

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Dec 28 01:09 PM NC Rev Stamp: \$ 73000.00
 Book: 8337 Page: 985 Fee: \$ 30.00
 Instrument Number: 2017045655
 DEED

Excise Tax: \$73,000.00
 Parcel ID: 158043; 158053; 158052; 158057

This instrument was prepared by: Kenneth F. Plifka, Stutzman, Bromberg, Esserman & Plifka, A Professional Corporation, 2323 Bryan Street, Suite 2200, Dallas, Texas 75201-2689

Mail after recording to: Holland & Knight LLP, 131 South Dearborn, 30th Floor, Chicago, Illinois 60603, Attention: James T. Mayer, Esq.

Brief Description for the index

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|---|
| <p>Central Park West/Central Park South, 5001 – 5003 S. Miami Blvd., Durham, North Carolina</p> |
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NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 27th day of December, 2017 by and between

| GRANTOR | GRANTEE |
|--|---|
| <p>James Campbell Company, LLC, a Delaware limited liability company 1001 Kamokila Boulevard, Suite 200 James Campbell Building Kapolei, Hawaii 96707 Attn: Tim Brauer</p> | <p>TR Central Park LLC, a Delaware limited liability company c/o LPC Realty Advisors I, LP 120 North LaSalle Street, Suite 2900 Chicago, Illinois 60602 Attn: Jenifer Ratcliffe</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.

SPECIAL WARRANTY DEED - PAGE 1 OF 5

Submitted electronically by "chicago Title-NC"
 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, those certain lots or parcels of land situated in the City of Durham, Durham County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with (i) all of Grantor's right, title and interest, if any, and all of Grantor's water and mineral rights, if any, and (ii) all improvements located on such lot or parcel of land, including buildings, parking areas, structures, landscaping and fixtures (collectively, the "Property").

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

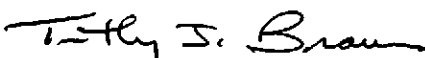
And the Grantor covenants with the Grantee that Grantor has done nothing to impair such title as Grantor received, that it will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, subject to those matters of record listed on Exhibit B attached hereto and incorporated herein by this reference.


Grantee, by its acceptance hereof, hereby acknowledges and agrees that (a) if the legal description for the Property attached hereto as Exhibit A and labeled as "Second Legal Description" includes real property not covered by the legal description of the Property attached hereto as Exhibit A and labeled as "First Legal Description" (such additional property, the "Additional Property"), that Grantor has merely quitclaimed to Grantee all of Grantor's right, title and interest, if any, in and to the Additional Property to Grantee without any express or implied representation or warranty of any nature including any warranty of title; and (b) Grantor has quitclaimed the Additional Property solely as an accommodation to Grantee and without additional consideration and, as a result, Grantee hereby (i) releases and forever discharges Grantor from any and all liability or recourse with respect to the Additional Property; and (ii) agrees to indemnify, protect, defend and hold Grantor harmless from and against any liability, cost, expense, or claim asserted against or incurred by Grantor under or with respect to the Additional Property, including, without limitation, any claims asserted, whether by subrogation or otherwise, against Grantor by any title insurance company insuring title to all or any portion of the Additional Property.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have duly executed this Special Warranty Deed as an instrument under seal as of the day and year first above written.

JAMES CAMPBELL COMPANY, LLC

By: 
Name: Timothy J. Brauer
Title: President & Chief Executive Officer

By: 
Name: Landon H.W. Chun
Title: Executive Vice President/
Chief Financial Officer

Approved As To Form for Grantor


Stutzman, Bromberg, Esserman & Plifka,
A Professional Corporation

THE STATE OF HAWAII §
CITY AND §
COUNTY OF HONOLULU §

On December 19, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Timothy J. Brauer, in his capacity as President/CEO of James Campbell Company LLC, and not in his individual capacity, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

C. L. Quesinberry

Notary Public in and for the said State
C.L. Quesinberry
My Commission Expires: July 12, 2019

Document Date: Undated at time of notarization No. of Pages: 12

First Circuit

Document Description: Special Warranty Deed (North Carolina)

C. L. Quesinberry December 19, 2017
Notary Signature Date
C.L. Quesinberry

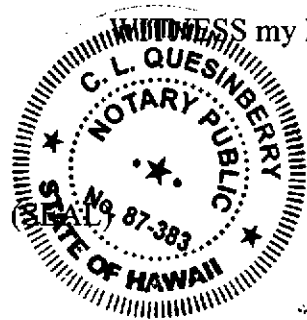


NOTARY CERTIFICATION

(SEAL)

THE STATE OF HAWAII §
CITY AND §
COUNTY OF HONOLULU §

On December 19, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Landon H.W. Chun, in his capacity as EVP/CFO of James Campbell Company LLC LLC, and not in his individual capacity, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

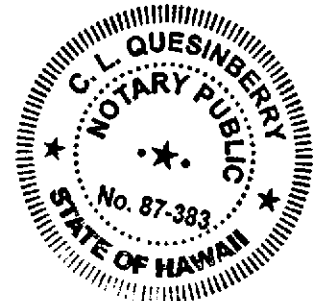
WITNESS my hand and official seal.


