



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 December 9, 2005, effective as of December 22, 2005 and recorded on December 28, 2005 in Book 3940 Page 208 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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RB6120 255 3/6

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

SH POOL A SUNSTONE, LLC, a Delaware limited
liability company

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.

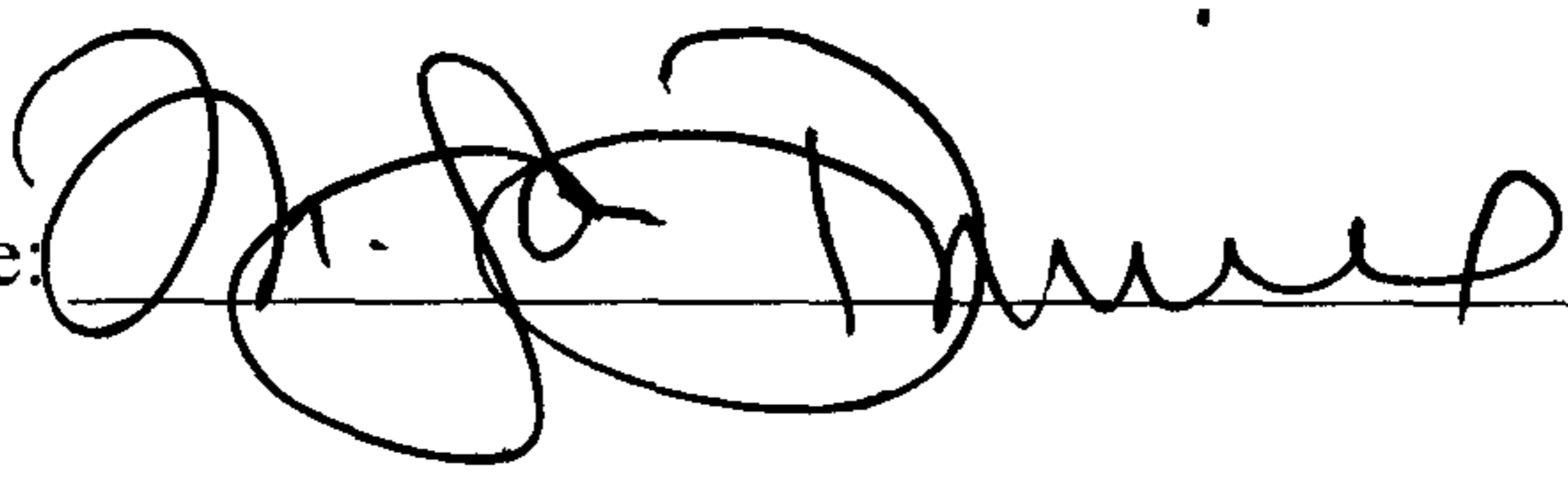
STATE OF CALIFORNIA)
)
) SS:
COUNTY OF YOLO)

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]

