

Attachment A:  
21CZ29 North Salem Station PUD-CZ  
Legal Description

This is a description of a survey for the Town of Apex, being that property recorded in Deed Book 18823 at Page 715 in the Wake County Registry of Deeds, being located in The Town of Apex, Wake County, North Carolina and being more particularly described as follows:

**TRACT 1**

Being a portion of the property of Old Apex Associates, LP, a deed which is recorded in Deed Book 18823 at Page 715 (Tract IV and a Portion of Tract I), being Lot 3 as shown on the plat entitled "Duncan Plaza, Phase 1" a plat which is recorded at Book of Maps 1989 at Page 1135; and Lot 4 as shown on the plat entitled "Subdivision Map of Lots 1-2, 4-10 Parkway Station", a plat which is recorded at Book of Maps 1992 at Page 344, all being recorded in the Wake County Registry of Deeds.

Beginning on an iron pipe found on the southern right-of-way of Candun Drive, a 60-foot wide right-of-way recorded at Book of Maps 1992 at Page 344, being a common corner with Lot 3 as shown on the plat entitled "Duncan Plaza, Phase 1" a plat which is recorded at Book of Maps 1989 at Page 1135; and with Lot 4 as shown on the plat entitled "Subdivision Map of Lots 1-2, 4-10 Parkway Station", a plat which is recorded at Book of Maps 1992 at Page 344, all being recorded in the Wake County Registry of Deeds; said Point of Beginning having the North Carolina State Plane (Grid) coordinates (NAD 83 – 2011) of North 731,826.82 feet and East 2,050,554.86 feet; thence from the Beginning Point and continuing with Lot 4 (BM 1992, Pg. 344) and the southern right-of-way of Candun Drive for two calls: North 68 degrees 50 minutes 19 seconds East 179.76 feet to an iron pipe set at a point of curve; and a curve to the right having a radius of 30.00 feet, an arc length of 47.48 feet and a chord of South 65 degrees 48 minutes 47 seconds East 42.68 feet to an iron pipe set at a point of tangency being located on the western right-of-way of Laura Duncan Road, a variable width right-of-way recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds; thence continuing with Lot 4 and the western right-of-way of Laura Duncan Road for four calls: South 20 degrees 27 minutes 55 seconds East 93.97 feet to an iron pipe set; South 13 degrees 20 minutes 35 seconds East 40.28 feet to an iron pipe set; South 20 degrees 27 minutes 55 seconds East 97.54 feet to an iron pipe set at a point of curve; and a curve to the right having a radius of 30.00 feet, an arc length of 47.13 feet and a chord of South 24 degrees 32 minutes 05 seconds West 42.43 feet to an iron pipe set at a point of tangency being located on the northern right-of-way of Old U.S. Highway 1 – North Salem Street, a 75-foot wide right-of-way recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds; thence continuing with Lot 4 and the northern right-of-way of Old U.S. Highway 1 – North Salem Street for two calls: South 69 degrees 29 minutes 11 seconds West 122.07 feet to an iron pipe set; and South 69 degrees 29 minutes 11 seconds West 14.44 feet to an iron pipe found, being a common corner with Lot 4 and the aforementioned Lot 3 (BM 1989, Pg. 1135); thence continuing with Lot 3 and the northern right-of-way Old U.S. Highway 1 – North Salem Street for four calls: South 69 degrees 28 minutes 22 seconds West 83.65 feet to an iron pipe set; South 69 degrees 25 minutes 17 seconds West 99.41 feet to an iron pipe set; South 69 degrees 41 minutes 21 seconds West 3.86 feet to an iron pipe set at a point of curve; and a curve to the right having a radius of 30.00 feet, an arc length of 47.13 feet and a chord of North 66 degrees 29 minutes 30 seconds West 42.43 feet to an iron pipe set at a point of tangency being located on the eastern right-of-way of Candun Drive, a 60-foot wide right-of-way recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds; thence continuing with Lot 3 and the eastern right-of-way of Candun Drive for three calls: North 21 degrees 29 minutes 10 seconds West 137.35 feet to an iron pipe set on a point of curve; a curve to the right having a radius of 120.00 feet, an arc length of 189.18 feet and a chord of North 23 degrees 40 minutes 36 seconds East 170.19 feet to an iron pipe set at a point of tangency; and North 68 degrees 50 minutes 19 seconds East 62.78 feet to the Point of Beginning, containing 2.50 Acres by coordinates.

## TRACT 2

Being a portion of the property of Old Apex Associates, LP, a deed which is recorded in Deed Book 18823 at Page 715 (Portion of Tract I), being Lots 6 and 7 as shown on the plat entitled "Subdivision Map of Lots 1-2, 4-10 Parkway Station", a plat which is recorded at Book of Maps 1992 at Page 344, both being recorded in the Wake County Registry of Deeds.