C. L. Quesinberry
Notary Public in and for the said State
C.L. Quesinberry
My Commission Expires: July 12, 2019

Document Date: Undated at time of notarization No. of Pages: 12
First Circuit

Document Description: Special Warranty Deed (North Carolina)

C. L. Quesinberry December 19, 2017
Notary Signature Date
C.L. Quesinberry



NOTARY CERTIFICATION

(SEAL)

EXHIBIT A**PROPERTY****A. CENTRAL PARK SOUTH****PARCEL I**

BEGINNING at an existing concrete monument control point located North 89° 07' 52" East 306.74 feet east of an existing concrete monument having NC Grid Coordinates N=776,686.55 and E=2,044,419.56 located in the eastern R/W line of S. Miami Blvd. (NCSR 1959) as shown on the plat and survey hereinafter referred to, and running thence in a southwesterly direction South 89° 07' 52" West 77.44 feet to an existing iron pipe; thence in a northwesterly direction North 00° 01' 53" West 74.36 feet to an existing PK nail; thence in a southeasterly direction South 89° 59' 47" East 22.53 feet to an existing PK nail; thence in a counter-clockwise direction along and with the arc of a curve having a radius of 478.43 feet a distance of 141.41 feet (North 81° 30' 10" East 140.90 feet) to an existing PK nail; thence in a northeasterly direction North 73° 01' 02" East 115.67 feet to an existing iron pipe; thence continuing in a northeasterly direction North 40° 33' 07" East 57.00 feet to an existing iron pipe; thence in a northwesterly direction North 49° 30' 20" West 109.09 feet to an existing iron pipe; thence in a northeasterly direction North 40° 15' 02" East 117.00 feet to an existing iron pipe; thence in a northwesterly direction North 49° 42' 15" West 50.97 feet to an existing iron pipe; thence continuing in a northwesterly direction North 14° 26' 49" West 220.15 feet to an existing iron pipe; thence in a southeasterly direction South 83° 06' 47" East 227.37 feet to an existing iron pipe located in the southern R/W line of Central Park Drive; thence along and with the R/W line of Central Park Drive the following courses and distances: South 52° 13' 37" East 231.79 feet to an existing iron pipe, along and with the arc of a curve having a radius of 678.53 feet, a distance of 357.87 feet, (South 36° 54' 01" East 353.73 feet), to an existing iron pipe, and South 21° 51' 35" East 41.54 feet to an existing iron pipe located in the R/W line of Old Page Road (SR 2060); thence in a southwesterly direction along and with the northern R/W line of Old Page Road the following courses and distances: South 68° 02' 03" West 668.76 feet to an existing iron pipe; and in a clockwise direction along and with the arc of a curve having a radius of 783.12 feet, a distance of 123.54 feet, (South 72° 21' 52" West 123.42 feet), to an existing iron pipe located in the southwestern corner of the property of Cedar Fork Baptist Church; thence in a northwesterly direction along and with the eastern property line of Cedar Fork Baptist Church North 08° 27' 57" West 203.04 feet to an existing concrete monument control point located at the northeast corner of the property of Cedar Fork Baptist Church, said concrete monument being the point and place of BEGINNING, and being an area containing 7.417 acres as shown on the plat and survey entitled "Central Park South Property of Park Associates I Limited Partnership" dated April 16, 1998, prepared by Ballentine Associates, P.A., recorded in Plat Book 140, Page 140, Durham County Registry, to which plat reference is hereby made for a more particular description of same.

Together with non-exclusive easement rights for ingress, egress, regress, and general utilities over and across Central Park Drive, a 125 foot private right-of-way, as shown on plat recorded in Plat Book 109, Page 80, Durham County Registry.

Further together with all right, title and interest in that certain reciprocal easement agreement dated February 27, 1996 by Central Park West Limited Partnership, Park Associates Limited Partnership, Central Carolina Bank and Trust Company, and Southland Associates, Inc. recorded February 29, 1996 in Book 2169, Page 154, Durham County Registry, as modified and amended by First Amendment to Reciprocal Easement Agreement dated 3-18-99, recorded 3-24-99, in Book 2619, Page 122, Durham County Registry.

