

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 APR 27 01:33:49 PM
BK: 7917 PG: 979-987
DEED
FEE: \$26.00
EXCISE TAX: \$92,000.00
INSTRUMENT # 2016012750
SMMARSH



2016012750

Excise Tax: \$ 92,000

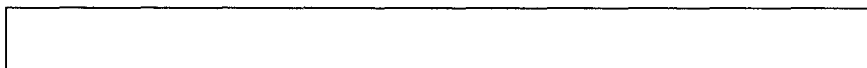
Recording Time, Book and Page

Tax Lot No.: _____ Parcel Identifier No. 157971 and 157982
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to CPF Berrington Associates, LLC & CPF Bradford Associates, LLC, 3000 Airway Avenue, Suite 200, Costa Mesa, CA 92626.

This instrument was prepared by Kevin L. Shepherd, Esquire, Venable LLP, Suite 900, 750 East Pratt Street, Baltimore, Maryland 21202.

Brief Description for the Index:



NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 27th day of April, 2016, by and between

GRANTOR

BRADBER OWNER, LLC

Address:

Bradber Owner, LLC
c/o B&B Realty Investments, LLC
Attn: David H. Bralove
Suite 236
4938 Hampden Lane
Bethesda, Maryland 20814

GRANTEE

CPF BERRINGTON ASSOCIATES, LLC,

a Delaware limited liability company,
as to an undivided 88.37% interest, as tenant in
common

CPF BRADFORD ASSOCIATES, LLC,

a Delaware limited liability company,
as to an undivided 11.63% interest, as tenant in
common

Address:

c/o Crown Realty & Development, Inc.
3000 Airway Avenue, Suite 200
Costa Mesa, CA 92626
Attn: Mr. Robert A. Flaxman

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 the 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 situated in the City of Durham, Durham County, North Carolina and more particularly described as follows, and all improvements thereon:

SEE EXHIBIT A ATTACHED HERETO

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7521, page 163.

A map showing the above described property as Lot 1 and Lot 2 is recorded in Plat Book 141, page 153.

The property hereinabove described does not include the primary residence of a grantor of this Deed.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all improvements thereon and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, 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 stated in Exhibit B attached hereto as a part hereof.

[SIGNATURE AND NOTARY BLOCK APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

BRADBER OWNER, LLC,
a Delaware limited liability company

By: B&B Realty Investments, LLC, its Manager

By: [Signature]
Name: David H. Bralove
Its: Manager

STATE OF Maryland)
) ss.
COUNTY OF Montgomery)

I certify that I know or have satisfactory evidence that David H. Bralove is the person who appeared before me, and such person acknowledged that such person signed this instrument, on oath stated that such person was authorized to execute the instrument and acknowledged it as Manager of B&B Realty Investments, LLC, the Manager of BRADBER OWNER LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 14, 2016

[Signature]
(Signature of Notary)
Jill A. Holmes
(Legibly Print or Stamp Name of Notary)
Notary public in and for the State of: Maryland
My appointment expires: 01/26/2017

(Use this space for notarial stamp/seal)

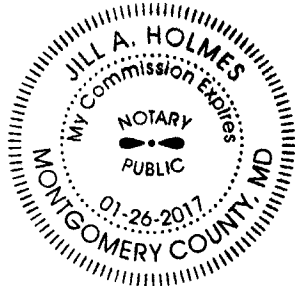


EXHIBIT A

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

PARCEL ONETract One:

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Durham, State of North Carolina and being known as Lot 2, as shown on plat recorded in the R.O.D. Office for Durham County in Plat Book 141, Page 153, and containing 19.682 acres according to an "ALTA/ACSM Land Title Survey for B&B Realty Investments, LLC, 5827 South Miami Boulevard, Durham County, Durham, North Carolina (Bradford Center)" dated 10/23/04 by Site Design, Inc. with the following metes and bounds to wit:

BEGINNING at an old mag nail located on the southern right of way of Emperor Boulevard at the northeastern end of a sight flare at the intersection of the eastern right of way of South Miami Boulevard (N.C. Hwy. 54); THENCE running along said southern right of way of Emperor Boulevard S 88-36-01 E 929.57 feet to an old hole in gutter at the joint corner of Royal Center IC, LLC property, now or formerly; THENCE turning and leaving said right of way and running along the line of said Royal Center IC, LLC property (Lots S20-A & S20-B) S 01-24-22 W 826.03 feet to an old 5/8" rebar iron pin at the joint corner of Essex Center IC, LLC property, now or formerly; THENCE turning and running along the line of said Essex Center IC, LLC property N 88-55-26 W 224.00 feet to an old 3/4" open top iron pin; THENCE turning and running S 01-04-28 W 136.94 feet to an old "X" on pipe at the joint corner of Berrington Center IC, LLC property, now or formerly; THENCE turning and running along the line of said Berrington Center IC, LLC property S 84-23-54 W 344.84 feet to an old 5/8" rebar iron pin; THENCE turning and running N 05-38-01 W 73.96 feet to an old mag nail; THENCE turning and running S 84-22-22 W 291.09 feet to an old 1" open top iron pin with nail located on the eastern right of way of South Miami Boulevard (N.C. Hwy. 54); THENCE turning and running along said right of way N 05-36-47 W 409.36 feet to an old mag nail; THENCE turning and running along a curve to the right having a radius of 5500.00 feet, an arc length of 402.49 feet and a chord bearing and distance of N 03-30-44 W 402.40 feet to an old mag nail; THENCE turning and running N 01-25-11 W 135.14 feet to an old mag nail located at the southwestern end of a sight flare located at the intersection of said eastern right of way of South Miami Boulevard (N.C. Hwy. 54) and the southern right of way of Emperor Boulevard; THENCE turning and leaving the eastern right of way of South Miami Boulevard and running along said sight flare and along a curve to the right having a radius of 25.00 feet, an arc length of 40.62 feet and a chord bearing and distance of N 45-01-37 E 36.30 feet to the point of BEGINNING.

