

When Recorded Return To:
 Sheree Esquilin
 National Commercial Services
 First American Title Insurance Company
 Six Concourse Parkway, Ste. 2000
 Atlanta, GA 30328
 File No: NCS 903199

Excise Tax	For Registration Sharon A. Davis Register of Deeds Durham County, NC Electronically Recorded 2018 Sep 11 03:46 PM NC Rev Stamp: \$ 128040.00 Book: 8506 Page: 459 Fee: \$ 26.00 Instrument Number: 2018032049 DEED Recording Time, Book and Page
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Tax Parcel Number: 0737-03-95-7251

Verified by Durham County on the ____ day of _____, 2018

By:

Mail after recording to: Goulston & Storrs, 400 Atlantic Avenue, Boston, MA 02110-3333
 Attention: Paige A. Manning

This instrument was prepared by: Virginia Worthy, Esquire, Eversheds Sutherland (US) LLP,
 999 Peachtree Street, NE, Suite 2300, Atlanta, Georgia 30309

Excise Tax: \$ 128,040.00

Brief description for the Index: Parcel A, Plat Book 195, Page 20, Durham, North Carolina

The property referenced herein *does not* include the primary residence of the grantor shown below.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 5th day of September, 2018, by and between

GRANTOR	GRANTEE
PSREG DAVIS OWNER, LLC 5606 Glenridge Drive, NE Suite 775 Atlanta, Georgia 30342	BEL REPUBLIC LIMITED PARTNERSHIP c/o Eaton Vance Management, REIG Two International Place Boston, Massachusetts 02110

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 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 all right, title and interest in and to that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and by this reference made a part hereof.

The property hereinabove described was acquired by Grantor by Instrument recorded in Deed Book 7845, Page 992, Durham County Registry.

A map showing the above described property is recorded in Plat Book 195, page 20.

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

And the 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, and that Grantor will warrant and defend the title against the lawful claims of all persons arising by, through or under Grantor, but not otherwise, except for the exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

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

PSREG DAVIS OWNER, LLC, a Delaware limited liability company

By: SO/PSREG Davis Venture, LLC, a Delaware limited liability company, its sole member

By: PSREG Davis Member, LLC, a Georgia limited liability company, its managing member

By: Pollack Shores Real Estate Group, LLC, a Georgia limited liability company, its manager

By: 
Name: Steven L. Shores
Title: Chief Executive Officer

STATE OF Georgia
COUNTY OF Fulton

I, Heather Peppers, a Notary Public of the State and County aforesaid, certify that Steven L. Shores, being personally known to me, personally appeared before me and acknowledged that he/she, is Chief Executive Officer of Pollack Shores Real Estate Group, LLC, a Georgia limited liability company, and that he/she, as such officer, being authorized to do so, voluntarily executed the foregoing instrument on behalf of the company.

WITNESS my hand and official seal, this the 30 day of August, 2018.

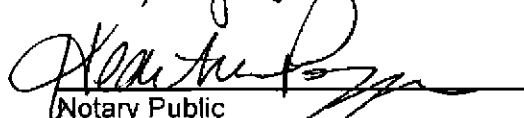

Notary Public
[Affix Notarial Seal]
My commission expires: 4-10-22



EXHIBIT A

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

BEING all of Parcel A containing approximately 15.49 net acres as shown on the plat entitled "Exempt Plat: Davis-Rodwell TMC LLC" prepared by Stewart-Proctor, PLLC, dated July 16, 2015, and recorded July 22, 2015 in Plat Book 195, Page 20, Durham County Registry.

TOGETHER WITH those easement rights contained in that Declaration of Easements, Covenants, Conditions and Restrictions recorded in Book 6750, Page 415, Durham County Registry

TOGETHER WITH that 80' Private R/W Access/Utility Easement shown on that plat recorded in Plat Book 170, Page 176, Durham County Registry.

TOGETHER WITH those beneficial easements contained in that Declaration Regarding Use Restrictions recorded in Book 7845 Page 999, Durham County Registry.

TOGETHER WITH those beneficial easements contained in that Declaration of Master Protective Covenants for Davis Park recorded in Book7846, Page 1, Durham County Registry.

