

EXHIBIT ALAND DESCRIPTION FOR LOT 9
SWEETWATER LIGHTBRIDGE ACADEMY PARCEL

BEING ALL OF THAT TRACT OR PARCEL OF REAL PROPERTY LYING LOCATED IN WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, SAID POINT BEING PUBLISHED IN THE NATIONAL GEODETIC SURVEY AS "JORDAN LAKE CORS ARP" (PID: DL3891) AND HAVING NC GRID COORDINATES OF NORTHING: 739,273.05' & EASTING: 1,989,789.69'; THENCE S 67°10'24" E A GRID DISTANCE OF 38,481.64 FEET TO A CALCULATED POINT; SAID POINT LYING ON THE NORTHERN MARGIN OF CORE BANKS ROAD AND BEING A COMMON CORNER WITH THE EASTERN MARGIN OF NEWLAND AVENUE; HAVING NC GRID COORDINATES OF NORTHING: 723,344.34' AND EASTING: 2,025,257.55'; HEREBY KNOWN AS THE **POINT OF BEGINNING**.

THENCE ALONG THE EASTERN MARGIN OF NEWLAND AVENUE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET AND A CHORD BEARING OF N 18°43'28" W FOR A CHORD DISTANCE OF 20.85 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 201.32 FEET AND A CHORD BEARING OF N 16°06'11" E FOR A CHORD DISTANCE OF 35.54 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 174.00 FEET AND A CHORD BEARING OF N 19°33'59" E FOR A CHORD DISTANCE OF 15.97 FEET TO A POINT; THENCE N 22°11'49" E A DISTANCE OF 62.10 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 174.50 FEET AND A CHORD BEARING OF N 14°17'00" E FOR A CHORD DISTANCE OF 48.05 FEET TO A POINT; THENCE N 00°39'14" E A DISTANCE OF 30.94 FEET TO A POINT; THENCE N 06°39'05" W A DISTANCE OF 55.35 FEET TO A POINT; THENCE LEAVING SAID MARGIN S 67°48'11" E A DISTANCE OF 88.99 FEET TO A POINT; THENCE N 22°11'49" E A DISTANCE OF 36.50 FEET TO A POINT; THENCE S 67°48'11" E A DISTANCE OF 38.00 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 64.00 FEET AND A CHORD BEARING OF S 37°38'16" E FOR A CHORD DISTANCE OF 64.32 FEET TO A POINT; THENCE S 11°31'48" W A DISTANCE OF 4.92 FEET TO A POINT; THENCE S 12°05'41" E A DISTANCE OF 39.20 FEET TO A POINT; THENCE S 67°09'17" E A DISTANCE OF 110.97 FEET TO A POINT; THENCE S 19°26'18" W A DISTANCE OF 88.92 FEET TO A POINT; THENCE S 40°40'32" W A DISTANCE OF 17.71 FEET TO A POINT; THENCE S 66°17'51" W A DISTANCE OF 68.41 FEET TO A POINT; THENCE S 84°48'32" W A DISTANCE OF 28.06 FEET TO A POINT; THENCE S 51°45'08" W A DISTANCE OF 17.32 FEET TO A POINT, SAID POINT LYING ON THE NORTHERN MARGIN OF CORE BANKS ROAD; THENCE WITH SAID MARGIN N 76°47'20" W A DISTANCE OF 33.34 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1030.00 FEET AND A CHORD BEARING OF N 80°40'51" W FOR A CHORD DISTANCE OF 139.82 FEET TO A POINT; THENCE N 84°34'21" W A DISTANCE OF 2.17 FEET TO A POINT. SAID POINT BEING THE **POINT AND PLACE OF BEGINNING**, HAVING AN AREA OF 60,001 SQUARE FEET OR 1.377 ACRES MORE OR LESS.

BEING A PORTION OF THE PROPERTY ACQUIRED BY KEP APEX, LLC IN DEED RECORDED IN BOOK 16739, PAGE 1802 AND BOOK 16823, PAGE 2446, AND SHOWN ON MAP RECORDED IN BOOK OF MAPS 2016, PAGE 588, ALL OF THE WAKE COUNTY REGISTRY.