Beginning on an iron pipe found on the northern right-of-way of Candun Drive, a 60-foot wide right-of-way recorded at Book of Maps 1992 at Page 344, being a common corner with Lot 6 as shown on the plat entitled "Subdivision Map of Lots 1-2, 4-10 Parkway Station", a plat which is recorded at Book of Maps 1992 at Page 344, a common corner with Phoenix Dawn, LLC, a deed which is recorded at Deed Book 18366 at Page 240, and a point in the center of an Existing 20-foot wide Drainage Easement recorded at Book of Maps 1992 at Page 344, all being recorded in the Wake County Registry of Deeds; said Point of Beginning having the North Carolina State Plane (Grid) coordinates (NAD 83 – 2011) of North 731,851.29 feet and East 2,050,455.27 feet; thence from the Beginning Point and continuing with Lot 6 (BM 1992, Pg. 344), Phoenix Dawn, LLC and the center of an Existing 20-foot wide Drainage Easement for two calls: North 36 degrees 47 minutes 51 seconds West 187.11 feet to an iron pipe found; and North 04 degrees 38 minutes 26 seconds East 209.39 feet to a computed point being located South 04 degrees 38 minutes 26 seconds West 0.55 feet from an iron pipe found, said computed point being located on the northern edge of an Existing 30-foot wide Sanitary Sewer and Access Easement recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds, thence leaving Phoenix Dawn, LLC and continuing with Lot 6 and the northern edge of an Existing 30-foot wide Sanitary Sewer and Access Easement for one call: South 89 degrees 01 minutes 06 seconds East 172.96 feet to an iron pipe found, being a common corner with Lot 6 and the aforementioned Lot 7 (BM 1992, Pg. 344); thence leaving Lot 6 and continuing with Lot 7 and the northern edge of an Existing 30-foot wide Sanitary Sewer and Access Easement for two calls: South 89 degrees 01 minutes 06 seconds East 243.51 feet to an iron pipe found; and South 89 degrees 01 minutes 06 seconds East 0.50 feet to an iron pipe found on the western right-of-way of Laura Duncan Road, a 60-foot wide right-of-way recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds; thence continuing with Lot 7 and the western right-of-way of Laura Duncan Road for two calls: a curve to the left having a radius of 358.53 feet, an arc length of 227.50 feet and a chord of South 11 degrees 44 minutes 07 seconds West 223.70 feet to an iron pipe set at a point of reverse curve; and a curve to the right having a radius of 30.00 feet, an arc length of 39.43 feet and a chord of South 30 degrees 39 minutes 21 seconds West 36.65 feet to an iron pipe set at a point of tangency being located on the northern right-of-way of Candun Drive, a 60-foot wide right-of-way recorded at Book of Maps 1992 at Page 344; thence continuing with Lot 7 and the northern right-of-way of Candun Drive for one call: South 68 degrees 51 minutes 52 seconds West 152.70 feet to an iron pipe found, being a common corner with Lot 7 and the aforementioned Lot 6 (BM 1992, Pg. 344); thence continuing with Lot 6 and the northern right-of-way of Candun Drive for two calls: South 68 degrees 51 minutes 52 seconds West 103.15 feet to an iron pipe found at a point of curve; and a curve to the left having a radius of 180.00 feet, an arc length of 20.82 feet and a chord of South 65 degrees 35 minutes 53 seconds West 20.81 feet to the Point of Beginning, containing 2.64 Acres by coordinates.

## TRACT 3

Being a portion of the property of Old Apex Associates, LP, a deed which is recorded in Deed Book 18823 at Page 715 (Portion of Tract I), being Lots 8, 9 and 10 as shown on the plat entitled "Subdivision Map of Lots 1-2, 4-10 Parkway Station", a plat which is recorded at Book of Maps 1992 at Page 344, both being recorded in the Wake County Registry of Deeds.

Beginning on an iron pipe found at the northeast corner of Lot 10 of "Subdivision Map of Lots 1-2, 4-10 Parkway