Tract Two:

TOGETHER WITH appurtenant rights in and to that twenty-five (25) foot wide access easement described in Declaration of Easements for Access and Maintenance Agreement recorded in Deed Book 2523, Page 338, Durham County Registry, and as shown on survey recorded in Plat Book 141, Page 153, Durham County Registry.

Tract Three:

TOGETHER WITH easement rights as set forth in the Amended and Restated Declaration recorded in Book 2870, Page 21, Durham County Registry, as affected by Book 2902, Page 574; Book 3658, Page 122; Book 3759, Page 753; Book 4377, Page 609; Book 4564, Page 832, Durham County Registry.

PARCEL TWO

Tract One:

All that certain piece, parcel or tract of land situate, lying and being in the County of Durham, State of North Carolina and being known as Lot 1, as shown on plat recorded in the R.O.D. Office for Durham County in Plat Book 141, Page 153, and containing 10.312 acres according to an "ALTA/ACSM Land Title Survey for B&B Realty Investments, LLC, 5927 South Miami Boulevard, Durham County, North Carolina (Berrington Center)", dated 10/21/04, last updated 12/27/07 by Site Design, Inc. with the following metes and bounds to wit:

BEGINNING at an old 1" open top iron pin with nail located on the eastern right of way of South Miami Boulevard N.C. Highway 54 and the joint corner of Lot 2, Bradford Center IC, LLC property, now or formerly, said iron pin also being located 862.39'+/- from the northern right of way of Surles Court, THENCE leaving said right of way and running along the line of Lot 2 Bradford Center IC, LLC property N 84-22-22 E 291.09 feet to an old mag nail, THENCE turning and running S 05-38-01 E 73.96 feet to an old 5/8" rebar iron pin, THENCE turning and running N 84-23-54 E 344.84 feet to an old "X" on pipe located on the line of Lot S-40 Essex Center IC, LLC property, now or formerly, THENCE turning and running along the line of Lot S-40 S 01-04-28 W 731.57 feet to an old spike located on the northern right of way of Surles Court, THENCE turning and running along said right of way and along a curve to the left with a radius of 630.00 feet and a chord bearing and distance of S 80-00-51 W 435.40 feet to an old 3/4" open top iron pin, THENCE turning and running S 59-43-05 W 26.98 feet to an old 3/4" open top iron pin bent located at the sight flare of Surles Court and South Miami Boulevard N.C. Highway 54, THENCE turning and running along sight flare and along a curve to the right with a radius of 30.00 feet and chord bearing and distance of N 75-19-28 W 42.50 feet to an old 1" open top iron pin located on the eastern right of way of South Miami Boulevard N.C. Highway 54, THENCE turning and running along said right of way the following courses and distances N 30-12-28 W 32.31 feet to an old 3/4" open top iron pin bent, THENCE turning and running along a curve to the right with a radius of 425.00 feet and a chord bearing and distance of N 17-57-18 W 181.48 feet to an old 1" open top iron pin, THENCE turning and running N 05-36-47 W 623.60 feet to the point of BEGINNING.

Tract Two:

TOGETHER WITH appurtenant rights in and to: a twenty-five (25) foot wide access easement described in Declaration of Easements for Access and Maintenance Agreement recorded in Deed Book 2523, Page 338, Durham County Registry; and a twenty (20) foot wide private sanitary sewer line easement as shown on a map recorded in Plat Book 141, Page 153, Durham County Registry.

Tract Three:

TOGETHER WITH easement rights as set forth in the Amended and Restated Declaration recorded in Book 2870, Page 21, Durham County Registry, as affected by Book 2902, Page 574; Book 3658, Page 122; Book 3759, Page 753; Book 4377, Page 609; Book 4564, Page 832, Durham County Registry.