PARCEL II

BEGINNING at an iron pipe located in the northern right-of-way line of Tatum Drive (formerly Central Park Avenue) (Private) (Plat Book 142, Page 147, Durham County Registry), said point of beginning having Grid Coordinates of N=777086.5517 and E=2045470.2811, as shown on the plat and survey hereinafter referred to, and running thence in a clockwise direction along and with the arc of a curve having a radius of 10.00 feet, a chord distance of 13.39 feet, (South 82° 47' 31" East), to an iron pipe located in the northern R/W line of Central Park Drive (an existing 125' Ingress, Egress and Durham County Sanitary Sewer General Utility Easement, Plat Book 109, Page 80, Durham County Registry); thence in a northwesterly direction along and with the northern right-of-way line of said Central Park Drive the following courses and distances: in a counter-clockwise direction along and with the arc of a curve having a radius of 803.53 feet, a chord distance of 158.73 feet, (North 46° 26' 12" West), to an iron pipe, and North 52° 05' 57" West 153.00 feet; thence in a northeasterly direction North 50° 58' 27" East 148.54 feet to an iron pipe, and North 47° 15' 07" East 175.64 feet to an iron pipe; thence in a southeasterly direction South 34° 49' 06" East 345.68 feet to an iron pipe; thence in a southwesterly direction South 55° 10' 54" West 234.77 feet to an iron pipe, the point and place of BEGINNING, and being all of Tract 1-L containing 2.086 acres, as shown on the plat and survey entitled "Subdivision Plat For Park Associates I Limited Partnership - Tracts 1-L and 1-M" dated January 19, 1999, prepared by Ballentine Associates, P.A., recorded in Plat Book 142, Page 197, Durham County Registry, to which plat reference is hereby made for a more particular description of same. See also Plat Book 141, Page 41, Plat Book 142, Page 147, and Plat Book 143, Page 43, Durham County Registry.

Together with non-exclusive easement rights for ingress, egress, regress and general utilities over and across Central Park Drive, a 125' private right-of-way, as shown on plat recorded in Plat Book 109, Page 80, Durham County Registry.

Further together with non-exclusive easement rights for ingress, egress, regress and general utilities over and across Tatum Drive (formerly Central Park Avenue), a 35' private right-of-way, as shown on the plat recorded in Plat Book 142, Page 147, Durham County Registry.

B. CENTRAL PARK WEST**PARCEL I**

BEGINNING at a concrete monument in the eastern right-of-way margin of U.S. Highway 70-A (N.C.S.R. 1959), a 150-foot right of way, said monument being a perpendicular distance of 75 feet from the centerline of said U.S. Highway 70-A, and being in the northern property line of property now or formerly belonging to Cedar Fork Baptist Church (the "Cedar Fork Property"), as shown on that certain plat of survey by Runa A. Cooper Land Surveyors, dated July 15, 1985, entitled "Boundary Plat, Tract 1-D, Central Park West," recorded in Plat Book 109, Page 81, Durham County Registry (the "Boundary Survey"), said monument also having North Carolina Grid Coordinates Y=776,686.5574 and X=2,044,419.5659; thence leaving said northern line of the Cedar Fork Property and running with the eastern right-of-way margin of U.S. Highway 70-A North 01 degree 10 minutes 4 seconds East 294.36 feet to a point, thence with a clockwise curve (to the right) having a radius of 2991.00 feet, an arc distance of 528.09 feet and a chord bearing and distance of North 06 degrees 13 minutes 33 seconds East 527.40 feet to an iron pipe, such iron pipe being in the southern margin of a 125 foot Ingress-Egress Easement (the "Ingress-Egress Easement"), shown as "Tract 1-A 125' Ingress-Egress Easement" on that certain plat of survey by Runa A. Cooper Land Surveyors, dated September 3, 1985, entitled "Boundary Plat Tracts 1-A, 1-B, & 1-C" (Proj. No. 47843), recorded in Plat Book 109, Page 80, Durham County Registry (the "Easement Survey"); thence leaving such eastern right-of-way margin of U.S. Highway 70-A and running with the such southern margin of the Ingress-Egress Easement South 78 degrees 21 minutes 34 seconds East 80.23 feet to an iron pipe set; thence with a clockwise curve (to the right) having a radius of 1212.05 feet, an arc distance of 554.97 feet and a chord bearing and distance of South 65 degrees 14 minutes 32 seconds East 550.14 feet to an iron pipe set; thence South 52 degrees 07 minutes 30 seconds East 27.87 feet to an iron pipe set; thence leaving the southern margin of the Ingress-Egress Easement North 83 degrees 05 feet 50 seconds West 227.46 feet to an iron pipe set; thence South 14 degrees 30 feet 00 seconds East 220.25 feet to an iron pipe set; thence South 49 degrees 38 minutes 08 seconds East 51.00 feet to an iron pipe set; thence South 40 degrees 21 minutes 52 seconds West 117.00 feet to an iron pipe set; thence South 49 degrees 38 minutes 08 seconds East 109.09 feet to an iron pipe set; thence South 40 degrees 21 minutes 52 seconds West 57.32 feet to an iron pipe set; thence South 73 degrees 00 minutes 00 seconds West 115.67 feet to a P.K. nail set; thence with a clockwise curve (to the right) having a radius of 476.43 feet, an arc distance of 141.41 feet on a chord bearing and distance of South 81 degrees 30 minutes 11 seconds West 140.89 feet to a P.K. nail set; thence North 90 degrees 00 minutes 00 seconds West 22.50 feet to a P.K. nail set; thence South 00 degrees 00 minutes 00 seconds West 74.53 feet to an iron pipe set, such new point being in the northern property line of the Cedar Fork Property; thence with such northern property line of the Cedar Fork Property South 89 degrees 07 minutes 23 seconds West 229.32 feet to a concrete monument, being the point and place of BEGINNING, containing 7.8600 acres, more or less, and being all of Tract 1-D according to the Boundary Survey, to which reference is hereby made for a more particular description of same, and also as shown on that certain survey by Irvin A. Staton, R.L.S., dated February 8, 1996, entitled "Property of Sun Life Assurance Company of Canada" (Drawing No. B-1491).

