

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Feb 21 12:08 PM NC Rev Stamp: \$ 49600.00
Book: 8128 Page: 89 Fee: \$ 26.00
Instrument Number: 2017005585
DEED

Excise Tax: \$ 49,600.00

Parcel ID: 0747-04-74-3124

Prepared by (without title examination):

Christopher L. Hartmann, Esq.
Kirkland & Ellis LLP
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New York, New York 10022

Return to:

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Troutman Sanders LLP
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Atlanta, Georgia 30308

Brief Description for the Index

Lot C-15, Imperial Center, Durham, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of this 17 day of February, 2017, by and between

GRANTOR	GRANTEE
GAVI CARLISLE, LLC, a Delaware limited liability company	ROC III FAIRLEAD IMPERIAL CENTER, LLC, a Delaware limited liability company
with a mailing address of:	with a mailing address of:
c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, Iowa 50392	c/o Fairlead Commercial Real Estate, LLC 1800 Parkway Place, Suite 235 Marietta, Georgia 30067

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"
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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land (the "Property") situated in the City of Durham, County of Durham, State of North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property was acquired by Grantor by instrument recorded in Book 5774, Page 34, in the Durham County, North Carolina, Public Registry (the "Registry").

No portion of the Property herein conveyed includes the primary residence of Grantor.

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

And Grantor covenants with 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.

Title to the Property hereinabove described is subject to (i) all taxes and other assessments, (ii) all reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters listed on Exhibit B attached hereto and incorporated herein by reference, (iii) any matters that a survey or inspection of the property would disclose, and (iv) all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property.

**[Remainder of Page Intentionally Left Blank;
Signature Page Follows]**

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

GAVI CARLISLE, LLC,
a Delaware limited liability company

By: PRINCIPAL REAL ESTATE INVESTORS, LLC,
a Delaware limited liability company, its authorized agent

By: *Brenda M. Wadle*
Name: Brenda M. Wadle
Title: Asst. Managing Director
Asset Management

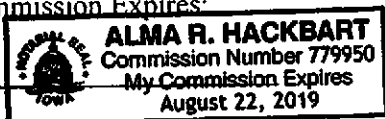
By: *Dennis J. Tinker*
Name: Dennis J. Tinker
Title: Assistant Managing Director
Asset Management

STATE OF IOWA
COUNTY OF POLK

I certify that each of the following persons personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Asst. Managing Director and Asst. Managing Director.
Asset management Asset management

This the 23rd day of January, 2017.

My Commission Expires:



[Affix Notary Stamp or Seal]

Alma R. Hackbart
Notary Public
Print Name: Alma R. Hackbart

Exhibit A
Legal Description

(Carlisle Place)

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND DESIGNED AS LOT C-15, CONTAINING 8.316 ACRES, IMPERIAL CENTER, AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 176, PAGE 88, DURHAM COUNTY REGISTRY, WHICH PLAT IS REFERENCED FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH EASEMENTS APPURTENANT TO THE LAND AS CONTAINED IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 3539, PAGE 638, DURHAM COUNTY REGISTRY.

Exhibit B
Permitted Exceptions

(Carlisle Place)