TOGETHER WITH: (A) A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS, EGRESS, AND REGRESS TO AND FROM CORE BANKS STREET OVER NEWLAND AVENUE AS THE SAME IS DEPICTED ON VARIOUS UNRECORDED MAPS DEPICTING THE ABOVE PROPERTY, INCLUDING THE MAP ENTITLED "LIGHTBRIDGE ACADEMY AT SWEETWATER CONSTRUCTION DRAWINGS LAYOUT PLAN" ATTACHED TO THE FIRST AMENDMENT TO LEASE BETWEEN KEP

APEX, LLC AND JOULE, INC. DATED OCTOBER 23, 2019, WHICH MAP IS INCORPORATED HEREIN BY REFERENCE; AND, (B) A NON-EXCLUSIVE EASEMENT TO DISCHARGE STORMWATER ORIGINATING ON THE ABOVE PROPERTY INTO THE "PROPOSED WET DETENTION POND" LOCATED NORTH OF THE ABOVE PROPERTY AS DEPICTED ON THOSE "INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR SWEETWATER – PHASE 9A" DATED THROUGH MAY 23, 2019, WHICH SAID DRAWINGS ARE INCORPORATED HEREIN BY REFERENCE.

THE PROPERTY IS ALSO CONVEYED TOGETHER WITH AND SUBJECT TO THE RIGHT TO USE THE JOINT DRIVE TO BE LOCATED OFF OF NEWLAND AVENUE AS THE SAME IS DEPICTED ON THE MAP ATTACHED TO THE AFORESAID FIRST AMENDMENT TO LEASE. MAINTENANCE OBLIGATIONS AND OTHER MATTERS AFFECTING THE FOREGOING MAY BE SET FORTH IN A MASTER DECLARATION, CROSS-ACCESS AGREEMENT, OR SIMILAR DOCUMENT(S) EXECUTED BY THE PARTIES AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$N/A

Real Estate Identification Nos.: 0120755 and 0148944

Return to: Grantee

This instrument was prepared by: Weatherspoon & Voltz LLP

Brief description for the Index: Lots 8 and 9A, Sweetwater Subdivision, Apex, NC

THIS DEED is made this 10th day of November, 2021, by and between:

| GRANTOR | GRANTEE |
|--|---|
| KEPE1 GLOBAL, LLC, a North Carolina limited liability company c/o The Kalikow Group 7001 Brush Hollow Road, Suite 200 Westbury, NY 11590 | KEPE1 STC, LLC, a North Carolina limited liability company c/o The Kalikow Group 7001 Brush Hollow Road, Suite 200 Westbury, NY 11590 |

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 those certain lots or parcels of land situated in White Oak Township, Wake County, North Carolina and being described as follows:

Set forth on **Exhibit A** attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18791, Page 2386, Wake County Registry.

A map showing the above described property is recorded in Book of Maps 2021, Pages 676 and 677, Wake County Registry.

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 hereby warrants that Grantor has done nothing to impair such title as Grantor received, and Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following:

- 1. Ad valorem taxes for 2021 and subsequent years.
- 2. Easements, restrictions and rights-of-way of record.

All or a portion of the property herein conveyed includes or does not include the primary residence of Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed as of the day and year first above written.

KEPE1 GLOBAL, LLC,
a North Carolina limited liability company

By: 
Edward M. Kalikow, Manager

~~By: _____~~
David Schmidt, Manager

STATE OF NEW YORK
COUNTY OF Nassau

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Edward M. Kalikow.

Date: October 29th, 2021


Notary Public

Jennifer J. Grim
Printed Name

My commission expires: 4/20/2023

[Official seal]

JENNIFER J. GRIM
Notary Public State Of New York
No. 01GR6323464
Qualified In Nassau County
Commission Expires April 20, 2023

A map showing the above described property is recorded in Book of Maps 2021, Pages 676 and 677, Wake County Registry.

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 hereby warrants that Grantor has done nothing to impair such title as Grantor received, and Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following:

- 1. Ad valorem taxes for 2021 and subsequent years.
- 2. Easements, restrictions and rights-of-way of record.

All or a portion of the property herein conveyed includes or does not include the primary residence of Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed as of the day and year first above written.

KEPE1 GLOBAL, LLC,
a North Carolina limited liability company

By: _____
Edward M. Kalikow, Manager

By: David Schmidt _____
David Schmidt, Manager

~~STATE OF NEW YORK
COUNTY OF _____~~

~~I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Edward M. Kalikow.~~

~~Date: October ____, 2021~~

~~_____
Notary Public~~

~~_____
Printed Name~~

~~My commission expires: _____~~

~~[Official seal]~~

STATE OF NORTH CAROLINA
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: David Schmidt.