PARCEL II

BEGINNING AT AN EXISTING IRON PIPE, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING OF TRACT 5 AS SHOWN IN PLAT BOOK 142 PAGE 196 DURHAM COUNTY REGISTRY, SAID POINT BEING DESIGNATED A CONTROL CORNER, HAVING NC GRID NAD 27 COORDINATES OF N= 777493.70 E=2044912.620; THENCE LEAVING SAID POINT AND RUNNING IN A CLOCKWISE DIRECTION THE FOLLOWING COURSES AND DISTANCES: N10°54'24"E A DISTANCE OF 131.11' TO AN EXISTING IRON PIPE; THENCE BEARING S79°05'36"E A DISTANCE OF 93.76' TO AN EXISTING IRON PIPE; THENCE WITH AND ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC LENGTH OF 61.89' A RADIUS OF 182.50' A DELTA ANGLE OF 19-25-48 A CHORD BEARING OF N28°11'11"E AND A CHORD DISTANCE OF 61.59' TO AN EXISTING IRON PIPE; THENCE BEARING S37°54'05"W A DISTANCE OF 62.30' TO AN EXISTING IRON PIPE; THENCE WITH AND ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC LENGTH OF 15.67', A RADIUS OF 9.95', A DELTA ANGLE OF 90-17-20, A CHORD BEARING OF N82°44'37"E AND A CHORD DISTANCE OF 14.10' TO AN EXISTING IRON PIPE; THENCE WITH AND ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC LENGTH OF 258.72', A RADIUS OF 1337.05', A DELTA ANGLE OF 11-05-12, A CHORD BEARING OF N57°57'27"W AND A CHORD DISTANCE OF 258.31' TO THE POINT AND PLACE OF BEGINNING, AND BEING ALL THAT CERTAIN 0.97 ACRE PARCEL SHOWN AS TRACT 5 ON THAT CERTAIN SURVEY ENTITLED "SUBDIVISION FINAL PLAT PROPERTY OF PARK ASSOCIATES I LIMITED PARTNERSHIP" PREPARED BY BALLENTINE ASSOCIATES, P.A., DATED JANUARY 4, 1999 AND RECORDED IN PLAT BOOK 142, PAGE 196, DURHAM COUNTY REGISTRY.

TOGETHER WITH A PERPETUAL, NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND REGRESS OVER A 35 FOOT RIGHT-OF-WAY KNOWN AS ROYCROFT DRIVE (FORMERLY KNOWN AS CENTRAL PARK LANE), SUCH 35 FOOT RIGHT-OF-WAY EASEMENT BEING SHOWN AS CENTRAL PARK LANE ON PLAT BOOK 137, PAGE 73, DURHAM COUNTY REGISTRY.

TOGETHER WITH that certain perpetual nonexclusive drainage easement, sanitary sewer easement, and access easement and other rights set out in that certain Reciprocal Easement Agreement, dated February 29, 1996, and recorded in Book 2169, Page 154, Durham County Registry, as amended by that certain First Amendment to Reciprocal Easement Agreement, dated March 18, 1999, and recorded in Book 2619, Page 122, Durham County Registry.