EXHIBIT B

1. Taxes for the year 2018, and subsequent years, not yet due or payable.
2. Dedication of Public Streets, Alleys, Easements, and other open Spaces, Setback Lines, Buffers, Right of Ways, and Easements as shown on plat recorded in Plat Book 195, Page 20; and Plat Book 196, Page 270, Durham County Registry.
3. Easement to Duke Power recorded in Book 8129, Page 22, Durham County Registry.
4. Stormwater Facility Agreement with the City of Durham, recorded in Book 7931, Page 270, Durham County Registry.
5. Terms, provisions, covenants, conditions, restrictions, and easements provided for in instrument (s) instrument(s), recorded in Book 6750, Page 415, Durham County Registry, 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.
6. Easements and any other facts as shown on plat recorded in Plat Book 167, Page 67; Plat Book 167, Page 70; Plat Book 170, Page 176; Plat Book 170, Page 179; Plat Book 195, Page 208, all Durham County Registry.
 - a) 50' class 4 required landscape buffer;
 - b) 50' building setback;
 - c) 20' minimum yard setback;
 - d) delineated wetlands;
 - e) 25' class 4 buffer;
 - f) 25' class c buffer;
 - g) 25' building setback;
 - h) tree coverage and replacement area;
 - i) existing tree cover area;
 - j) permanent drainage easement;
 - k) sanitary sewer easement;
 - l) variable width access and utility easement;
 - m) 40' setback;
 - n) 80' setback; and
 - o) variable width cross-access drainage and utility easement
7. Easement to Duke Power Company LLC recorded in Book 5296, Page 122, Durham County Registry.
8. Declaration of Right and Privileges recorded in Book 1626, Page 145, Durham County Registry.
9. Terms and Conditions ordinance recorded in Book 6001, Page 705; and Book 5463, Page 594, both Durham County Registry.

10. Access/Utility Easement Agreement by and between Davis Park Group, LLC; Finsbury Property Owners Association, Inc.; and Davis-Rodwell TMC LLC, recorded in Book 6948, Page 14, as affected by that Affidavit of Correction recorded in Book 6950, Page 680, both, Durham County Registry.
11. Easement to Duke Power recorded in Book 1031, Page 1013; Book 1076, Page 503; Book 1760, Page 308, all, Durham County Registry.
12. Easements and any other facts as shown on plat recorded in Plat Book 36, Pages 26-27; Plat Book 52, Pages 71-72; Plat Book 175, Page 291; Plat Book 177, Pages 124 and 127; and Plat Book 182, Page 122, Durham County Registry. (Affects Tract Two)
 - a) city limit property lines and annexation area;
 - b) property line abandonment; and
 - c) sanitary sewer easement
13. Easement to Duke Power Company LLC recorded in Book 1227, Page 978; and Book 5306, Page 239, Durham County Registry. (Tract Two)
14. Deed for Turnpike Project Right of Way and grant of various easements recorded in Book 6433, Page 476; and Book 6433, Page 480, both Durham County Registry. (Tract Two)
15. Deed of Easement to the Department of Transportation recorded in Book 1124, Page 936, Durham County Registry. (Tract Two)
16. Terms and conditions set forth in Declaration Regarding Use Restrictions recorded in Book 7845, Page 999, Durham County, Registry.
17. Terms and conditions of that Declaration of Master Protective Covenants for Davis Park recorded in Book 7846, Page 1, Durham County Registry.
18. Rights of tenants in possession, as tenants only, under unrecorded leases or rental agreements, with no options to purchase or rights of first refusal.
19. Rights of others in and to the use of appurtenant easement(s) set forth in Exhibit A herein.
20. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by The John R. McAdams Company, Inc. on August 2, 2018 last revised August 6, 2018 , designated SPEC-18061:
 - a) Stormwater management facility/wet detention pond;
 - b) Stormwater management facility/bioretenention area
21. Declaration of Restriction Against Condominium dated 9/5, 2018, filed for record on 9/10, 2018 in Book 8506 Page 742, Durham County Registry.