

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2022 Jan 07 01:57 PM
Book: 9583 Page: 712
NC Rev Stamp: \$ 27856.00 Fee: \$ 26.00
Instrument Number: 2022000991
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$27,856
Parcel Identifier Nos.: 0737-58-19-4409 and 0738-40-55-5842

Mail after recording to: Grantee

This instrument was prepared by: Nil Ghosh, Esq., 112 West Main Street, 2nd Floor, Durham, NC 27701

Brief description for the Index: _____

THIS DEED made this 6th day of January, 2022, by and between

GRANTOR

GRANTEE

**THOR HSRE RESEARCH TRIANGLE
PARK PROPCO I, LP,**
a Delaware limited partnership

**ARE-NC REGION NO. 27
HOLDING, LLC,**
a Delaware limited liability company

c/o Thor Equities, LLC
25 West 39th Street
New York, New York 10018

c/o Alexandria Real Estate Equities
26 North Euclid Avenue
Pasadena, CA 91101

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 that certain lot, parcel of land or condominium unit situated in the City of Durham, Triangle Township, Durham County, North Carolina and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9171, Page 873-876.

A map showing the above described property is recorded in Plat Book 53, Page 2 (as to Parcel One) and Plat Book 153, Page 137 (as to Parcel Two).

The property herein conveyed does not include the primary residence of a Grantor.

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.

Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

And the Grantor covenants with the 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, other than the following exceptions:

1. Ad valorem taxes for the year 2022 and subsequent years;
2. All matters described on **Exhibit B** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, or, if corporate, has caused this Deed to be executed by its duly authorized officer and its seal to be hereunto affixed, as of the day and year first above written.

**THOR HSRE RESEARCH TRIANGLE PARK
PROPCO I, LP**, a Delaware limited partnership

By: _____
Name: Morris Missry
Title: Authorized Signatory

STATE OF NEW YORK
COUNTY OF YORK

I, the undersigned Notary Public, certify that Morris Missry personally appeared before me this day and acknowledged that he is the Authorized Signatory of **Thor HSRE Research Triangle Park Propco I, LP**, a Delaware limited partnership, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 30 day of January, 2022.

My Commission Expires: Nov. 30, 2023
Notary Public

[Signature]
Ralph Dweck

Notary's Printed or Typed Name

[AFFIX SEAL]

RALPH DWECK
Notary Public, State of New York
Registration #02DW6333723
Qualified In Kings County 2023
Commission Expires Nov. 30, 2019

EXHIBIT A
to Special Warranty Deed

Legal Description

PARCEL ONE:

A PORTION OF THE 50.92 ACRE TRACT SHOWN ON PLAT BOOK 53 PAGE 2 OF THE DURHAM COUNTY REGISTRY. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A CONCRETE MONUMENT ON THE WESTERN RIGHT OF WAY OF T.W. ALEXANDER ROAD, THE SOUTHERN MOST POINT OF THE 50.92 ACRE TRACT SHOWN ON PLAT BOOK 53 PAGE 2 AND THE EASTERN CORNER OF LOT 2 AS SHOWN ON PLAT BOOK 103 PAGE 187 OF THE DURHAM COUNTY REGISTRY; THENCE LEAVING SAID RIGHT OF WAY WITH THE EASTERN LINE OF SAID LOT 2 NORTH 01°22'11" EAST A DISTANCE OF 1,709.68 FEET TO AN IRON PIPE; THENCE NORTH 01°13'07" EAST A DISTANCE OF 13.90 FEET TO A POINT, THE SOUTHWEST CORNER OF STONESTHROW LANE AS GRANTED BY DEED BOOK 2499 PAGE 658; THENCE WITH THE SOUTHERN LINE OF STONESTHROW LANE SOUTH 88°45'10" EAST A DISTANCE OF 676.66 FEET TO A POINT ON THE WESTERN RIGHT OF WAY OF T.W. ALEXANDER ROAD; THENCE WITH SAID RIGHT OF WAY A CURVE TO THE RIGHT, A RADIUS OF 2,789.79 FEET, AN ARC LENGTH OF 293.54 FEET, A CHORD BEARING OF SOUTH 15°29'09" WEST, A CHORD LENGTH OF 293.41 FEET TO AN IRON PIPE; THENCE SOUTH 20°19'52" WEST A DISTANCE OF 249.88 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, A RADIUS OF 11,384.16 FEET, AN ARC LENGTH OF 1313.91 FEET, A CHORD BEARING OF SOUTH 24°52'52" WEST, A CHORD LENGTH OF 1,313.18 FEET TO THE POINT OF BEGINNING. CONTAINING 648,016 SQUARE FEET OR 14.88 ACRES, MORE OR LESS.