TOGETHER WITH a perpetual, nonexclusive easement for vehicular and pedestrian ingress, egress, and regress over "Tract 1-A 125' Ingress-Egress Easement" as shown on that certain plat recorded in Plat Book 109, Page 80, Durham County Registry, such easement rights being more particularly described in that certain Road Easement and Maintenance Agreement, recorded in Book 2619, Page 143, Durham County Registry (the "Central Park Drive Easement").

II. SECOND LEGAL DESCRIPTION**PARCEL A****FEE TRACT ONE**

BEGINNING at a concrete monument in the eastern right-of-way margin of U.S. Highway 70-A (N.C.S.R. 1959), a 150 foot right of way, said monument being a perpendicular distance of 75 feet from the centerline of said U.S. Highway 70-A, And being in the northern property line of property now or formerly belonging to Cedar Fork Baptist Church (the "Cedar Fork Property") as shown on that certain plat of survey by Runa A. Cooper Land Surveyors, dated July 15, 1985, entitled "Boundary Plat, Tract 1-D Central Park West," recorded in Plat Book 109, Page 81, Durham County Registry (the "Boundary Survey"), said monument also having North Carolina Grid Coordinates Y=776,686.5574 and X+2,044,419.5659; thence leaving said northern line of the Cedar Fork Property and running with the eastern right-of-way margin of U.S. Highway 70-A North 01 degree 10 minutes 4 seconds East 294.36 feet to a point; thence with a clockwise curve (to the right) having a radius of 2991.00 feet, an arc distance of 528.09 feet and a chord bearing and distance of North 06 degrees 13 minutes 33 seconds East 527.40 feet to an iron pipe such iron pipe being in the southern margin of a 125 foot Ingress-Egress Easement (the "Ingress-Egress Easement"), shown as "Tract 1-A 125' Ingress-Egress Easement" on that certain plat of survey by Runa A. Cooper Land Surveyors, dated September 3, 1985, entitled "Boundary Plat Tracts 1-A, 1-B, & 1-C" (Proj. No. 47843), recorded in Plat Book 109, Page 80, Durham County Registry (the Easement Survey");

thence leaving such eastern right-of-way margin of U.S. Highway 70-A and running with the such southern margin of the Ingress-Egress Easement South 78 degrees 21 minutes 34 seconds East 80.23 feet to an iron pipe set; thence with a clockwise curve (to the right) having a radius of 1212.05 feet, an arc distance of 554.97 feet and a chord bearing and distance of South 65 degrees 14 minutes 32 seconds East 550.14 feet to an iron pipe set; thence South 52 degrees 07 minutes 30 seconds East 27.87 feet to an iron pipe set; thence leaving the southern margin of the Ingress-Egress Easement North 83 degrees 05 feet 50 seconds West 227.46 feet to an iron pipe set; thence South 14 degrees 20 feet 00 seconds East 220.25 feet to an iron pipe set; thence South 49 degrees 38 minutes 08 seconds East 51.00 feet to an iron pipe set; thence South 40 degrees 21 minutes 52 seconds West 117.00 feet to an iron pipe set; thence South 49 degrees 38 minutes 08 seconds East 109.09 feet to an iron pipe set; thence South 40 degrees 21 minutes 52 seconds West 57.32 feet to an iron pipe set; thence South 73 degrees 00 minutes 00 seconds West 115.67 feet to a P.K. nail set; thence with a clockwise curve (to the right) having a radius of 476.43 feet, an arc distance of 141.41 feet and a chord bearing and distance of South 81 degrees 30 minutes 11 seconds West 140.89 feet to a P.K. nail set; thence North 90 degrees 00 minutes 00 seconds West 22.50 feet to a P.K. nail set; thence South 00 degrees 00 minutes 00 seconds West 74.35 feet to an iron pipe set, such new point being in the northern property line of the Cedar Fork Property; thence with such northern property line of the Cedar Fork Property South 89 degrees 07 minutes 23 seconds West 229.32 feet to a concrete monument, being the point and place of BEGINNING, containing 7.8600 acres, more or less, and being all of Tract 1-D according to the Boundary Survey, to which reference is hereby made for a more particular description of the same, and also as shown on that certain survey by Irvin A. Staton, R.L.S., dated February 8, 1996, entitled "Property of Sun Life Assurance Company of Canada" (Drawing No. B-1491), drawing revised December 8, 2005 and retitled as "Property of James Campbell Company, LLC, updated survey by Irvin A. Stanton, PLS.