Date: ^{November} ~~October~~ 5th, 2021


Notary Public

Carrie H. Stephenson
Printed Name

My commission expires: 12/15/21

[Official seal]

CARRIE H STEPHENSON
Notary Public, North Carolina
Harnett County
My Commission Expires
December 15, 2021

Exhibit A

BEING ALL of Lot 8 and Lot 9A, as shown and described on survey entitled "Master Subdivision Final Plat of Sweetwater Phase 9, Lots 8, 9 and 9A", prepared by CE Group, a plat of which is recorded in Book of Maps 2021, Pages 676 and 677, Wake County Registry, reference to such plat being hereby made for a more particular description of the metes, bounds, courses and distances of such parcels.

NORTH CAROLINA SPECIAL WARRANTY DEEDExcise Tax: \$N/AReal Estate Identification Nos.: 0120755 and 0148944Return to: GranteeThis instrument was prepared by: Weatherspoon & Voltz LLPBrief description for the Index: Lots 8 and 9A, Sweetwater Subdivision, Apex, NCTHIS DEED is made this 10th day of November, 2021, by and between:

| GRANTOR | GRANTEE |
|--|---|
| KEPE1 GLOBAL, LLC, a North Carolina limited liability company c/o The Kalikow Group 7001 Brush Hollow Road, Suite 200 Westbury, NY 11590 | KEPE1 STC, LLC, a North Carolina limited liability company c/o The Kalikow Group 7001 Brush Hollow Road, Suite 200 Westbury, NY 11590 |

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 those certain lots or parcels of land situated in White Oak Township, Wake County, North Carolina and being described as follows:

Set forth on **Exhibit A** attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18791, Page 2386, Wake County Registry.

A map showing the above described property is recorded in Book of Maps 2021, Pages 676 and 677, Wake County Registry.

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 hereby warrants that Grantor has done nothing to impair such title as Grantor received, and Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following:

- 1. Ad valorem taxes for 2021 and subsequent years.
- 2. Easements, restrictions and rights-of-way of record.

All or a portion of the property herein conveyed includes or does not include the primary residence of Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed as of the day and year first above written.

KEPE1 GLOBAL, LLC,
a North Carolina limited liability company


By: 
Edward M. Kalikow, Manager

~~By: _____~~
David Schmidt, Manager

STATE OF NEW YORK
COUNTY OF Nassau

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Edward M. Kalikow.

Date: October 29th, 2021


Notary Public

Jennifer J. Grim
Printed Name

My commission expires: 4/20/2023

[Official seal]

JENNIFER J. GRIM
Notary Public State Of New York
No. 01GR6323464
Qualified In Nassau County
Commission Expires April 20, 2023

A map showing the above described property is recorded in Book of Maps 2021, Pages 676 and 677, Wake County Registry.

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 hereby warrants that Grantor has done nothing to impair such title as Grantor received, and Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following:

- 1. Ad valorem taxes for 2021 and subsequent years.
- 2. Easements, restrictions and rights-of-way of record.

All or a portion of the property herein conveyed includes or does not include the primary residence of Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed as of the day and year first above written.

KEPE1 GLOBAL, LLC,
a North Carolina limited liability company

By: _____
Edward M. Kalikow, Manager

By: David Schmidt _____
David Schmidt, Manager

~~STATE OF NEW YORK
COUNTY OF _____~~

~~I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Edward M. Kalikow.~~

~~Date: October ____, 2021~~

~~_____
Notary Public~~

~~_____
Printed Name~~

~~My commission expires: _____~~

~~[Official seal]~~

STATE OF NORTH CAROLINA
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: David Schmidt.