1. Taxes for the year 2017 and all subsequent years.
2. Easements and any other facts as shown on plat recorded in Plat Book 181, Page 229, Durham County Registry.
3. Declaration recorded in Book 1157, Page 237 as affected by Amendment in Book 1468, Page 914; Second Amendment in Book 1659, Page 799; Third Amendment in Book 2548, Page 431; Amended and Restated Declaration in Book 2870, Page 21; Supplemental Amendment in Book 2902, Page 574; Assignment and Assumption in Book 3658, Page 122; Second Supplemental Amendment in Book 3759, Page 753; Third Supplemental Amendment in Book 4377, Page 609; Fourth Supplemental Amendment in Book 4564, Page 832 and Fifth Supplemental Amendment in Book 7871, Page 939, Durham County Registry.
4. Terms and provisions of that certain unrecorded Lease executed by GAVI Carlisle, LLC, a Delaware limited liability company, to GF Management Company, LLC, a North Carolina limited liability company, dated July 18, 2008 as evidenced by a Memorandum of Lease which is recorded in Book 6020, Page 978, Durham County Registry.
5. Terms and provisions of that certain unrecorded Lease executed by Petula Prolix Development Company, an Iowa corporation, to Williams, Mullen, Clark & Dobbins, P.C., a Virginia professional corporation qualified to do business in North Carolina dated October 9, 2007 as evidenced by a Memorandum of Lease which is recorded in Book 5774, Page 21 as affected by Subordination, Non-Disturbance and Attornment Agreement in Book 5774, Page 27; Memorandum of Lease in Book 6575, Page 87; and Subordination, Non-Disturbance and Attornment Agreement in Book 6575, Page 93, Durham County Registry.
6. Terms and provisions of that certain unrecorded Lease executed by GAVI Carlisle, LLC, a Delaware limited liability company, to Brinks Hofer Gilson & Lione, an Illinois professional corporation, dated April 15, 2011 as evidenced by a Memorandum of Lease which is recorded in Book 6708, Page 178, Durham County Registry.
7. Assumption of Stormwater Facility Operation and Maintenance Permit Agreement by and between GAVI Carlisle, LLC, a Delaware limited liability company, and City of Durham, a North Carolina municipal corporation, recorded in Book 6258, Page 734 affecting Stormwater Facility Agreement and Covenant Version in Book 5622, Page 817 and Book 5622, Page 827, Durham County Registry.
8. Easement (Utility) to Duke Power Company, its successors and assigns recorded in Book 1144, Page 46, Durham County Registry.

9. Easement (Utility) to Duke Power Company, its successors and assigns recorded in Book 1186, Page 579, Durham County Registry.
10. Access Easement Agreement by and among Winchester Place IC, LLC, a Delaware limited liability company, Yorkshire Place IC, LLC, a Delaware limited liability company, and Petula Prolix Development Company, an Iowa corporation, with rights of others therein recorded in Book 3539, Page 638, Durham County Registry.
11. Easements and any other facts as shown on plat recorded in Plat Book 136, Page 45, Durham County Registry.
12. Easements and any other facts as shown on plat recorded in Plat Book 139, Page 5, Durham County Registry.
13. Easements and any other facts as shown on plat recorded in Plat Book 139, Page 99, Durham County Registry.
14. Easements and any other facts as shown on plat recorded in Plat Book 151, Page 289, Durham County Registry.
15. Termination and Release of Easement Agreement by and between Winchester Place IC, LLC, a Delaware limited liability company, Yorkshire Place IC, LLC, a Delaware limited liability company, and Petula Prolix Development Company, an Iowa corporation, recorded in Book 3539, Page 653, Durham County Registry.
16. Easement (Utility) to Duke Power Company, its successors and assigns recorded in Book 2276, Page 137, Durham County Registry. (easement tract only)
17. Deed of Easement and Subordination of Security Instrument to County of Durham, a political subdivision of the State of North Carolina recorded in Book 2395, Page 360, Durham County Registry. (easement tract only)
18. Declaration of Rights and Privileges tract recorded in Book 1626, Page 145, Durham County Registry. (easement tract only)
19. Access Easement Agreement by and among Winchester Place IC, LLC, a Delaware limited liability company, Yorkshire Place IC, LLC, a Delaware limited liability company, and Petula Associates, Ltd., an Iowa corporation, recorded in Book 2957, Page 146, Durham County Registry. (easement tract only)
20. Easements and any other facts as shown on plat recorded in Plat Book 176, Page 88, Durham County Registry. (fee tract only)

21. Right(s) of way Agreement to Duke Energy Carolinas, LLC, and its successors and assigns, subsidiaries and divisions recorded in Book 5538, Page 622, Durham County Registry.
22. Rights of parties in possession as tenants only, under unrecorded leases(s) or rental agreement(s).
23. Encroachments, overlaps, boundary line disputes, deficiency in amount of area, rights, easements, ditches, cartways, setbacks, rights of parties in possession, interests or claims which would be revealed by a current and accurate survey and inspection of the Property.