

AREA 1 PROPERTY DESCRIPTION:

COMMENCING FROM AN EXISTING IRON PIPE, SAID PIPE BEING A NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY SM RALEIGH, LLC AS RECORDED IN DEED BOOK 16983, PAGE 2335, WAKE COUNTY REGISTRY AND SHOWN IN BOOK OF MAPS 2018, PAGES 176-178, WAKE COUNTY REGISTRY AND HAVING NC GRID (NAD 83'/2011) COORDINATES OF N = 711681.7505 FEET AND E = 2033307.6379 FEET; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE S 88°58'16" E A DISTANCE OF 243.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 275.29 FEET, SAID CURVE HAVING A RADIUS OF 751.50 FEET, A CHORD BEARING OF N 34°43'31" E AND A CHORD DISTANCE OF 273.76 FEET TO A POINT; THENCE N 45°13'11" E A DISTANCE OF 120.83 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 107.02 FEET, SAID CURVE HAVING A RADIUS OF 576.50 FEET, A CHORD BEARING OF N 50°32'17" E AND A CHORD DISTANCE OF 106.87 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 47°55'37" E A DISTANCE OF 243.05 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 12.33 FEET, SAID CURVE HAVING A RADIUS OF 99.00 FEET, A CHORD BEARING OF N 44°21'33" E AND A CHORD DISTANCE OF 12.32 FEET TO A POINT; THENCE N 40°47'28" E A DISTANCE OF 55.37 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 57.66 FEET, SAID CURVE HAVING A RADIUS OF 87.50 FEET, A CHORD BEARING OF N 21°54'48" E AND A CHORD DISTANCE OF 56.62 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 270.29 FEET, SAID CURVE HAVING A RADIUS OF 83.25 FEET, A CHORD BEARING OF S 83°57'09" E AND A CHORD DISTANCE OF 166.27 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 70.33 FEET, SAID CURVE HAVING A RADIUS OF 87.50 FEET, A CHORD BEARING OF S 13°58'00" E AND A CHORD DISTANCE OF 68.45 FEET TO A POINT; THENCE S 36°59'35" E A DISTANCE OF 11.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 197.41 FEET, SAID CURVE HAVING A RADIUS OF 581.00 FEET, A CHORD BEARING OF S 27°15'32" E AND A CHORD DISTANCE OF 196.47 FEET TO A POINT; THENCE S 17°31'30" E A DISTANCE 100.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 171.82 FEET, SAID CURVE HAVING A RADIUS OF 519.00 FEET, A CHORD BEARING OF S 27°00'33" E AND A CHORD DISTANCE OF 171.04 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 18.30 FEET, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CHORD BEARING OF S 50°28'14" E AND A CHORD DISTANCE OF 18.11 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF OLD U.S. 1 HIGHWAY; THENCE ALONG AND WITH SAID RIGHT OF WAY S 38°31'18" W A DISTANCE OF 43.17 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY N 50°09'57" W A DISTANCE OF 13.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 107.66 FEET, SAID CURVE HAVING A RADIUS OF 519.00 FEET, A CHORD BEARING OF N 44°13'23" W AND A CHORD DISTANCE OF 107.47 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 211.09 FEET, SAID CURVE HAVING A RADIUS OF 519.00 FEET, A CHORD BEARING OF N 26°37'42" W AND A CHORD DISTANCE OF 209.64 FEET TO A POINT; THENCE N 14°58'35" W A DISTANCE OF 16.08 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 11.84 FEET, SAID CURVE HAVING A RADIUS OF 87.50 FEET, A CHORD BEARING OF N 11°05'54" W AND A CHORD DISTANCE OF 11.84 FEET TO A POINT; THENCE N 07°13'14" W A DISTANCE OF 8.57 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 38.61 FEET, SAID CURVE HAVING A RADIUS OF 87.50 FEET, A CHORD BEARING OF N 05°25'16" E AND A CHORD DISTANCE OF 38.30 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 19.05 FEET, SAID CURVE HAVING A RADIUS OF

87.50 FEET, A CHORD BEARING OF N 24°17'56" E AND A CHORD DISTANCE OF 19.01 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 229.41 FEET, SAID CURVE HAVING A RADIUS OF 83.25 FEET, A CHORD BEARING OF N 48°24'32" W AND A CHORD DISTANCE OF 163.41 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 35.07 FEET, SAID CURVE HAVING A RADIUS OF 83.25 FEET, A CHORD BEARING OF S 40°34'43" W AND A CHORD DISTANCE OF 34.81 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 57.66 FEET, SAID CURVE HAVING A RADIUS OF 87.50 FEET, A CHORD BEARING OF S 47°23'17" W AND A CHORD DISTANCE OF 56.62 FEET TO A POINT; THENCE S 66°15'57" W A DISTANCE OF 55.37 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 12.33 FEET, SAID CURVE HAVING A RADIUS OF 99.00 FEET, A CHORD BEARING OF S 69°50'01" W AND A CHORD DISTANCE OF 12.32 FEET TO A POINT; THENCE S 73°24'06" W A DISTANCE OF 38.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 176.54 FEET, SAID CURVE HAVING A RADIUS OF 576.50 FEET, A CHORD BEARING OF S 64°37'44" W AND A CHORD DISTANCE OF 175.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6055 ACRES.

AREA 2 PROPERTY DESCRIPTION:

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