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20160512000095960 DEED
Bk:RB6120 Pg:176
05/12/2016 01:34:11 PM 1/5

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$68440.00

Prepared by and return to: Blanco Tackabery
Attn: CLS
P.O. Box 25008
Winston-Salem, NC 27114-5008

Solomon Organization
92 River Road
Summit, New Jersey 07901
Attention: Mark Rosen

Tax Parcel ID: 9789-36-5443 OB

Excise Tax: \$68,440.00

The property conveyed does not include the personal residence of the Grantor.

STATE OF NORTH CAROLINA)
)
COUNTY OF ORANGE)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, effective this 9 day of May, 2016, by and between CSHV SHADOWOOD, LLC, a Delaware limited liability company, f/k/a AMICO SHADOWOOD, LLC, a Delaware limited liability company ("Grantor"), to CHAPEL HILL I, LLC, a Delaware limited liability company, as to a 45.66% tenant in common interest, CHAPEL HILL II, LLC, a Delaware limited liability company, as to a 16.83% tenant in common interest, CHAPEL HILL III, LLC, a Delaware limited liability company, as to a 11.43% tenant in common interest, CHAPEL HILL IV, LLC, a Delaware limited liability company, as to a 5.55% tenant in common interest, and CHAPEL HILL V, LLC, a Delaware limited liability company, as to a 20.53% tenant in common interest, as tenants in common, whose mailing address is c/o Solomon Organization, 92 River Road, Summit, New Jersey 07901 (collectively, "Grantee"). 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, does hereby grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Orange County, North Carolina and more particularly described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

TOGETHER WITH, all right title and interest of the Grantor in and to all buildings, improvements and fixtures now located on the Land and hereafter erected thereon, whether below or above grade level ("Improvements"), which are intended to be and remain real property, and to become and remain the sole and exclusive property of the Grantee and its successors and assigns.

The Property hereinabove described was acquired by Grantor by Instrument dated May 15, 2003, effective as of June 10, 2003, and recorded on June 12, 2003 in Book 3054 Page 542 in the Clerk's Office of the Circuit Court of Orange County and Instrument recorded in Book 4192 Page 599 in the Clerk's Office of the Circuit court of Orange County.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee, its successors and assigns in fee simple forever.

ALSO TO HAVE AND TO HOLD, the Improvements together with the appurtenances and all the estate and rights of Grantor in and to the Improvements, unto the Grantee and its successors in title.

And the Grantor covenants with the Grantee, that Grantor is seized of the Property 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 claiming by or through Grantor except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
 - (b) Interests of tenants, as tenants only, under unrecorded residential leases;
- and
- (c) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property.

*[Remainder of page intentionally left blank;
Signature appears on the following page]*



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IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto
subscribed as of MAY 9 , 2016.

CSHV SHADOWOOD, LLC, a Delaware limited liability
company

By: SH PARTNERS, LLC, a Delaware limited liability company,
its sole member

By: California State Teachers' Retirement System,
a public entity, its sole member

By: Michelle Cunningham

Michelle Cunningham, CFA
Deputy Chief Investment Officer

(Print Name and Title)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

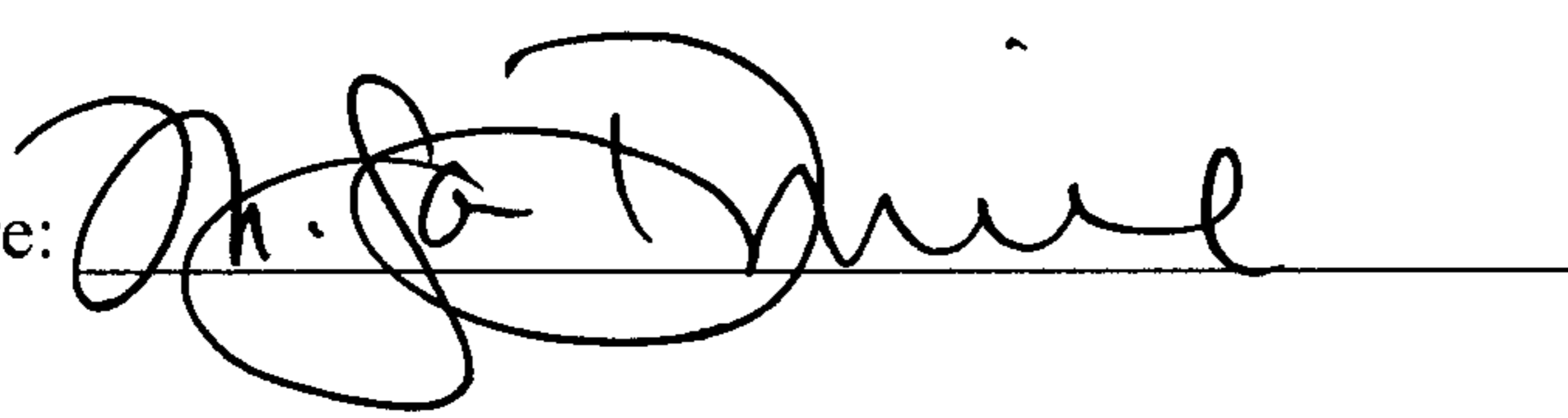
STATE OF CALIFORNIA)
)
) SS:
COUNTY OF YOLO)

On May 2, 2016 before me, Muriel L. Dimel, Notary Public

(insert name and title of the officer)
personally appeared Michelle Cunningham, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

[Seal]