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Station", a plat which is recorded at Book of Maps 1992 at Page 344, being a common corner in the line with Christopher C. Bode and wife, Amy R. Bode, a deed which is recorded at Deed Book 12382 at Page 2551, a common corner with a Common Area recorded at Book of Maps 2014 at Page 1172, and a point in the eastern edge of an Existing 20-foot wide Drainage Easement recorded at Book of Maps 1992 at Page 344, all being recorded in the Wake County Registry of Deeds; said Point of Beginning having the North Carolina State Plane (Grid) coordinates (NAD 83 – 2011) of North 732,199.28 feet and East 2,050,983.47 feet; thence from the Beginning Point and continuing with Lot 10 (BM 1992, Pg. 344), Common Area and the eastern edge of an Existing 20-foot wide Drainage Easement: South 16 degrees 21 minutes 10 seconds East 170.12 feet, passing a common corner with the Common Area (BM 2014, Pg. 1172) and Laurel Crossing Townhomes Association, Inc, a deed which is recorded at Deed Book 16254 at Page 2741 in the Wake County Registry of Deeds to an iron pipe set, being a common corner with Lot 10 and the aforementioned Lot 9 (BM 1992, Pg. 344); thence continuing along the same bearing with Lot 9 (BM 1992, Pg. 344), Laurel Crossing Townhomes Association, Inc. and the eastern edge of an Existing 20-foot wide Drainage Easement 139.55 feet to an iron pipe set, being a common corner with Lot 9 and the aforementioned Lot 8 (BM 1992, Pg. 344); thence continuing along the same bearing (South 16 degrees 21 minutes 10 seconds East) with Lot 8 (BM 1992, Pg. 344), Laurel Crossing Townhomes Association, Inc. and the eastern edge of an Existing 20-foot wide Drainage Easement 171.08 feet, for a total distance along this bearing of 480.75 feet to an iron pipe found, being a common corner with Lot 8, Laurel Crossing Townhomes Association, Inc., and located on the northern right-of-way of Old U.S. Highway 1 – North Salem Street, a variable width right-of-way recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds, thence leaving Laurel Crossing Townhomes Association, Inc. and continuing with Lot 8 (BM 1992, Pg. 344), the eastern edge of an Existing 20-foot wide Drainage Easement and the right-of-way of Old U.S. Highway 1 – North Salem Street for one call: South 16 degrees 21 minutes 10 seconds East 8.77 feet to an iron pipe set; thence continuing with Lot 8 and the right-of-way of Old U.S. Highway 1 – North Salem Street for two calls: South 69 degrees 30 minutes 07 seconds West 191.61 feet to an iron pipe set a point of curve; and a curve to the right having a radius of 30.00 feet, an arc length of 47.13 feet and a chord of North 65 degrees 32 minutes 35 seconds West 42.43 feet to and iron pipe set at a point of tangency on the eastern right-of-way of Laura Duncan Road, a variable width right-of-way recorded at Book of Maps 1992 at Page 344 in the Wake County Registry of Deeds; thence continuing with Lot 8 and the eastern right-of-way of Laura Duncan Road for two calls: North 20 degrees 32 minutes 35 seconds West 97.49 feet to an iron pipe set; and North 27 degrees 40 minutes 05 seconds West 40.31 feet to an iron pipe found at the common corner of Lot 8 and the aforementioned Lot 9 (BM 1992, Pg 344); thence continuing with Lot 9 and the eastern right-of-way of Laura Duncan Road for two calls: North 20 degrees 32 minutes 05 seconds West 120.08 feet to an iron pipe set at a point of curve; and a curve to the right having a radius of 298.53 feet, an arc length of 62.75 feet and a chord of North 14 degrees 31 minutes 06 seconds West 62.63 feet to an iron pipe found at a point of curve, being the common corner of Lot 9 and the aforementioned Lot 10 (BM 1992, Pg 344); thence continuing with Lot 10 and the eastern right-of-way of Laura Duncan Road for two calls: a curve to the right having a radius of 298.53 feet, an arc length of 214.94 feet and a chord of North 12 degrees 12 minutes 04 seconds East 210.33 feet to an iron pipe set at a point tangency; and North 32 degrees 39 minutes 25 seconds East 18.87 feet to and iron pipe found, being a common corner with Lot 10, with Rohini Rasakulasuriar, a deed which is recorded at Deed Book 14989 at Page 621, and a point in the northern edge of an Existing 20-foot wide Drainage Easement recorded at Book of Maps 1992 at Page 344, all being recorded in the Wake County Registry of Deeds; thence leaving Laura Duncan Road and continuing with Lot 10 (BM 1992, Pg. 344), Rohini Rasakulasuriar and the northern edge of an Existing 20-foot wide Drainage Easement: South 89 degrees 02 minutes 00 seconds East, passing a common corner with the aforementioned Christopher C. Bode and wife, Amy R. Bode property 136.41 feet to the Point of Beginning, containing 2.71 Acres by coordinates.

**TRACT 4**

Being a portion of the property of Old Apex Associates, LP, a deed which is recorded in Deed Book 18823 at Page 715 (Tracts Two and Three), being Lots 2 and 3 as shown on the plat entitled "Survey for David J. Martin – Irrevocable Trust, White Oak Township, Wake County N.C." a plat which is recorded at Book of Maps 1992 at Page 1399, both being recorded in the Wake County Registry of Deeds.