FEE TRACT TWO

BEGINNING AT AN EXISTING IRON PIPE, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING OF A TRACT 5 AS SHOWN IN PLAT BOOK 142 PAGE 196 DURHAM COUNTY REGISTRY, SAID POINT BEING DESIGNATED, A CONTROL CORNER HAVING NC GRID DAN 27 COORDINATES OF N=777493.70 E=2044912.620; THENCE LEAVING SAID POING AND RUNNING IN A CLOCKWISE DIRECTION THE FOLLOWING COURSES AND DISTANCES: N10°54'42"E A DISTANCE OF 131.11' TO AN EXISTING IRON PIPE; THENCE BEARING S79°05'25"E A DISTANCE OF 93.76' TO AN EXISTING IRON PIPE; THENCE BEARING S52°05'55"E A DISTANCE OF 232.48' TO

AN EXISTING IRON PIPE; THENCE WITH AND ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC LENGTH OF 61.89' A RADIUS OF 182.50' A DELTA ANGLE OF 19-25-48 A CHORD BEARING OF N8°11'11"E AND A CHORD DISTANCE OF 61.59' TO AN EXISTING IRON PIPE; THENCE WITH AND ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC LENGTH OF 15.67' A RADIUS OF 9.95', A DELTA ANGLE OF 90-17-20, A CHORD BEARING OF N82°44'37"E AND A CHORD DISTANCE OF 14.10' TO AN EXISTING IRON PIPE; THENCE WITH AND ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC LENGTH OF 258.72' A RADIUS OF 1337.05' A DELTA ANGLE OF 11-05-12, A CHORD BEARING OF N57°57'27"W AND A CHORD DISTANCE OF 258.31' TO THE POINT AND PLACE OF BEGINNING, AND BEING ALL THAT CERTAIN 0.97 ACRE PARCEL SHOWN AS TRACT 5 ON THAT CERTAIN SURVEY ENTITLED "SUBDIVISION FINAL PLAT PROPERTY OF PARK ASSOCIATES I LIMITED PARTNERSHIP" PREPARED BY BALLENTINE, ASSOCIATES, P.A. DATED JANUARY 4, 1999 AND RECORDED IN PLAT BOOK 142, PAGE 196, DURHAM COUNTY REGISTRY.

EASEMENT TRACT ONE

TOGETHER WITH that certain perpetual, nonexclusive drainage easement, sanitary sewer easement, and access easement and other rights set out in that certain Reciprocal Easement Agreement, dated February 29, 1996, and recorded in Book 2169, Page 154, Durham County Registry, as amended by that certain First Amendment to Reciprocal Easement Agreement, dated March 18, 1999, and recorded in Book 2619, Page 122, Durham County Registry, as affected by Easement Agreement dated March 18, 1999 and recorded in Book 2619, page 162, Durham County Registry.

EASEMENT TRACT TWO

TOGETHER WITH a perpetual, nonexclusive easement for vehicular and pedestrian ingress, egress and regress over a 35 foot right of way known as Roycroft Drive (formerly known as Central Park Lane), such 35 foot right-of-way easement area being shown as "Central Park Lane 35' Private Road" on that certain plat recorded in Plat Book 137, Page 73, Durham County Registry (the "Roycroft Drive Easement")

EASEMENT TRACT THREE

TOGETHER WITH a perpetual, nonexclusive easement for vehicular and pedestrian ingress, egress and regress over "Tract 1-A 125' Ingress-Egress Easement" as shown on that certain plat recorded in Plat Book 109, Page 80 Durham County Registry, such easement rights being more particularly described in that certain Road Easement and Maintenance Agreement, recorded in Book 2619, Page 143, Durham County Registry (the "Central Park Drive Easement")

EASEMENT TRACT FOUR

Further together with easements contained or conveyed in that certain Declaration of Easements by Park Associates recorded in Book 1241, page 900, Durham County Registry.

PARCEL B

FEE TRACT ONE

BEGINNING at an existing concrete monument control point located North 89°07'52" East 306.74 feet east of an existing concrete monument having NC Grid Coordinates N776,686.55 and E2,044,419.56 located in the eastern R/W line of S. Miami Blvd. (NCSR 1959) as shown on the plat and survey hereinafter referred to, and running thence in a southwesterly direction South 89°07'52" West 77.44 feet to an existing iron pipe; thence in a northwesterly direction North 00°04'53" West 74.36 feet to an existing PK nail; thence in a southeasterly direction South 89°59'47" East 22.53 feet to an existing PK nail; thence in a counter-clockwise direction along and with the arc of a curve having a radius of 478.43 feet a distance of 141.41 feet (North 81°30'10" East 140.90 feet) to an existing PK nail; thence in a northeasterly direction North 73°01'02" East 115.67 feet to an existing iron pipe; thence continuing in a northeasterly

