

For Registration Willie L. Covington  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2016 Feb 11 02:37 PM NC Rev Stamp: \$ 3590.00  
 Book: 7872 Page: 98 Fee: \$ 26.00  
 Instrument Number: 2016004111  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: ~~\$6,161.00~~ **3,590.00**

Parcel Identifier No. 0738-01-25-8450 Verified By \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: MAP Fee Owner LLC, 9 West 57<sup>th</sup> Street, 39<sup>th</sup> Floor, New York, New York 10019

This instrument was prepared by Brian K. Cary, Esq., Winsted PC, 201 N. Tryon Street, Suite 2000, Charlotte, NC 28202

Brief description for the Index: 4364 South Alston Avenue, Durham

THIS DEED made this 4<sup>th</sup> day of February, 2016, by and between

GRANTOR	GRANTEE
ATLANTIC AMERICAN PROPERTIES TRUST, a Maryland real estate investment trust c/o Brandywine Realty Trust 555 E. Lancaster Avenue, Suite 100 Radnor, PA 19087	MAP Fee Owner LLC, a Delaware limited liability company 9 West 57 <sup>th</sup> Street, 39 <sup>th</sup> Floor New York, New York 10019

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 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**

The property herein above described was acquired by Grantor by instrument recorded in Book 5813, Page 22.

A map showing the above described property is recorded in Plat Book 108, Page 3.

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 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 hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

That certain Ground Lease dated as of the date hereof by and among Grantor, as Lessor, MAP Ground Lease Owner LLC, a Delaware limited liability company, as Lessee, and certain other parties thereto (the "Ground Lease"), as evidenced by that certain Memorandum of Ground Lease recorded contemporaneously herewith. Notice is hereby given that Grantee has been assigned all of Grantor's right, title and interest in and to the Ground Lease pursuant to an unrecorded assignment of even date herewith.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

ATLANTIC AMERICAN PROPERTIES TRUST,  
a Maryland real estate investment trust

By: [Signature]  
Name: George S. Hasencz  
Title: Senior Vice President - Investments

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF DELAWARE

George S. Hasencz

I, the undersigned, a Notary Public of the state and county aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that (s)he is Senior Vice President of Atlantic American Properties Trust, a Maryland real estate investment trust, and that (s)he, in that capacity, being authorized to do so, executed the foregoing on behalf of the trust.

WITNESS my hand and Notarial Seal this 26 day of January 2016.

[NOTARY SEAL]

[Signature]  
Notary Public

My Commission Expires:

8/17

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
DESIRE MALONE  
Notary Public  
PHILADELPHIA CITY, PHILADELPHIA CNTY  
My Commission Expires Aug 1, 2017

**EXHIBIT A****Property Description: Westpark Corporate Center, 4364 South Alston Ave., Durham, NC**

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

**BEGINNING** at an iron stake at the western right-of-way of South Alston Avenue located the following two courses and distances from the intersection of the western right-of-way line of South Alston Avenue and the north right-of-way of Interstate Highway No. 40; first, from said point of intersection, along the western right-of-way of South Alston Avenue North 16° 43' 48" East 210.62 feet to a point of curve; and second, continuing along the western right-of-way of South Alston Avenue on the arc of a circle curving to the left, having a radius of 1254.38 feet, the arc distance of 64.82 feet to an iron stake, being the **POINT OF BEGINNING**; thence from said iron stake at the point of beginning running and along with Tract TT shown on the plat referred to below, North 86° 34' 44" West 31.19 feet to an iron stake; thence North 03° 25' 16" East 38.50 feet to an stake; thence North 86° 34' 44" West 217.50 feet to an iron stake; thence North 41° 34' 44" West 285.04 feet to an iron stake at the point of intersection of Tracts I, II, III, IV and V shown on the plat; thence along and with Tract V, North 48° 25' 16" East 285.04 feet to an iron stake thence South 86° 34' 44" East 220.50 feet to an iron stake; thence North 03° 25' 16" East 38.50 feet to an iron stake; thence South 86° 34' 44" East 36.44 feet to an iron stake in the west right-of-way line of South Alston Avenue; thence along and with the west right-of-way line of South Alston Avenue along a curve to the right; the radius of which is 1069.14 feet, the arc distance of 73.75 feet to an iron stake, the point of tangency; thence still along and with South Alston Avenue South 01° 00' 35" West 128.60 feet to an iron stake, the point of curve; thence along a curve to the right, the radius of which is 1254.38 feet, an arc distance of 279.35 feet to the **POINT AND PLACE OF BEGINNING**, containing 3.4506 acres.

**TOGETHER WITH** an access easement as described in that certain Access Easement Agreement recorded in Book 2335, Page 219.

**LESS AND EXCEPT** the land described in the following recorded instruments:

Book 4203, Page 736;

Book 4355, Page 977;