Date: ^{November} ~~October~~ 5th, 2021


Notary Public

Carrie H. Stephenson
Printed Name

My commission expires: 12/15/21

[Official seal]

CARRIE H STEPHENSON
Notary Public, North Carolina
Harnett County
My Commission Expires
December 15, 2021

Exhibit A

BEING ALL of Lot 8 and Lot 9A, as shown and described on survey entitled "Master Subdivision Final Plat of Sweetwater Phase 9, Lots 8, 9 and 9A", prepared by CE Group, a plat of which is recorded in Book of Maps 2021, Pages 676 and 677, Wake County Registry, reference to such plat being hereby made for a more particular description of the metes, bounds, courses and distances of such parcels.

| | |
|-----------------------|-------------------------------|
| Excise Tax \$5,000.00 | Recording Time, Book and Page |
|-----------------------|-------------------------------|

Tax Lot No.: _____ Parcel Identifier No.: 0722454406 and 0722457646

Mail after recording to Grantee

This instrument was prepared by: Parker Poe Adams & Bernstein LLP, 620 S. Tryon Street, Suite 800, Charlotte, NC 28202 (TPL)

Brief Description For The Index:

Lot 1 and Lot 2, Book of Maps 2022, Page 2181

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 17th day of August, 2023, by and between:

| GRANTOR | GRANTEE |
|---|--|
| <p>KEPEI HOLDINGS, LLC, a North Carolina limited liability company</p> <p>7001 Brush Hollow Road, Suite 200 Westbury, NY 11590</p> | <p>HARRIS TEETER PROPERTIES, LLC, a North Carolina limited liability company</p> <p>701 Crestdale Road Matthews, NC 28105</p> |

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land described in **Exhibit A** attached hereto ("**Property**").

The Property was acquired by Grantor by instrument recorded in Book 018792, at Page 02056, Wake County Register of Deeds.

The Property does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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 is subject to the following exceptions:

- (1) Ad valorem taxes and assessments for the year 2023 and subsequent years not yet due and payable.
- (2) Matters affecting title to the Property which would be shown on a current and accurate survey of the Property.
- (3) Easements, covenants, restrictions and conditions of record.
- (4) All statutes, codes, laws, ordinances, orders, rules and regulations of any governmental authority applicable to the Property, including those relating to zoning, subdivision, construction and land use.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year first above written.

KEPEI HOLDINGS, LLC,
a North Carolina limited liability company

By: KEPEI Global, LLC,
a North Carolina limited liability company,
its sole Member

By: 
Edward Kalikow
Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, William H. Weatherspoon, Jr., a Notary Public for Wake County, State of North Carolina, do hereby certify that **Edward Kalikow** ("**Signatory**"), personally appeared before me this day and acknowledged that he is the Manager of **KEPEI Global LLC**, a North Carolina limited liability company, said limited liability company being the sole Member of **KEPEI Holdings, LLC**, a North Carolina limited liability company, and that he, in such capacity and being authorized to do so, executed the foregoing instrument on behalf of the limited liability company.

I certify that the Signatory personally appeared before me this day, and
(check one of the following)

(I have personal knowledge of the identity of the Signatory); or

(I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of:

(check one of the following)

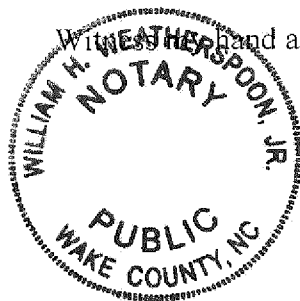
a driver's license or

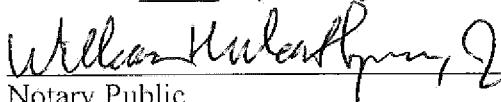
in the form of _____); or

(a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal this 16th day of August, 2023.




Notary Public
My Commission Expires: 3-27-2026

[NOTARIAL STAMP-SEAL]

[Signature Page to Special Warranty Deed]

Exhibit A

Legal Description

Lying and being in White Oak Township, Wake County, North Carolina, and more particularly described as follows:

Tract One:

Being all of Lot 1, containing 7.563 acres, more or less, as shown on the plat recorded in Book of Maps 2022, Page 2181, Wake County Register of Deeds.

Tract Two:

Being all of Lot 2, containing 2.065 acres, more or less, as shown on the plat recorded in Book of Maps 2022, Page 2181, Wake County Register of Deeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$N/A

Real Estate Identification No.: 0436595

Return to: Grantee

This instrument was prepared by: Weatherspoon & Voltz LLP

Brief description for the Index: Lot 3, Phase 10, Sweetwater Commercial, Apex, NC

THIS DEED is made this _____ day of _____, 2023, by and between:

| GRANTOR | GRANTEE |
|--|--|
| KEPE1 HOLDINGS, LLC, a North Carolina limited liability company c/o The Kalikow Group 7001 Brush Hollow Road, Suite 200 Westbury, NY 11590 | KEPE1 STC WEST, LLC, a North Carolina limited liability company c/o The Kalikow Group 7001 Brush Hollow Road, Suite 200 Westbury, NY 11590 |

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 that certain lot or parcel of land situated in White Oak Township, Wake County, North Carolina and being described as follows:

Set forth on **Exhibit A** attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18792, Page 2056, Wake County Registry.