PARCEL TWO:

A PORTION OF THE PARCEL SHOWN ON PLAT BOOK 64 PAGE 78; BEING ALSO THE REMNANT PARCEL SHOWN ON PLAT BOOK 153 PAGE 137, BOTH IN THE DURHAM COUNTY REGISTRY OF DEEDS. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT ON THE EASTERN LINE OF LOT 15 AS SHOWN ON PLAT BOOK 131 PAGE 22 IN THE DURHAM COUNTY REGISTRY; THENCE WITH THE WESTERN LINE OF THE 8.00 ACRE TRACT SHOWN ON PLAT BOOK 53 PAGE 2, SOUTH 05°01'59" WEST A DISTANCE OF 2,264.34 FEET TO A CONCRETE MONUMENT ON THE NORTHERN LINE OF THE STONESTHROW APARTMENTS TRACT AS SHOWN ON PLAT BOOK 92 PAGE 28; THENCE WITH THE NORTH LINE OF SAID TRACT NORTH 87°44'21" WEST A DISTANCE OF 189.39 FEET TO A POINT; THENCE NORTH 87°44'21" WEST A DISTANCE OF 78.67 FEET TO A POINT; THENCE SOUTH 89°32'46" WEST A DISTANCE OF 85.22 FEET TO AN IRON PIPE; THENCE SOUTH 88°58'50" WEST A DISTANCE OF 426.18 FEET TO AN IRON PIPE THE SOUTHEAST CORNER OF THE PARCEL SHOWN ON PLAT BOOK 114 PAGE 106; THENCE WITH THE EASTERN LINE OF SAID PARCEL NORTH 13°16'35" EAST A DISTANCE OF 339.22 FEET TO A POINT; THENCE NORTH 43°50'28" EAST A DISTANCE OF 61.94 FEET TO AN IRON PIPE, THE SOUTHEAST CORNER OF LOT 1 AS SHOWN ON PLAT BOOK 153 PAGE 137; THENCE WITH THE EASTERN LINE OF SAID LOT NORTH 72°33'24" EAST A DISTANCE OF 70.12 FEET TO AN IRON PIPE; THENCE NORTH 50°44'15" EAST A DISTANCE OF 422.09 FEET TO AN IRON PIPE; THENCE NORTH 24°47'05" EAST A DISTANCE OF 267.01 FEET TO AN IRON PIPE; THENCE NORTH 18°39'56" EAST A DISTANCE OF 655.15 FEET TO A POINT; THENCE NORTH 71°24'47" WEST A DISTANCE OF 97.92 FEET TO AN IRON PIPE, THE SOUTHEAST CORNER OF LOT 15, AS SHOWN ON PLAT BOOK 131 PAGE 22; THENCE WITH THE EAST LINE OF SAID LOT 2 NORTH 18°37'19" EAST A DISTANCE OF 734.45 FEET TO THE POINT OF BEGINNING. CONTAINING 646,562 SQUARE FEET OR 14.84 ACRES, MORE OR LESS.

EXHIBIT B
to Special Warranty Deed

Permitted Exceptions

1. Taxes or assessments for the year 2022 and subsequent years, not yet due or payable.
2. Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 7515, page 459; as corrected in Book 7559, page 1; as amended in Book 8564, page 575; as affected by that certain Waiver of Right of First Refusal recorded in Book 9171, page 858, and Waiver of Right of First Refusal to be recorded immediately prior to the recording of the deed to which this Exhibit B is annexed, and any related maps, plans, bylaws and other document(s) and amendment(s).
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by survey entitled "THE LAB PROPERTY ALTA/NSPS LAND TITLE SURVEY T.W. ALEXANDER DRIVE CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA" by Ronald T. Frederick, P.L.S., with The John R. McAdams Company, Inc., P.L.S., dated December 16, 2021, last revised January 4, 2022 (the "Survey").
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 12, Page 27; and Plat Book 53, Page 2, and shown on the Survey.
5. Rights of tenants, as tenants only, under unrecorded lease agreements, which include no rights of first refusal or any other purchase options with respect to the land.
6. Withdrawal of Dedication recorded in Book 364 at page 222.
7. Easement(s) to Duke Energy Carolinas, LLC recorded in Book 7772, page 684.
8. Right(s) of way to Duke Energy Carolinas, LLC recorded in Book 6106, page 200 and Book 6205, page 740.
9. Amended and Restated Memorandum of Ground Lease and Grant of Utility Easement recorded in Book 5795, page 452.
10. Memorandum of Lease Agreements between ARE-104 Alexander Road, LLC and Paradigm Genetics, Inc. recorded in Book 2684, page 810; and Book 2836, page 306; as affected by Memorandum of Assignment and Amendment of Lease recorded in Book 5134, page 503.
11. Memorandum of Agreement Regarding Allocation of Development Rights recorded in Book 2839, page 457; as affected by that certain Memorandum of Amended and Restated

14. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the land and riparian and/or littoral rights incident to the land.