

SPECIAL WARRANTY DEED

Excise Tax: \$65,968.00

Tax Parcel Identifier No.: 0796034346 and 0796044104

Mail after recording to: This instrument was prepared by and reviewed as to North Carolina validity and enforceability by:

Greenberg Traurig, LLP  
77 West Wacker Drive, Suite 3100  
Chicago, Illinois 60601  
Attention: Meredith Katz, Esq.

Nelson, Mullins, Broad and Cassel  
301 South College Street  
Charlotte, North Carolina 28202  
Attention: John N. Suh, Jr.

Brief description for the Index: 4601 Baymar Drive, Raleigh, NC 27612

THIS DEED made this 27 day of December, 2018, by and between

<p style="text-align: center;">GRANTOR</p> <p>CO-BB ATRIA, LLC, a Delaware limited liability company</p>	<p style="text-align: center;">GRANTEE</p> <p>WRPV VIII ATRIA RALEIGH, L.P., a Delaware limited partnership</p>
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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 for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged CO-BB ATRIA, LLC, a Delaware limited liability company ("Grantor"), have and by these presents does grant, bargain, sell and convey all of those certain parcels of land situated in Wake County, North Carolina, which parcels are more fully described in Exhibit "A" ("Property").

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16235, Pages 1042, Wake County Registry (the "Deed").

TO HAVE AND TO HOLD the aforesaid undivided interest in the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND, SUBJECT ONLY TO real property taxes, assessments and special district levies not yet due and payable, zoning and other regulatory laws and ordinances affecting the Property, and easements, reservations, charges, covenants, restrictions, rights of way, and other matters of record (which is not deemed to reimpose same) in effect as of the date hereof, Grantor will warrant and forever defend the right and title to the Property unto the Grantee against the claims of all persons claiming by, through or under Grantor.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

The property herein above described does not contain the primary residence of Grantor.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has executed this Deed on the day and year first written above.

**CO-BB ATRIA, LLC,**  
a Delaware limited liability company

By: CO-BB North Carolina Venture LLC,  
as sole member

By: Bainbridge NC Venture, LLC,  
its Managing Member

By: Bainbridge Manager, LLC,  
its Manager

*[Handwritten Signature]*  
By: Kevin Keane  
Name: Kevin Keane  
Title: Vice president

STATE OF Florida )  
palm beach COUNTY )

On this, the 26 day of December, 2018, before me, a Notary Public, the undersigned officer, personally appeared Kevin Keane, who acknowledged himself to be the Vice president of Bainbridge Manager, LLC, as Manager of Bainbridge NC Venture, LLC, as Managing Member of CO-BB North Carolina Venture LLC, as sole member of CO-BB ATRIA, LLC and that he, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said companies.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*[Handwritten Signature]*  
Print Name: Cristin Mihan  
Notary Public, State of Florida  
My commission expires: 3/28/19

[AFFIX NOTARY SEAL]