A map showing the above-described property is recorded in Book of Maps 2022, Page 2181, Wake County Registry.

submitted electronically by "Robert A. Brady, Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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 hereby warrants that Grantor has done nothing to impair such title as Grantor received, and Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following:

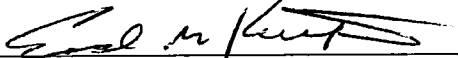
- 1. Ad valorem taxes for 2023 and subsequent years.
- 2. Easements, restrictions and rights-of-way of record.

All or a portion of the property herein conveyed includes or does not include the primary residence of Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed as of the day and year first above written.

KEPE1 HOLDINGS, LLC,
a North Carolina limited liability company

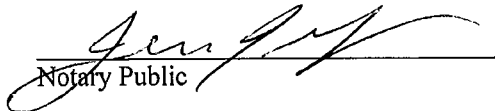
By: KEPE1 Global, LLC,
a North Carolina limited liability company, its Manager

By: 
Edward M. Kalikow, Manager

STATE OF NEW YORK
COUNTY OF NASSAU

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Edward M. Kalikow.

Date: April 18th, 2023


Notary Public

Jennifer J. Grim
Printed Name

My commission expires: 4/20/27

[Official seal]

JENNIFER J. GRIM
Notary Public State Of New York
No. 01GR6323464
Qualified In Nassau County
Commission Expires April 20, 2027

[Signatures continued on following page]

KEPE1 HOLDINGS, LLC,
a North Carolina limited liability company

By: KEPE1 Global, LLC,
a North Carolina limited liability company, its Manager

By: [Signature] MGR.
David Schmidt, Manager

STATE OF NORTH CAROLINA
COUNTY OF Harnett

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: David Schmidt.

Date: ~~April~~ ^{May} 22, 2023

[Signature]
Notary Public

Carrie H. Stephenson
Printed Name

My commission expires: 12/15/26

[Official seal]

**Carrie H. Stephenson
Notary Public, North Carolina
Harnett County
My Commission Expires
December 15, 2026**

Exhibit A

BEING ALL of Lot 3, containing 6.181 acres, as shown and described on survey entitled "Recombination Plat Phase 10 Sweetwater Commercial", prepared by CE Group, a plat of which is recorded in Book of Maps 2022, Page 2181, Wake County Registry, reference to such plat being hereby made for a more particular description of the metes, bounds, courses and distances of such parcel.

NORTH CAROLINA SPECIAL WARRANTY DEEDExcise Tax: \$N/AParcel Identification Nos.: 0722-45-8740; 0722-45-6374; 0722-45-3275 and 0722-44-1499Return to: GranteeThis instrument was prepared by: Weatherspoon & Voltz LLPBrief description for the Index: Sweetwater Commercial Land, U.S. Highway 64 West, Apex, NCTHIS DEED is made this 10th day of November, 2021, by and between:

| GRANTOR | GRANTEE |
|--|--|
| KEPE1 GLOBAL, LLC, a North Carolina limited liability company c/o The Kalikow Group 7001 Brush Hollow Road, Suite 200 Westbury, NY 11590 | KEPE1 HOLDINGS, LLC, a North Carolina limited liability company c/o The Kalikow Group 7001 Brush Hollow Road, Suite 200 Westbury, NY 11590 |

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 those certain lots or parcels of land situated in White Oak Township, Wake County, North Carolina and being described as follows:

Set forth on **Exhibit A** attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18791, Page 2671, Wake County Registry.

A map showing the above described property is recorded in Book of Maps 2017, Pages 424 - 426, Wake County Registry.

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 hereby warrants that Grantor has done nothing to impair such title as Grantor received, and Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following:

- 1. Ad valorem taxes for 2021 and subsequent years.
- 2. Easements, restrictions and rights-of-way of record.
- 3. Deed of Trust in favor of Truist Bank recorded in Book 18672, Page 1490, Wake County Registry.

All or a portion of the property herein conveyed includes or does not include the primary residence of Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed as of the day and year first above written.