Beginning on a railroad spike pipe found on the southern right-of-way of Old U.S. Highway 1 – North Salem Street, a variable width right-of-way recorded at Book of Maps 1992 at Pages 344 and 1399, being in the eastern line of Lot 2 as shown on the plat entitled "Survey for David J. Martin – Irrevocable Trust, White Oak Township, Wake County N.C." a plat which is recorded at Book of Maps 1992 at Page 1399, and a common corner with NC Department of Transportation, a deed which is recorded at Deed Book 1083 at Page 376, all being recorded in the Wake County Registry of Deeds; said Point of Beginning having the North Carolina State Plane (Grid) coordinates (NAD 83 – 2011) of North 731,433.61 feet and East 2,050,545.23 feet; thence from the Beginning Point, leaving the right-of way of Old U.S. Highway 1 – North Salem Street, and continuing with Lot 2 (BM 1992, Pg. 1399) and NC Department of Transportation: South 20 degrees 11 minutes 19 seconds East 66.63 feet to an iron pipe found, being a common corner with Lot 2, NC Department of Transportation and a point on the northern right-of-way of the CSX Railroad, a 100-foot wide right-of-way recorded at Book of Maps 1992 at Page 1399; thence continuing along the same bearing and with Lot 2: 50.50 feet, for a total distance along this bearing of 117.13 feet to a point in the centerline of existing railroad tracks and the 100-foot wide right-of-way; thence continuing with the centerline of the railroad tracks, the 100-foot wide right-of-way and with Lot 2 (BM 1992, Pg. 1399) for seven calls: South 61 degrees 27 minutes 07 seconds West 7.32 feet; South 59 degrees 39 minutes 21 seconds West 99.73 feet; South 58 degrees 33 minutes 33 seconds West 100.99 feet; South 57 degrees 32 minutes 10 seconds West 99.93 feet; South 56 degrees 35 minutes 06 seconds West 98.89 feet to a nail found; South 55 degrees 14 minutes 39 seconds West 61.98 feet; and South 56 degrees 22 minutes 01 seconds West 36.36 feet to a common corner with Lot 2 and the aforementioned Lot 3; thence continuing with Lot 3: South 53 degrees 05 minutes 58 seconds West 433.82 feet to a point in the centerline of existing railroad tracks and the 100-foot wide right-of-way (BM 1992, Pg. 1399); thence leaving the railroad tracks and continuing with Lot 3 (BM 1992, Pg. 1399) North 40 degrees 11 minutes 58 seconds West 49.83 feet to an iron pipe found on the northern right-of-way of the CSX Railroad, a 100-foot wide right-of-way recorded at Book of Maps 1992 at Page 1399, being a common corner with Apex Business Condominium (Common Elements), a deed which is recorded at Deed Book 8973 at Page 442, both being recorded in the Wake County Registry of Deeds ; thence continuing along the same bearing and with Apex Business Condominium and Lot 3: 132.33 feet to an iron pipe set on the southern right-of-way of Old U.S. Highway 1 – North Salem Street, a variable width right-of-way recorded at Book of Maps 1992 at Pages 344 and 1399 in the Wake County Registry of Deeds; thence leaving Apex Business Condominium and the northern right-of-way of Old U.S. Highway 1 – North Salem Street and continuing along the same bearing (North 40 degrees 11 minutes 58 seconds West) with Lot 3: 31.88 feet, for a total distance along this bearing of 214.04 feet to a point within the right-of-way of Old U.S. Highway 1 – North Salem Street; thence continuing with Lot 3: North 55 degrees 34 minutes 06 seconds East 586.26 feet to a point within the right-of-way of Old U.S. Highway 1 – North Salem Street, being common corner with Lot 3 and the aforementioned Lot 2 (BM 1992, Pg. 1399); thence continuing with Lot 2 for six calls within the right-of-way of Old U.S. Highway 1 – North Salem Street: North 62 degrees 12 minutes 17 seconds East 105.71 feet; North 64 degrees 04 minutes 58 seconds East 99.89 feet; North 66 degrees 10 minutes 17 seconds East 100.73 feet; North 67 degrees 55 minutes 16 seconds East 48.46 feet; North 69 degrees 00 minutes 33 seconds East 61.10 feet; and South 20 degrees 11 minutes 19 seconds East 30.01 feet to the Point of Beginning, containing 4.23 Acres by coordinates.

Tract 4 is subject to the right-of-way of Old U.S. Highway 1 – North Salem Street, a variable width right-of-way

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recorded at Book of Maps 1992 at Pages 344 and 1399, containing 0.57 acre; and subject to the CSX Railroad, a 100-foot wide right-of-way recorded at Book of Maps 1992 at Page 1399, containing 1.10 acres; resulting in a net area for Tract for of 2.56 acres.

These descriptions are taken from a survey entitled "Plat of ALTA/NSPS Land Title Survey Prepared For CDG Holdings, LLC – A Virginia Limited Liability Company" performed by Seth E. Healy, PLS on the 27<sup>th</sup> day of August 2021.