Exhibit A

## Legal Description

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

## TRACT 1:

To find the true point of beginning, commence at a point located on the southern right-of-way line of U.S. Highway 70 (having undisclosed right-of-way width) and having N.C.G.S. Mon. "Demain" Coordinates N=764,074.3708 E=2,091,190,1483 thence leaving said right of way line, run South 21°47'56" West 674.86 feet to an iron pipe found and the true point of beginning; thence South 02° 21' 44" East 221.17 feet to an iron pipe found; thence South 02° 07' 14" East 367.64 feet to an iron pipe found; thence South 02° 44' 16" East 263.38 feet to an iron pipe found; thence North 61° 45' 12" West 378.92 feet to a concrete monument found; thence North 88° 07' 07" West 153.65 feet to a point; thence North 88° 00' 38" West 448.09 feet to a point; thence South 47° 39' 31" West 292.87 feet to a concrete monument found; thence North 03°23'43" East 155.98 feet to an iron pipe found; thence North 03°27'33" East 280.63 feet to a point; thence North 03°27'33" East 280.63 feet to a point; thence North 03°26'11" East 623.02 feet to an iron pipe found; thence North 03°23'33" East 409.12 feet to a point; thence North 08°57'05" West 170.59 feet to a point; thence North 08°48'28" East 120.83 feet to a point; thence North 80°35'40" West 98.81 feet to a point located on the Eastern right of way line of Fairhill Drive (having a 60-foot right of way width); thence along said right of way along the arc of a curve to the left having a radius of 1,756.40 feet an arc distance of 72.37 feet to an iron pipe found (said arc being subtended by a chord bearing North 02°13'32" West and said chord being 72.36 feet in length) thence leaving said right of way line, run South 86°31'16" East 130.58 feet to an iron pipe found; thence South 09°37'38" East 76.54 feet to a point; thence South 08°57'06" East 348.50 feet to a point; thence along the arc of a curve to the left having a radius of 230.00 feet an arc distance of 128.34 feet to a point (said arc being subtended by a chord bearing South 24°56'14" East and said chord being 125.58 feet in length); thence South 40°55'22" East 81.34 feet to a point; thence North 50°34'38" East 245.00 feet to an iron pipe found; thence North 35°33'15" East 5.21 feet to a point; and North 40°05'22" East 499.65' to an iron pipe found; thence South 49°56'53" East to an iron pipe set; thence along the arc of a curve to the right having a radius of 25.00 feet to arc distance of 39.27' to an iron pipe set (said arc being subtended by a chord bearing South 04°56'53" East and said chord being 35.36 feet in length); thence South 40°03'07" West to an iron pipe set; thence along the arc of a curve to the left having a radius of 380.00 feet an arc distance of 257.91 feet to an iron pipe set (said arc being subtended by a chord bearing South 20°36'30" West and said chord being 252.99 feet in length); thence South 01°09'53" West 32.78 feet to an iron pipe set; thence along the arc of a curve to the right having a radius of 25.00 feet an arc distance of 20.32 feet to an iron pipe set (said arc being subtended by a chord bearing South 24°26'50" West and said chord being 19.76 feet in length); thence along the arc of a curve to the left having a radius 55 feet an arc distance of 110.68 feet to a pk nail (said arc being subtended by a chord bearing South 09°55'21" West and said chord being 92.93 feet in length); thence with a curve to the left having a radius of 55.00 feet to an arc distance of 40.94 feet to a pk nail (said arc being subtended by a chord bearing South 88°53'54" East and said chord being 40.00 feet in length); thence North 03°09'42" West to an iron pipe set; thence South 49°26'07" East 521.37 feet to the point and place of beginning; containing a total of 28.659 acres, and being the same property as shown on the certain as built survey prepared for Calibre Square Apartments by Dewberry and Davie (Garry C. Vanpool, North Carolina Registered Land Surveyor, Registration Number L-2986), dated October 26, 1988, last revised November 28, 1988;

## TRACT 2:

Together with all of the area contained in that certain one hundred (100) foot Greenway Easement granted to the City of Raleigh in Book 4042, Page 733, Wake County Registry and as shown on the plat recorded in Book of Maps 1987, Page 1004, Wake County Registry.

Being the same as the following:

A certain tract or parcel of land lying and being in the County of Wake, House Creek Township, North Carolina, being more fully described as follows:

Beginning at an existing iron pipe, said point having North Carolina State Plane Coordinates of North (Y) = 233,012.972 metres East (X) = 637,214.958 metres, said point being located N51°51'12"W, 624.12 from NCGS Monument "Bureau"; thence with the line of the Southerly right of way for Glenwood Avenue S49°45'24"E, for a distance of 47.86' to an existing iron pipe; thence with the line of the Westerly right of way for Blue Stone Drive along the arc of a circular curve having a delta angle of 90°02'02", a radius of 24.98' and an arc length of 39.26' subtended by a chord bearing S04°57'57"E, for a distance of 35.34' to an existing iron pipe; thence continuing with said Westerly right of way for Blue Stone Drive S40°03'07"W, for a distance of 121.48' to an iron pipe set; thence continuing with said Westerly right of way for Blue Stone Drive along the arc of a circular curve having a delta angle of 38°53'20", a radius of 379.97' and an arc length of 257.90' subtended by a chord bearing S20°32'44"W, for a distance of 252.98' to an iron pipe set; thence continuing with said Westerly right of way for Blue Stone Drive S01°10'08"W, for a distance of 32.79' to an existing iron pipe; thence continuing with said Westerly right of way for Blue Stone Drive along the arc of a circular curve having a delta angle of 46°34'12", a radius of 25.00' and an arc length of 20.32' subtended by a chord bearing S24°27'14"W, for a distance of 19.77' to an existing iron pipe; thence continuing with said Westerly right of way for Blue Stone Drive along the arc of a circular curve having a Delta Angle of 115°16'29", a radius of 55.02' and an arc length of 110.69' subtended by a chord bearing S09°58'08"E, for a distance of 92.95' to an existing iron pipe; thence continuing with said westerly right of way for Blue Stone Drive along the arc of a circular curve having a delta angle of 42°38'03", a radius of 55.02' and an arc length of 40.94' subtended by a chord bearing S88°55'24"E, for a distance of 40.00' to a PK Nail found; thence with the line of HPT HSD Properties Trust S03°11'34"E, for a distance of 52.55' to an existing iron pipe; thence continuing with said HPT HSD Properties Trust S 49°27'57"E, for a distance of 521.31' to an existing iron pipe; thence with the line of N C Farm Bureau Federation Inc., S02°18'29"E for a distance of 221.22' to an iron pipe set; thence continuing with said N C Farm Bureau Federation Inc., S 02°11'27"E, for a distance of 367.62' to an existing iron pipe; thence continuing with said N C Farm Bureau Federation Inc., S 02°39'36"E, for a distance of 264.61' to an iron pipe set; thence continuing with said N C Farm Bureau Federation Inc., S 02°39'36"E for a distance of 31.94' to an iron pipe set; thence with the meanders of Crabtree Creek N61°28'21"W, for a distance of 142.76' to an iron pipe set; thence with the Meanders of Crabtree Creek N70°33'08"W, for a distance of 226.87' to an iron pipe set; thence with the meanders of Crabtree Creek N79°24'02"W for a distance of 143.45' to an iron pipe set; thence with the Meanders of Crabtree Creek N 86°36'41"W, for a distance of 373.00' to an iron pipe set; thence with the Meanders of Crabtree Creek S77°42'23"W, for a distance of 91.46' to an iron pipe set; thence with the Meanders of Crabtree Creek S58°19'20"W for a distance of 122.78' to an iron pipe set; thence with the Meanders of Crabtree Creek S45°25'25"W, for a distance of 152.38' to an iron pipe set; thence with the line of Sangster, Minnie B. N03°11'30"E, for a distance of 42.92' to an existing iron pipe; thence with the line of Sangster, Minnie B N03°11'30"E, for a distance of 156.18' to an existing iron pipe; thence with the lines of Thomas, Pamela W and Ford, Lucille S. N03°27'01"E, for a distance of 280.85' to an existing iron pipe; thence with the lines of Hollandsworth, David L and Cynthia P. Pirozzi, Marco J & Mary Mararet, Estes, Steve & Leslie and Glen Forest Swin Club Inc. N03°24'13"E, for a distance of 623.01' to an existing iron pipe; thence with the line of Glen Forest Swin Club Inc. N03°21'37"E for a distance of 409.05' to an existing iron pipe; thence continuing with said Glen Forest Swin Club Inc. N08°54'16"W for a distance of 170.36' to an existing iron pipe; thence continuing with said Glen Forest Swin Club Inc. N08°45'57"E for a distance of

120.89' to an existing iron pipe; thence continuing with said Glen Forest Swin Club Inc. N80°37'55"W, for a distance of 98.84' to an existing iron pipe; thence with the line of the Easterly right of way of Fairhill Dr. along the arc of a circular curve having a delta angle of 02°21'19", a radius of 1,756.40' and an arc length of 72.20' subtended by a chord bearing N02°13'38"W, for a distance of 72.20' to an existing iron pipe; thence with the line of Southern Bell Telephone S86°31'36"E, for a distance of 130.80' to an existing iron pipe; thence continuing with said Southern Bell Telephone S09°37'38"E, for a distance of 76.54' to an iron pipe set; thence continuing with said Southern Bell Telephone S08°54'21"E, for a distance of 348.75' to an existing iron pipe; thence continuing with said Southern Bell Telephone along the arc of a circular curve having a delta angle of 31°53'10", a radius of 230.00' and an arc length of 128.00' subtended by a chord bearing S24°58'43"E, for a distance of 126.35' to an existing iron pipe; thence continuing with said Southern Bell Telephone S40°55'18"E for a distance of 81.36' to an existing iron pipe; thence continuing with said Southern Bell Telephone N50°35'03"E, for a distance of 245.27' to an existing iron pipe; thence continuing with said Southern Bell Telephone N35°41'09"E, for a distance of 5.20' to an existing iron pipe; thence continuing with said Southern Bell Telephone N40°04'40"E for a distance of 499.68' to the point and place of beginning, containing 1,369,883 square feet or 31.449 acres, more or less according to survey prepared by Jonathan F. Murphy PLS L-4382, to which reference is made for a more perfect and complete description.