KEPE1 GLOBAL, LLC,
a North Carolina limited liability company

By: *Edward M. Kalikow*
Edward M. Kalikow, Manager

~~By: _____
David Schmidt, Manager~~

STATE OF NEW YORK
COUNTY OF Nassau

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Edward M. Kalikow.

Date: October 20th, 2021

Jennifer J. Grim
Notary Public
Jennifer J. Grim
Printed Name

My commission expires: 4/20/2023

[Official seal]

JENNIFER J. GRIM
Notary Public State Of New York
No. 01GR6323464
Qualified In Nassau County
Commission Expires April 20, 2023

A map showing the above described property is recorded in Book of Maps 2017, Pages 424 - 426, Wake County Registry.

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 hereby warrants that Grantor has done nothing to impair such title as Grantor received, and Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following:

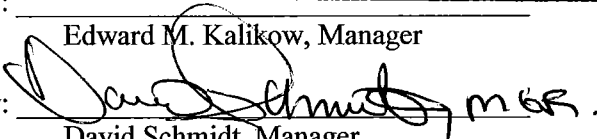
- 1. Ad valorem taxes for 2021 and subsequent years.
- 2. Easements, restrictions and rights-of-way of record.
- 3. Deed of Trust in favor of Truist Bank recorded in Book 18672, Page 1490, Wake County Registry.

All or a portion of the property herein conveyed includes or does not include the primary residence of Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed as of the day and year first above written.

KEPE1 GLOBAL, LLC,
a North Carolina limited liability company

By: _____
Edward M. Kalikow, Manager

By:  _____
David Schmidt, Manager

~~STATE OF NEW YORK
COUNTY OF _____~~

~~I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Edward M. Kalikow.~~

~~Date: October ____, 2021~~

~~_____
Notary Public~~

~~_____
Printed Name~~

~~My commission expires: _____~~

~~[Official seal]~~

STATE OF NORTH CAROLINA
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: David Schmidt.

Date: ~~October~~ November 5th, 2021

[Signature]
Notary Public

Carrie H. Stephenson
Printed Name

My commission expires: 12/15/21

[Official seal]

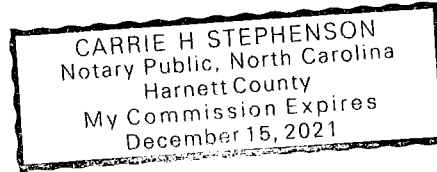


Exhibit A

Tract 1:

BEING all of that tract or parcel containing 13.432 acres as shown on maps of Sweetwater Phase 1 & 8 (LOTS 335-397), recorded in Book of Maps 2017, Pages 424-425, Wake County Registry.

Tract 2:

BEING all of that tract or parcel containing 1.785 acres as shown on maps of Sweetwater Phase 1 & 8 (LOTS 335-397), recorded in Book of Maps 2017, Pages 424-425, Wake County Registry.

Tract 3:

BEING all of that tract or parcel containing 0.590 acre as shown on maps of Sweetwater Phase 1 & 8 (LOTS 335-397), recorded in Book of Maps 2017, Pages 424-425, Wake County Registry.

Tract 4:

BEING all of that tract or parcel containing 0.935 acre as shown on maps of Sweetwater Phase 1 & 8 (LOTS 335-397), recorded in Book of Maps 2017, Pages 425-426, Wake County Registry.

| | |
|-----------------------|-------------------------------|
| Excise Tax \$5,000.00 | Recording Time, Book and Page |
|-----------------------|-------------------------------|

Tax Lot No.: _____ Parcel Identifier No.: 0722454406 and 0722457646

Mail after recording to Grantee

This instrument was prepared by: Parker Poe Adams & Bernstein LLP, 620 S. Tryon Street, Suite 800, Charlotte, NC 28202 (TPL)

Brief Description For The Index:

Lot 1 and Lot 2, Book of Maps 2022, Page 2181

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 17th day of August, 2023, by and between:

| GRANTOR | GRANTEE |
|--|---|
| KEPEI HOLDINGS, LLC, a North Carolina limited liability company 7001 Brush Hollow Road, Suite 200 Westbury, NY 11590 | HARRIS TEETER PROPERTIES, LLC, a North Carolina limited liability company 701 Crestdale Road Matthews, NC 28105 |

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land described in **Exhibit A** attached hereto ("**Property**").

The Property was acquired by Grantor by instrument recorded in Book 018792, at Page 02056, Wake County Register of Deeds.