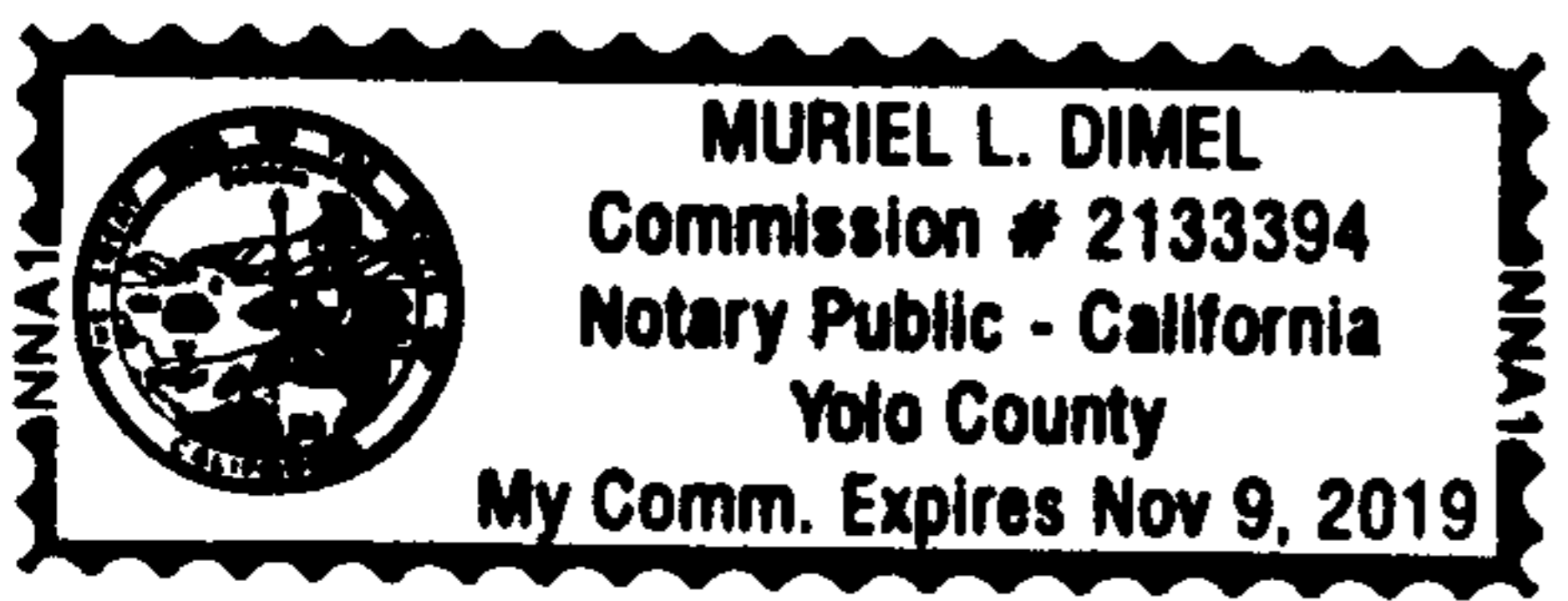




EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, LYING AND BEING SITUATED IN CHAPEL HILL, STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH ALUMINUM DISK FOUND AT THE SOUTHEAST INTERSECTION OF PINEY MOUNTAIN ROAD AND AIRPORT ROAD; THENCE ALONG THE SOUTH LINE OF PINEY MOUNTAIN ROAD NORTH 74 DEGREES 52 MINUTES 11 SECONDS EAST 57.94 FEET TO A 2 INCH ALUMINUM DISK FOUND; THENCE NORTH 74 DEGREES 48 MINUTES 26 SECONDS EAST 84.71 FEET TO A 5/8 INCH ROD FOUND; THENCE NORTH 74 DEGREES 49 MINUTES 39 SECONDS EAST 191.72 FEET TO A 2 INCH ALUMINUM DISK FOUND; THEN NORTH 74 DEGREES 59 MINUTES 32 SECONDS EST 94.90 FEET TO A 2 INCH ALUMINUM DISK FOUND; THENCE NORTH 75 DEGREES 26 MINUTES 57 SECONDS EAST 92.30 FEET TO A 1/2 INCH ROD FOUND; THENCE NORTH 77 DEGREES 13 MINUTES 05 SECONDS EAST 87.47 FEET TO A 5/8 INCH ROD FOUND; THENCE NORTH 80 DEGREES 26 MINUTES 43 SECONDS EAST 89.90 FEET TO A 2 INCH ALUMINUM DISK FOUND; THENCE NORTH 82 DEGREES 23 MINUTES 28 SECONDS EAST 93.95 FEET TO A 1 INCH PIPE FOUND; THENCE NORTH 83 DEGREES 26 MINUTES 27 SECONDS EAST 7.91 FEET TO A 1/2 INCH ROD SET; THENCE LEAVING SAID ROAD SOUTH 01 DEGREES 17 MINUTES 02 SECONDS EAST 1024.95 FEET TO A 1 INCH PIPE FOUND; THENCE SOUTH 83 DEGREES 16 MINUTES 17 SECONDS WEST 657.35 FEET TO A 5/8 INCH ROD FOUND IN THE EAST LINE OF AIRPORT ROAD; THENCE ALONG THE EAST LINE OF SAID ROAD NORTH 09 DEGREES 11 MINUTES 56 SECONDS WEST 930.80 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 16.3988 ACRES, OR 714,330.8 SQ. FT.