direction North 40°33'07" East 57.00 feet to an existing iron pipe; thence in a northwesterly direction North 49°30'20" West 109.09 feet to an existing iron pipe; thence in a northeasterly direction North 40°15'02" East 117.00 feet to an existing iron pipe; thence in a northwesterly direction North 49°42'15" West 50.97 feet to an existing iron pipe; thence continuing in a northwesterly direction North 14°26'49" West 220.15 feet to an existing iron pipe; thence in a southeasterly direction South 83°06'47" East 227.37 feet to an existing iron pipe located in the southern R/W line of Central Park Drive; thence along and with the R/W line of Central Park Drive the following courses and distances: South 52°13'37" East 231.79 feet to an existing iron pipe, along and with the arc of a curve having a radius of 678.53 feet, a distance of 357.87 feet, (South 36°54'01" East 353.73 feet), to an existing iron pipe, and South 21°51'35" East 41.54 feet to an existing iron pipe located in the R/W line of Old Page Road (SR 2060); thence in a southwesterly direction along and with the northern R/W line of Old Page Road the following courses and distances:

South 68°02'03" West 668.76 feet to an existing iron pipe; and in a clockwise direction along and with the arc of a curve having a radius of 783.12 feet, a distance of 123.54 feet, (South 72°21'52" West 123.42 feet), to an existing iron pipe located in the southwestern corner of the property of Cedar Fork Baptist Church; thence in a northwesterly direction along and with the eastern property line of Cedar Fork Baptist Church North 08°27'57" West 203.04 feet to an existing concrete monument control point located in the northeast corner of the property of Cedar Fork Baptist Church, said concrete monument being the point and place of BEGINNING, and being an area containing 7.417 acres as shown on the plat and survey entitled "Central Park South Property of Park Associates I Limited Partnership" dated April 16, 1998, prepared by Ballentine Associates, P.A., recorded in Plat Book 140, Pages 140, Durham County Registry, to which plat reference is hereby made for a particular description of same.

FEE TRACT TWO

BEGINNING at an iron pipe located in the northern right-of-way line of Tatum Drive (formerly Central Park Avenue) (Private) (Plat Book 142, Page 147, Durham County Registry), said point of beginning having Grid Coordinates of N777086.5517 and E=2045470.2811, as shown on the plat and survey hereinafter referred to, and running thence in a clockwise direction along and with the arc of a curve having a radius of 10.00 feet, a chord distance of 13.39 feet, (South 82°47'31" East), to an iron pipe located in the northern R/W line of Central Park Drive (an existing 125' Ingress, Egress and Durham County Sanitary Sewer General Utility Easement, Plat Book 109, Page 80, Durham County Registry); thence in a northwesterly direction along and with the northern right-of-way line of said Central Park Drive the following courses and distances: in a counter-clockwise direction along and with the arc of a curve having a radius of 803.53 feet, a chord distance of 157.83 feet (North 46°26'12" West), to an iron pipe, and North 52°05'57" West 153.00 feet; thence in a northeasterly direction North 50°58'27" East 148.54 feet to an iron pipe, and North 47°15'07" East 175.64 feet to an iron pipe; thence in a southeasterly direction South 34°49'06" East 345.68 feet to an iron pipe; thence in a southwesterly direction South 55°10'54" West 234.77 feet to an iron pipe, the point and place of BEGINNING, and being all of Tract I-L containing 2.086 acres, as shown on the plat and survey entitled "Subdivision Plat for Park Associates I Limited Partnership – Tracts 1-L and 1-M" dated January 19, 1999, prepared by Ballentine Associates, P.A. recorded in Plat Book 142, Page 197, Durham County Registry, to which plat reference is hereby made for a more particular description of same. See also Plat Book 141, Page 41, Plat Book 142, Page 147, and Plat Book 143, Page 43, Durham County Registry.

EASEMENT TRACT ONE

Together with non-exclusive easement rights for ingress, egress, regress and general utilities over and across Central Park Drive, a 125 foot private right-of-way, as shown on plat recorded in Plat Book 109, Page 80, Durham County Registry.

EASEMENT TRACT TWO

Further together with easements contained or conveyed in Reciprocal Easement Agreement dated 2/27/96 by Central Park West Limited Partnership, Park Associates Limited Partnership, Central Carolina

Bank and Trust Company, and Southland Associates, Inc. recorded 2/29/96 in Book 2169, Page 154, Durham County Registry, as modified and amended by First Amendment to Reciprocal Easement Agreement dated March 18, 1999, recorded March 24, 1999 in Book 2619, Page 122, Durham County Registry, as affected by Easement Agreement dated March 18, 1999 and recorded in Book 2619, page 162, Durham County Registry.

EASEMENT TRACT THREE

Further together with non-exclusive easement rights for Ingress, egress, regress and general utilities over and across Tatum Drive (formerly Central Park Avenue), a 35 foot private right-of-way, as shown on the plat recorded In Plat Book 142, Page 147, Durham County Registry.