The Property does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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 is subject to the following exceptions:

- (1) Ad valorem taxes and assessments for the year 2023 and subsequent years not yet due and payable.
- (2) Matters affecting title to the Property which would be shown on a current and accurate survey of the Property.
- (3) Easements, covenants, restrictions and conditions of record.
- (4) All statutes, codes, laws, ordinances, orders, rules and regulations of any governmental authority applicable to the Property, including those relating to zoning, subdivision, construction and land use.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year first above written.

KEPEI HOLDINGS, LLC,
a North Carolina limited liability company

By: KEPEI Global, LLC,
a North Carolina limited liability company,
its sole Member

By: *Edward Kalikow*
Edward Kalikow
Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, *William H. Weatherspoon, Jr.*, a Notary Public for Wake County, State of North Carolina, do hereby certify that **Edward Kalikow** ("**Signatory**"), personally appeared before me this day and acknowledged that he is the Manager of **KEPEI Global LLC**, a North Carolina limited liability company, said limited liability company being the sole Member of **KEPEI Holdings, LLC**, a North Carolina limited liability company, and that he, in such capacity and being authorized to do so, executed the foregoing instrument on behalf of the limited liability company.

I certify that the Signatory personally appeared before me this day, and
(check one of the following)

(I have personal knowledge of the identity of the Signatory); or

(I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of:

(check one of the following)

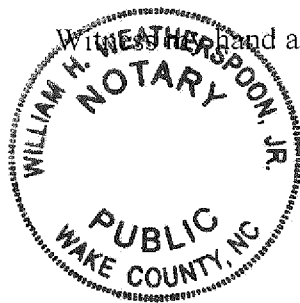
a driver's license or

in the form of _____); or

(a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal this *16th* day of August, 2023.



William H. Weatherspoon, Jr.
Notary Public
My Commission Expires: *3-27-2026*

[NOTARIAL STAMP-SEAL]

[Signature Page to Special Warranty Deed]

Exhibit A

Legal Description

Lying and being in White Oak Township, Wake County, North Carolina, and more particularly described as follows:

Tract One:

Being all of Lot 1, containing 7.563 acres, more or less, as shown on the plat recorded in Book of Maps 2022, Page 2181, Wake County Register of Deeds.

Tract Two:

Being all of Lot 2, containing 2.065 acres, more or less, as shown on the plat recorded in Book of Maps 2022, Page 2181, Wake County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0

PIN: Out of 0120755

Mail To: Grantee

This instrument was prepared by: **Robert A. Brady Attorney at Law, 160 Iowa Lane, Suite 104, Cary, North Carolina 27511**

Brief description for the Index: Lot 9, Sweetwater Lightbridge Academy

THIS DEED, made this 26th day of February, 2020, by and between

| GRANTOR | GRANTEE |
|--|--|
| KEP Apex, LLC 7001 Brush Hollow Road, Suite 200 Westbury, NY 11590 | Sweetwater Lightbridge, LLC P.O. Box 5509 Cary, NC 27512 |

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 more particularly described as follows:

Submitted electronically by "Robert A. Brady, Attorney at Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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

See Attached Exhibit "A"

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 is seized of the premises 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 whomsoever, other than the following exceptions:

1. Easements, set-backs, restrictions and other matters shown on plats of survey Wake County Registry.
2. Utility Easements of Record.
3. Ad Valorem Taxes for 2020 and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

KEP Apex, LLC

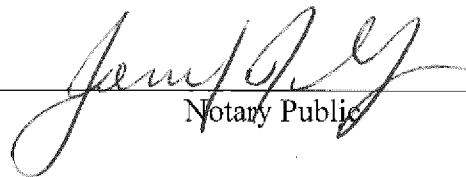
 (SEAL)
By: Edward Kalikow, Managing Member

State of New York
County of NASSAU

I, Jennifer J Grim, a Notary Public of NASSAU County, New York, certify that Edward Kalikow, Managing Member of KEP Apex, LLC, personally appeared before me this day and acknowledged to me that he is the Managing Member of KEP Apex, LLC, a North Carolina LLC, and that by authority duly given and as the act of such entity, he voluntarily signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 26th day of February, 2020.

My commission expires: 04/20/2023


Notary Public

JENNIFER J. GRIM
Notary Public State Of New York
No. 01GR6323464
Qualified In Nassau County
Commission Expires April 20, 2023