ALSO DESCRIBED AS:

Lying and being in Raleigh, Wake County, North Carolina and being more particularly described as follows:

"Tract 1"

To find the true point of beginning, Commence at a Point located on the Southern right-of-way line of U.S. Highway 70 (having on undisclosed right-of-way width) and having N.C.G.S. Mon. "Bureau" Coordinates N=764091.3327 E=2091085.9786; thence leaving said right-of-way line run North 51°49'17" West 624.33 feet to on existing iron pipe, the Point of Beginning, also on the Southerly right-of-way of Glenwood Avenue also U.S. Highway 70, said stake also being the Northeast corner of now of formerly Southern Bell, Deed Book 2212, Page 129, Wake County registry: thence along with the Southern right of way line South 49°56'53" East 48.00 feet to an existing iron pipe; thence along the arc of a curve to the right having a radius of 25.00 feet on arc distance of 39.27 feet to on existing iron pipe (said arc being subtended by a chord bearing South 04°56'53" East and said chord being 35.36 feet in length); thence South 40°03'07" West 121.48 feet to on existing iron pipe; thence along the arc of a curve to the left having a radius of 380.00 feet an arc distance of 257.91 feet to an iron pipe set (said arc being subtended by a chord bearing South 20°36'30" West and said chord being 252.99 feet in length): thence South 01°09'53" West 32.78 feet to an existing iron pipe: thence along the arc of a curve to the right having a radius of 25.00 feet on arc distance of 20.32 feet to an existing iron pipe (said arc being subtended by a chord bearing South 24°26'50" West and said chord being 19.76 feet in length); thence along the arc of a curve to the left having a radius 55.00 feet an arc distance of 110.68 feet to an existing iron pipe (said arc being subtended by a chord bearing South 09°55'21" East and said chord being 92.93 feet in length); thence with a curve to the left having a radius of 55.00 feet an arc distance of 40.94 feet to a PK nail (said arc being subtended by a chord bearing South 88°53'54" East and said chord being 40.00 feet in length): thence South 03°09'42" East 52.58 feet to an existing iron pipe; thence South 49°26'07" East 521.43 feet to an existing iron pipe; thence South 02°21'44" East 221.17 feet to an existing iron pipe; thence South 02°07'14" East 367.64 feet to an existing iron pipe; thence South 02°44'16" East 264.38 feet to an existing iron pipe; thence South 02°44'16" East 42.00 feet to a point in the center of Crabtree Creek, as shown on Book of Maps 1987, Page 1004, Wake County registry; thence with the meanders of said Crabtree Creek North 61°00'52" West 142.78 feet to a point; thence continuing with the meanders of said Crabtree Creek North 70°05'39" West 228.97 feet to a point: thence continuing

with the meanders of said Crabtree Creek North 76°58'33" West 143.48 feet to a point; thence continuing with the meanders of said Crabtree Creek North 88°09'12" West 373.00 feet to a point; thence continuing with the meanders of said Crabtree Creek South 78°01'07" West 91.83 feet to a point; thence continuing with the meanders of said Crabtree Creek South 58°31'33" West 122.78 feet to a point; thence continuing with the meanders of said Crabtree Creek South 45°37'58" West 152.38 feet to a point; thence leaving the center of said Crabtree Creek North 03°23'43" East 42.92 feet to a point thence North 03°23'43" East 155.98 feet to on existing iron pipe: thence North 03°27'33" East 280.63 feet to a point; thence North 03°26'11" East 623.02 feet to an existing iron pipe; thence North 03°23'33" East 409.12 feet to an existing iron pipe; thence North 08°57'05" West 170.59 feet to an existing iron pipe; thence North 08°48'28" East 120.83 feet to an existing iron pipe: thence North 80°35'40" West 98.81 feet to on existing iron pipe located on the Eastern right-of-way line of Fairhill Drive (having a 60-foot right-of-way width); thence along said right-of-way along the arc of a curve to the left having a radius of 1,756.40 feet an arc distance of 72.37 feet to a PK nail (said arc being subtended by a chord bearing North 02°13'32" West and said chord being 72.36 feet in length); thence leaving said right-of-way line, run South 86°31'16" East 130.58 feet to an existing iron pipe; thence South 09°37'38" East 76.54 feet to on existing iron pipe: thence South 08°57'06" East 348.50 feet to a point; thence along the arc of a curve to the left having a radius of 230.00 feet on arc distance of 128.34 feet to an existing iron pipe (said arc being subtended by a chord bearing South 24°56'14" East and said chord being 126.68 feet in length): thence South 40°55'22" East 81.34 feet to on existing iron pipe: thence North 50°34'38" East 245.00 feet to on existing iron pipe; thence North 35°33'15" East 5.21 feet to an existing iron pipe; thence North 40°05'34" East 499.77 feet to on existing iron pipe, also the Point and place of Beginning; containing a total of 31.449 acres more or less.

Being the same land conveyed to CO-BB Atria, LLC, a Delaware limited liability company by virtue of Special Warranty Deed from Atria At Crabtree Valley Apartments, LLC, a North Carolina limited liability company, dated December 10, 2015, recorded December 10, 2015 in Book 16235 Page 1042, Wake County, North Carolina Registry.