EASEMENT TRACT FOUR

Further together with easements contained or conveyed in that certain Declaration of Easements by Park Associates recorded in Book 1241, page 900, Durham County Registry.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes or assessments for the year 2018, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance disclosed by plat(s) recorded in Plat Book 109, page 80, and as shown on the Survey. (As to Parcels A & B- All Tracts)
3. Covenants, conditions, restrictions, easements, and liens provided for in Declaration of Covenants, Conditions, Restrictions and Easements by Park Associates I Limited Partnership filed for record in Book 2359, page 170; as amended by First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements by Park Associates I Limited Partnership recorded in Book 2619, page 182, and further amended by Second Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements by Park Associates I Limited Partnership recorded in Book 5077, page 659, and any related maps, plans, bylaws and other document(s) and amendment(s). (As to Parcels A & B- All Tracts)
4. Declaration of Easements by Park Associates recorded in Book 1241, page 900. (As to Parcels A & B- All Tracts)
5. Reciprocal Easement Agreement recorded in Book 2169, page 154; and as amended by First Amendment to Reciprocal Easement Agreement recorded in Book 2619, page 122, and as shown on the Survey. See also in connection therewith Easement Agreement recorded in Book 2619, page 162. (As to Parcels A & B- All Tracts)
6. Road Easement and Maintenance Agreement recorded in Book 2619, page 143. (As to Parcels A & B- All Tracts)
7. Rights of tenants in possession, as tenants only, under unrecorded leases as shown on the rent roll provided to Grantee and which leases contain no rights to purchase, rights of first offer or rights of first refusal. (As to Parcel A- Fee Tracts One & Two and Parcel B- Fee Tracts One & Two)

AS TO PARCEL A:

8. The following matters disclosed by survey entitled "ALTA/ NSPS Land Title Survey 5001 & 5003 S. Miami Boulevard" by Gary S. Harvin, Jr., P.L.S. of EarthPro Land Surveying, dated September 29, 2017, last revised December 21, 2017, having Project Number 17305 (the "Survey"):

PARCEL A- FEE TRACT ONE

(a) Service utilities; (b) fifteen (15) foot building setback lines; (c) ten (10) foot side building setback lines;

PARCEL A- FEE TRACT TWO

(d) service utilities; (e) fifteen (15) foot building setback lines; (f) ten (10) foot side building setback lines.

9. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance disclosed by plat(s) recorded in Plat Book 109, page 81 and Plat Book 142, page 196. (As to all Tracts)

10. Easement(s) to Duke Power Company recorded in Book 147, page 349. (As to all Tracts)

11. Memorandum of Action recorded in Book 1277, page 319. (As to Fee Tract Two and all Easement Tracts)

12. Deed of Easement to GTE South Incorporated recorded in Book 3024, page 218. (As to Fee Tract Two and Easement Tract Two)

13. Easement(s) to Duke Power Company recorded in Book 1250, page 664; and Book 1923, page 826. (As to Parcel A- Easement Tract Three)

14. Lease by and between James Campbell Company LLC and Drug Safety Alliance, Inc., a memorandum of which is recorded in Book 6351, page 293. (As to Fee Tract One)

15. Memorandum of Lease Agreement by and between the Trustees Under The Will of the Estate of James Campbell and Mount Olive College, Inc. recorded in Book 3745, page 641. (As to Fee Tract One)

AS TO PARCEL B:

16. The following matters disclosed by survey entitled "ALTA/ NSPS Land Title Survey 5001 & 5003 S. Miami Boulevard" by Gary S. Harvin, Jr., P.L.S. of EarthPro Land Surveying, dated September 29, 2017, last revised December 21, 2017, having Project Number 17305 (the "Survey");

PARCEL B- FEE TRACT ONE

(a) service utilities; (b) fifteen (15) foot building setback lines; (c) ten (10) foot side building setback lines;

PARCEL B- FEE TRACT TWO

(d) Service utilities; (e) fifteen (15) foot building setback lines; and (f) ten (10) foot side building setback lines.

17. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance disclosed by plat(s) recorded in Plat Book 140, page 140; Plat Book 142, Page 147; and Plat Book 142, Page 197, and as shown on the Survey. (As to Fee Tract One and Easement Tracts One & Two)

18. Easement(s) to Duke Power Company recorded in Book 1250, page 665. (As to all Tracts)

19. Deed of Easement to The City of Raleigh, The City of Durham, The County of Wake and The County of Durham recorded in Book 286, page 278; and Book 295, page 56. (As to all Tracts)

20. All planning, zoning, building, fire, health and safety, drainage, sewer and land use laws, ordinances, codes and regulations, now or hereafter in effect, relating to the Property