 feet to a newly set iron pipe; thence along and with said eastern right-of-way along a curve to the right an arc distance of 58.29 feet, said curve having a radius of 1382.40 feet, a chord direction of North 22° 55' 10" East and a chord distance of 58.29 feet to a newly set iron pipe; thence North 24° 06' 53" East a distance of 737.45 feet to the POINT OF BEGINNING, containing 23.8153 acres.

LESS and EXCEPT the portion of the property dedicated as a public right of way as shown on Final Right-of-Way Dedication Plat recorded in Plat Book 197, Page 361.

**THE FOREGOING ALSO DESCRIBED AS:**

COMMENCING AT AN EXISTING RIGHT-OF-WAY MONUMENT LOCATED ON THE EXISTING EASTERN RIGHT-OF-WAY LINE OF S. MIAMI BOULEVARD HAVING AND ALSO BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY LC INDUSTRIES INC AS RECORDED IN DEED BOOK 6118, PAGE 697 AND AS SHOWN IN PLAT BOOK 96, PAGE 144, DURHAM COUNTY REGISTRY AND HAVING NC GRID (NAD '83/2011) COORDINATES N: 790092.2908 FEET E: 2044921.7937 FEET; THENCE SOUTH 87°44'43" EAST A DISTANCE OF 5.46 FEET TO A NEWLY SET IRON PIPE LOCATED ON THE NEWLY DEDICATED RIGHT-OF-WAY LINE OF S. MIAMI BOULEVARD, THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 87°44'43" EAST A DISTANCE OF 1183.92 FEET TO AN EXISTING CONCRETE MONUMENT LOCATED ON THE WESTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY DOE & INGALLS PROPERTIES II LLC AS RECORDED IN DEED BOOK 6764, PAGE 756 AND AS SHOWN IN PLAT BOOK 188, PAGE 85, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 02°16'30" WEST A DISTANCE OF 544.17 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 01°23'10" WEST A DISTANCE OF 72.78 FEET TO AN EXISTING IRON PIPE, A SHARED NORTHEASTERN PROPERTY CORNER WITH LANDS NOW OR FORMERLY OWNED BY 4021 DURHAM OFFICE LLC AS RECORDED IN DEED BOOK 7940, PAGE 506 AND AS SHOWN IN PLAT BOOK 141, PAGE 136, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 82°25'42" WEST A DISTANCE OF 632.01 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 16°01'58" WEST A DISTANCE OF 519.20 FEET TO NEWLY SET IRON PIPE LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF STIRRUP CREEK DRIVE; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 67°14'28" WEST A DISTANCE OF 627.59 FEET TO A NEWLY SET IRON PIPE; THENCE NORTH 60°26'09" WEST A DISTANCE OF 146.51 FEET TO A NEWLY SET IRON PIPE; THENCE AS SAID NORTHERN RIGHT-OF-WAY TRANSITIONS INTO SAID EXISTING EASTERN RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 42.97 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CHORD DIRECTION OF NORTH 19°19'45" WEST AND A CHORD DISTANCE OF 39.39 FEET TO A NEWLY SET IRON PIPE; THENCE ALONG AND WITH SAID EASTERN RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 58.29 FEET, SAID CURVE HAVING A RADIUS OF 1382.40 FEET, A CHORD DIRECTION OF NORTH 22°55'10" EAST AND A CHORD

DISTANCE OF 58.29 FEET TO A NEWLY SET IRON PIPE; THENCE NORTH 24°06'53" EAST A DISTANCE OF 498.08 FEET TO A NEWLY SET IRON PIPE; THENCE ALONG AND WITH SAID NEWLY DEDICATED EASTERN RIGHT-OF-WAY LINE OF S. MIAMI BOULEVARD NORTH 30°56'55" EAST A DISTANCE OF 42.41 FEET TO A NEWLY SET IRON PIPE; THENCE NORTH 24°07'29" EAST A DISTANCE OF 99.39 FEET TO A NEWLY SET IRON PIPE; THENCE NORTH 24°06'53" EAST A DISTANCE OF 99.90 FEET TO THE POINT OF BEGINNING, CONTAINING 23.7898 ACRES.