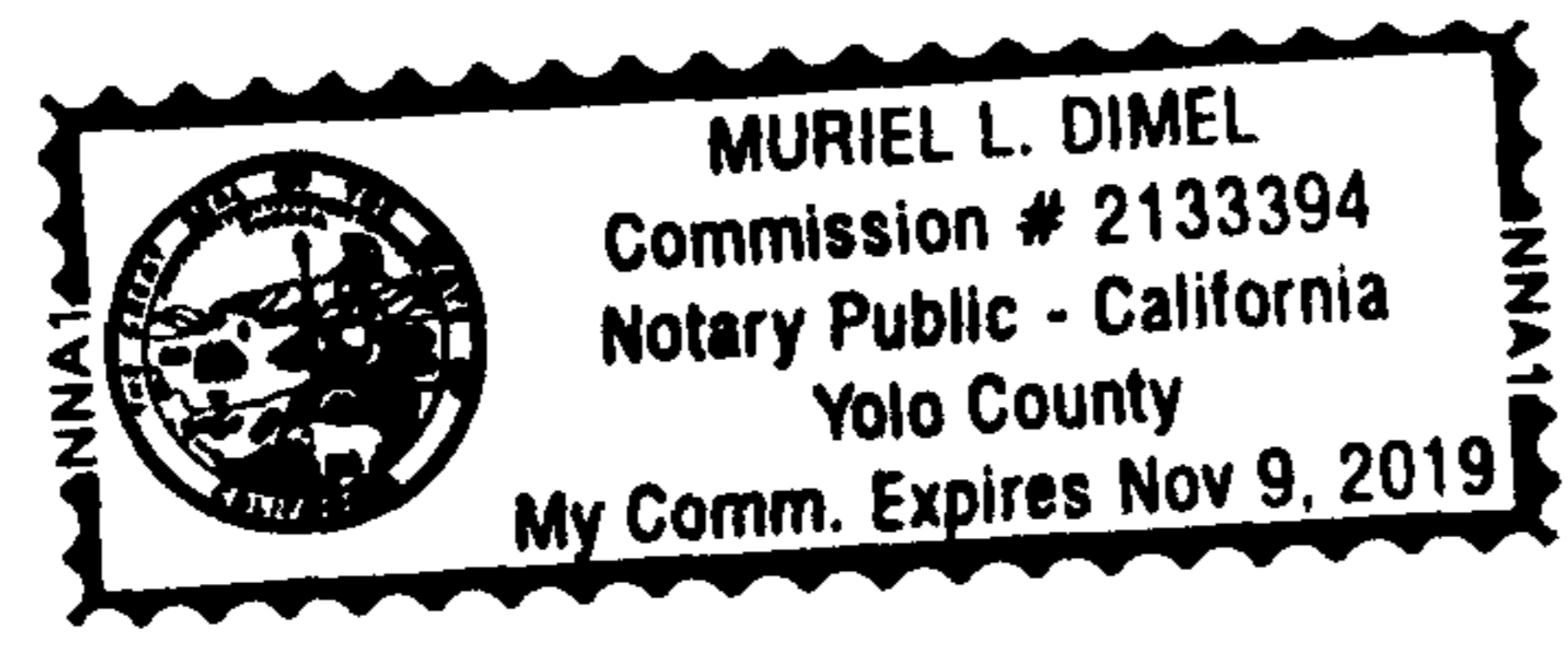




EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF ORANGE, AND THE STATE OF NORTH CAROLINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL THE TRACT OF LAND AND CONTAINING 14.066 ACRES, MORE OR LESS, LOCATED IN CHAPEL HILL TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA; AND BOUNDED, NOW OR FORMERLY, BY NATURAL BOUNDARIES AND/OR LANDS OWNED BY AND/OR IN POSSESSION OF PERSONS AS FOLLOWS: ON THE NORTHWEST BY C.L. MARTINDALE HEIRS, J.R. WEAVER HEIRS AND JOHN R. COUCH, ON THE NORTH ALONG COUCH LANE BY SALLY C. VILAS, LITTLETON B. MOODY, JR., ON THE EAST BY ARGEL M. WOMBLE AND O.R. YEAGER, ON THE SOUTH BY THE OLD DURHAM ROADBED (ABANDONED), WILLOW TERRACE DEVELOPMENT, DOCTORS BUILDING OF CHAPEL HILL, THE END OF CONNER DRIVE (60' RIGHT-OF-WAY), AND CONNER RIDGE ASSOCIATES, ON THE WEST BY A DITCH AND CHARLIE LEE MARTINDALE HEIRS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY COURSES AND DISTANCES ACCORDING TO A SURVEY DATED JULY 15, 1982, BY DAVID A. GRAFFUNDER, R.L.S. L-2435, RECORDED IN THE ORANGE COUNTY REGISTRY, PLAT BOOK 35, PAGE 192, AS FOLLOWS:

