

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Feb 21 12:08 PM NC Rev Stamp: \$ 11340.00
Book: 8128 Page: 1 Fee: \$ 26.00
Instrument Number: 2017005581
DEED

Excise Tax: \$ 11,340.00

Parcel ID: 0747-04-64-7952

Prepared by (without title examination):

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

Return to:

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Troutman Sanders LLP
600 Peachtree Street NE, Suite 5200
Atlanta, Georgia 30308

Brief Description for the Index

Lot C-4, 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
PREHC CANTERBURY HALL IC, LLC and PREPI CANTERBURY HALL IC, LLC, each a Delaware limited liability company, as tenants in common	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 instruments recorded in Book 7447, Page 904, and Book 7447, Page 909, 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 Pages Follow]**

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

GRANTOR:

PREHC CANTERBURY HALL IC, LLC,
a Delaware limited liability company, as tenant in common

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

By: [Signature]
Name: Brenda M. Wade
Title: Asst. Managing Director
Asset Management

By: [Signature]
Name: Dennis J. Tinker
Title: Assistant Managing Director
Asset Management

STATE OF Iowa

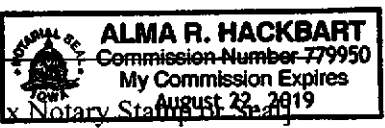
COUNTY OF Polk

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:

[Signature]
Notary Public
Print Name: Alma R. Hackbart



[Affix Notary Stamp Here]

[Signatures Continue on Next Page]

PREPI CANTERBURY HALL IC, LLC,
a Delaware limited liability company, as tenant in common

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

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

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

STATE OF Iowa

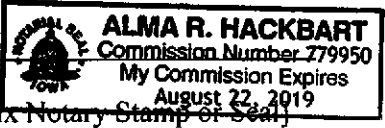
COUNTY OF Polk

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:

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



[Affix Notary Stamp or Seal]

Exhibit A
Legal Description

(Canterbury Hall)

BEING ALL OF NEW LOT C-4 (3.557 ACRES, MORE OR LESS), AS SHOWN ON PLAT ENTITLED "STREET CLOSING & RECOMBINATION MAP FOR EMPEROR BOULEVARD" DATED FEBRUARY 2, 1994 AND RECORDED IN PLAT BOOK 132, PAGE 164, DURHAM COUNTY REGISTRY. FOR REFERENCE, SEE PLAT OF OLD LOT C-4 RECORDED IN PLAT BOOK 106, PAGE 3, DURHAM COUNTY REGISTRY.

TOGETHER WITH APPURTENANT RIGHTS IN AND TO THE RECIPROCAL ACCESS EASEMENT AS SET OUT AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN BOOK 2418, PAGE 161, DURHAM COUNTY REGISTRY.

Exhibit B
Permitted Exceptions

(Canterbury Hall)

1. Taxes for the year 2017 and all subsequent years.
2. 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.
3. Easement to Duke Power Company recorded in Book 1168, Page 5, Durham County Registry.
4. Easement to Duke Power Company recorded in Book 1186, Page 579, Durham County Registry.
5. Easement to Duke Power Company recorded in Book 1188, Page 501, Durham County Registry.
6. Easement to Duke Power Company recorded in Book 1144, Page 46, Durham County Registry.
7. Easements and any other facts as shown on plat recorded in Plat Book 134, Page 63, Durham County Registry.
8. Declaration of Easements and Maintenance Agreement with rights of others in and to the use of therein recorded in Book 2418, Page 161, Durham County Registry.
9. Easements and any other facts as shown on plat recorded in Plat Book 106, Page 3, Durham County Registry.
10. Easements and any other facts as shown on plat recorded in Plat Book 132, Page 164, Durham County Registry.
11. Limited Access Easement Agreement to Petula Associates, Ltd., an Iowa corporation, recorded in Book 2674, Page 408, Durham County Registry.
12. Memorandum of Agreement of Co-Tenants by and between PREHC Canterbury Hall IC, LLC, a Delaware limited liability company, and PREPI Canterbury Hall IC, LLC, a

Delaware limited liability company, recorded in Book 7447, Page 914, Durham County Registry.

13. Unrecorded License Agreement dated September 1, 1995 by and between Time Warner Communications of Raleigh, L.P. and Durham Park, Limited Partnership.
14. Rights of parties in possession as tenants only, under unrecorded leases(s) or rental agreement(s).
15. 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.