EXHIBIT B
APPROVED TITLE CONDITIONS

1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
2. Terms and conditions of, and rights of others in and to Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Deed Book 1157, Page 237, as amended and restated in Book 1468, Page 914; Book 1659, Page 799; Book 2548, Page 431; Book 2870, Page 21; Book 2902, Page 574; Book 3658, Page 122; Book 3759, Page 753; Book 4377, Page 609; and Book 4564, Page 832, Durham County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
3. Terms and conditions of, and rights of others in and to Declaration of Easements for Access and Maintenance Agreement recorded in Book 2523, Page 338, Durham County Registry; and shown on survey entitled "ALTA / NSPS Land Title Survey for Crown Acquisition Associates, LLC" by Site Design, Inc., P.L.S., dated February 25, 2016, last revised March 16, 2016.
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 184, Page 123; Plat Book 141, Page 153; Plat Book 134, Page 147; Plat Book 133, Page 149; Plat Book 129, Page 207; Plat Book 109, Page 61; Plat Book 48, Page 199; and Plat Book 13, Page 51, Durham County Registry.
5. Temporary Construction, Permanent Grading and Construction Maintenance Easements and Right of Way Area Dedication Agreement recorded in Book 5826, page 899, Durham County Registry; and shown on survey entitled "ALTA / NSPS Land Title Survey for Crown Acquisition Associates, LLC" by Site Design, Inc., P.L.S., dated February 25, 2016, last revised March 16, 2016. (AS TO PARCEL ONE ONLY)
6. Easement(s) to Duke Power Company recorded in Book 1481, page 866; Book 1186, page 579; Book 1144, Page 46; Book 177, Page 112; and Book 305, Page 85, Durham County Registry.
7. Consent Judgment for Overhead Transmission Line Easement with accompanying towers to Duke Power Company recorded in Book 967, Page 877, Durham County Registry; and shown on survey entitled "ALTA / NSPS Land Title Survey for Crown Acquisition Associates, LLC" by Site Design, Inc., P.L.S., dated February 25, 2016, last revised March 16, 2016.
8. Overhead Transmission Line Easement to Duke Power Company recorded in Book 199, Page 46, Durham County Registry; and shown on survey entitled "ALTA / NSPS Land Title Survey for Crown Acquisition Associates, LLC" by Site Design, Inc., P.L.S., dated February 25, 2016, last revised March 16, 2016.
9. Drainage Easement to Department of Transportation recorded in Book 1214, Page 623, Durham County Registry; and shown on survey entitled "ALTA / NSPS Land Title

Survey for Crown Acquisition Associates, LLC” by Site Design, Inc., P.L.S., dated February 25, 2016, last revised March 16, 2016.

10. Easement(s) to County of Durham recorded in Book 1242, page 526; as affected by declaration recorded in Book 1510, Page 958, and shown in Plat Book 109, Page 61, Durham County Registry; and shown on survey entitled “ALTA / NSPS Land Title Survey for Crown Acquisition Associates, LLC” by Site Design, Inc., P.L.S., dated February 25, 2016, last revised March 16, 2016.
11. Right of Way Agreement recorded in Book 6104, Page 397, Durham County Registry.
12. Deed of Easement recorded in Book 6260, Page 120, Durham County Registry; and shown on survey entitled “ALTA / NSPS Land Title Survey for Crown Acquisition Associates, LLC” by Site Design, Inc., P.L.S., dated February 25, 2016, last revised March 16, 2016.
13. Right of Way Agreement recorded in Book 6460, Page 166, Durham County Registry.
14. Easement recorded in Book 7371, Page 906, Durham County Registry.
15. Rights of tenants in possession, as tenants only, under the following unrecorded leases:
 1. Quintiles Inc;
 2. Genband US LLC; and
 3. Q Squared Solutions, LLC.
16. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by survey entitled “ALTA / NSPS Land Title Survey for Crown Acquisition Associates, LLC” by Site Design, Inc., P.L.S., dated February 25, 2016, last revised March 16, 2016, including:
 - a. Encroachments:
 - i. Adjoiner’s eight foot chain link fence, gate and posts encroach onto subject property 8.1’;
 - ii. Portion of walk along right of way of S. Miami Boulevard encroaches outside of 7’ easement;
 - iii. Portion of walk along right of way of Emperor Boulevard encroaches outside of 7’ easement;
 - iv. Portion of curb along right of way of Emperor Boulevard and South Miami Boulevard encroaches onto subject property 11.4’ at its greatest point;
 - v. Subject property’s wood cross-tie wall projects into right of way of Emperor Boulevard 1.0’ at its greatest point;
 - vi. Adjoiner’s drainage pipes encroach outside of designated utility easement; and

- b. Underground water valve boxes, water valves, water meters, fire hydrants, water meter boxes, clean-outs, manholes, catch basins, drop inlets, storm drain lines;
- c. Utility poles, telephone pedestals, telephone switch boxes, electric transformers, hot boxes, electric meter stands, guy anchors, RCPs, CMPs, and traffic lights; and
- d. Gas lines, water lines, overhead utility lines, gas line marker, underground interpath communication boxes, underground fiber optic boxes, underground electric boxes, underground telephone boxes, signal boxes, fire main valve post, and overhead power service to others.