BEGINNING AT AN IRON STAKE BURIED IN THE CENTER OF THE OLD DURHAM ROADBED (ABANDONED), A CORNER WITH CONNER RIDGE ASSOCIATES AND CHARLIE LEE MARTINDALE HEIRS, SAID IRON STAKE BEING SOUTH 62 DEGREES 21 MINUTES 03 SECONDS WEST, 243.65 FEET FROM THE NORTHWEST CORNER OF CONNER DRIVE, A 60 FOOT RIGHT-OF-WAY, THENCE WITH MARTINDALE HEIRS NORTH 20 DEGREES 27 MINUTES 30 SECONDS WEST, 114.86 FEET TO AN IRON PIPE; THENCE AGAIN WITH SAID MARTINDALE HEIRS AND A DITCH THE FOLLOWING CALLS NORTH 25 DEGREES 01 MINUTE 33 SECONDS WEST, 231.16 FEET TO AN IRON PIPE, THENCE NORTH 11 DEGREES 00 MINUTES 15 SECONDS WEST, 215.00 FEET TO AN IRON PIPE; THENCE AWAY FROM SAID DITCH NORTH 40 DEGREES 59 MINUTES 45 SECONDS EAST, 285.60 FEET TO AN IRON PIPE, A CORNER WITH J.R. WEAVER HEIRS; THENCE WITH WEAVER HEIRS NORTH 41 DEGREES 03 MINUTES 24 SECONDS EAST, 150.16 FEET TO AN IRON PIPE, A CORNER WITH JOHN R. COUCH; THENCE WITH SAID COUCH THE FOLLOWING TWO CALLS SOUTH 48 DEGREES 56 MINUTES 36 SECONDS EAST 90.00 FEET TO AN IRON STAKE; THENCE NORTH 41 DEGREES 03 MINUTES 24 SECONDS EAST, 140.39 FEET TO AN IRON PIPE IN THE LINE OF SALLY C. VILAS AND THE NORTHERN PORTION OF A GRAVEL ROAD KNOWN AS COUCH LANE; THENCE WITH SALLY C. VILAS AND SAID GRAVEL ROAD THE FOLLOWING TWO CALLS: SOUTH 73 DEGREES 06 MINUTES 54 SECONDS EAST, 176.73 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 55 MINUTES 08 SECONDS EAST, 107.30 FEET TO AN IRON STAKE, A CORNER WITH



LITTLETON B. MOODY, JR. THENCE WITH SAID MOODY AND SAID GRAVEL ROAD SOUTH 88 DEGREES 55 MINUTES 08 SECONDS EAST, 230.79 FEET TO AN IRON STAKE; THENCE WITH O.R. YEAGER AND ARGEL M. WOMBLE SOUTH 14 DEGREES 36 MINUTES 44 SECONDS EAST, 545.79 FEET TO AN IRON STAKE IN THE ROADBED OF THE OLD DURHAM ROAD (ABANDONED) AND IN THE LINE OF WILLOW TERRACE DEVELOPMENT; THENCE WITH SAID DEVELOPMENT AND OLD DURHAM ROADBED (ABANDONED) SOUTH 87 DEGREES 02 MINUTES 20 SECONDS WEST, 112.19 FEET TO A CONCRETE MONUMENT A CORNER WITH DOCTORS BUILDING OF CHAPEL HILL; THENCE WITH THE DOCTORS BUILDING OF CHAPEL HILL AND THE OLD DURHAM ROADBED (ABANDONED) THE FOLLOWING FOUR CALLS: NORTH 89 DEGREES 51 MINUTES 22 SECONDS WEST, 151.15 FEET TO AN IRON STAKE; THENCE SOUTH 82 DEGREES 52 MINUTES 06 SECONDS WEST, 100.00 FEET TO AN IRON STAKE; THENCE SOUTH 61 DEGREES 22 MINUTES 06 SECONDS WEST, 71.00 FEET TO AN IRON STAKE; THENCE WITH THE OLD DURHAM ROADBED (ABANDONED), THE DOCTORS BUILDING OF CHAPEL HILL, THEN END OF A ROAD HAVING A 60 FOOT RIGHT-OF-WAY KNOWN AS CONNER DRIVE AND CONNOR RIDGE ASSOCIATES SOUTH 61 DEGREES 22 MINUTES 06 SECONDS WEST 555.05 FEET TO A POINT OF BEGINNING.

LESS & EXCEPT THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE RIGHT OF WAY OF COUCH ROAD, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 38, PAGE 49 OF THE ORANGE COUNTY REGISTRY.