

STAFF REPORT

Rezoning #25CZ18 Veridea SD Plan Amendments

December 9, 2025 Town Council Meeting



All property owners, tenants, and neighborhood associations within 500 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 0, 0 (portion of), 0 (portion of) Old Holly Springs Apex Rd; **0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0** (portion of), 2901, 2937, 2945, 3009, 3012, **3130, 3134, 3138, 3142**, 3200, 3229 Veridea Pkwy; **0 Technology Dr (portion of); 6300 King David Ct**; 0, 0, 0, 0 US 1 Hwy; 0, 0, 0, 0, 1712, 1716 E. Williams St

Applicant: Todd Rechler, RXR Realty

Owners: RXR LEN Apex Owner, LLC; RXR MTF Apex Vehicle. LLC; Yifei Wang & Hua Mei; APA Veridea Investments, LLC; Wake County Board of Education; Greenway Waste Solutions of Apex, LLC

PROJECT DESCRIPTION:

Acreage: ±1,097.15

PINs: 0730852539, 0730865572, 0730977087, **0730977967**, 0730996270, 0740052449, **0740070950, 0740078021, 0740081019, 0740082199, 0740082327, 0740167653**, 0740180091, 0740180331, 0740191376, 0740240814 (portion of), 0740241030 (portion of), 0740241461 (portion of), **0740283126**, 0740287376, 0740293940, 0740360895, 0740289979, 0740489140, 0740586619, 0740783479, 0740888498, 0740990489, **0740558687 (portion of)**, 0740992174, 0740992565, 0740992632, 0741207566, 0741614057, 0741203157, **0741117192**, 0740389302

Current Zoning: Sustainable Development-Conditional Zoning (SD-CZ #09CZ07, #23CZ01, #24CZ01, #25CZ08), Rural Residential (RR), Light Industrial (LI), & Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ01)

Note: The Town Council voted on November 13, 2025, to approve Rezoning #25CZ15 which included the 10 parcels shown in bold font above from RR, LI & PUD-CZ to SD-CZ for Veridea. That rezoning may become official on December 9, 2025, prior to the public hearing for this rezoning.

Proposed Zoning: Sustainable Development-Conditional Zoning (SD-CZ) for Veridea

2045 Land Use Map: Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment

Town Limits: Corporate Limits and ETJ

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Rural Residential (RR); Light Industrial-Conditional Zoning (LI-CZ #24CZ08); Planned Unit Development-Conditional Zoning (#10CZ10 & #07CZ01)	US 1 Hwy; Vacant; Future school (GRACE Christian); Town facility; Multi-family (Broadstone Apartments)
South:	Rural Residential (RR); Light Industrial-Conditional Zoning (LI-CZ #24CZ23); Light Industrial (LI); Planned Unit Development-Conditional Use (#02CU07); Holly Springs Rural Residential (RR); Holly Springs Planned Unit Development (PUD)	Townhomes; Vacant; Closed Feltonville Landfill; NC 540 Hwy; Dell Technologies; Technology Dr; Vacant

STAFF REPORT

Rezoning #25CZ18 Veridea SD Plan Amendments

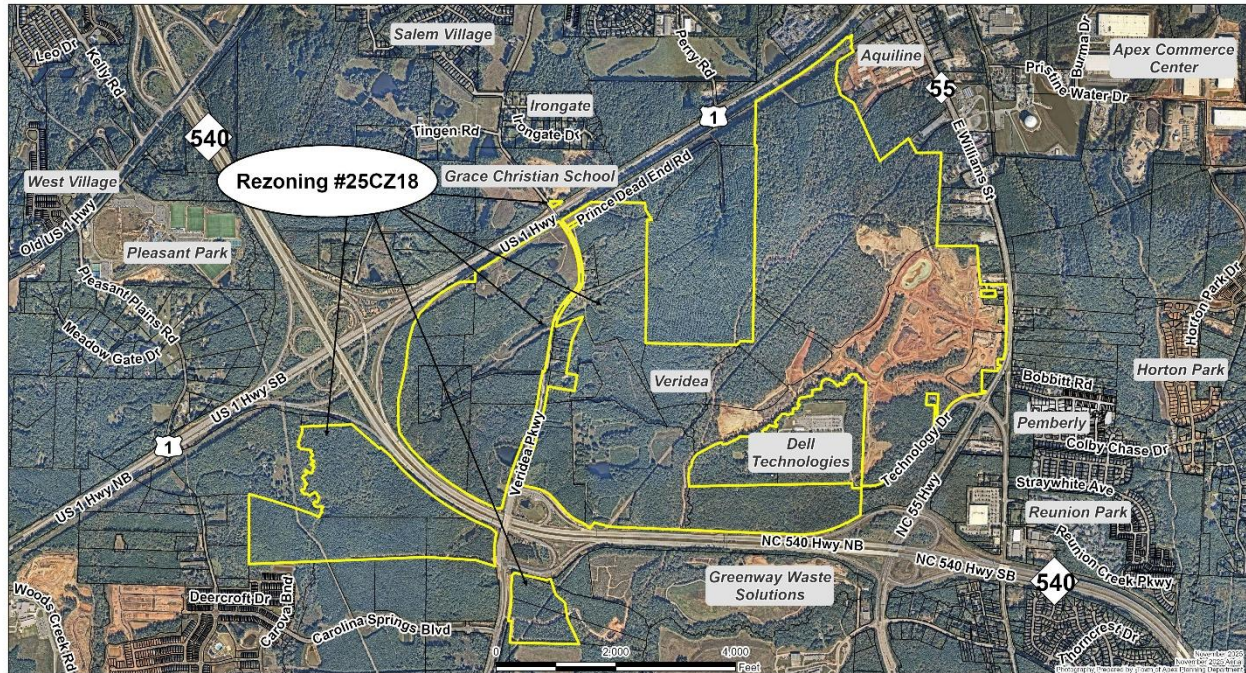
December 9, 2025 Town Council Meeting



	Zoning	Land Use
East:	Planned Commercial (PC); Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ16, #16CZ32, #07CZ01); Light Industrial (LI); Planned Commercial-Conditional Zoning (PC-CZ #10CZ12); Residential Agricultural (RA); Rural Residential (RR)	E Williams St; Hotel; Multi-family (under construction); Self-service storage; Vacant; Veterinary hospital; Propane truck & tank sales; Auto salvage; Kenan Transport; Propane distribution; Manufactured Home
West:	Rural Residential (RR); Holly Springs Rural Residential (RR)	US 1 Hwy/NC 540 Hwy interchange; Single-family residential (large lot)

Existing Conditions:

The 37 properties proposed to be rezoned total ±1,097.15 acres and are generally located between US 1 Highway, NC 540 Highway, and E. Williams Street. Veridea Parkway and Big Branch bisect the assemblage from north to south. Development is well underway in the eastern portion of the area to be rezoned.



Neighborhood Meetings:

The applicant conducted neighborhood meetings on September 29, 2025 and November 10, 2025. The neighborhood meeting reports are attached.

2045 Land Use Map:

The 2045 Land Use Map classifies the subject properties as Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment. The proposed rezoning to Sustainable Development-Conditional Zoning (SD-CZ) is consistent with that land use classification.

WCPSS COORDINATION:

A Letter of Impact from Wake County Public School System (WCPSS) was not requested for this rezoning as no additional residential units are requested as part of this rezoning.

STAFF REPORT

Rezoning #25CZ18 Veridea SD Plan Amendments

December 9, 2025 Town Council Meeting



VERIDEA SD PLAN HISTORY:

The Sustainable Development-Conditional Zoning (SD-CZ) district and the rezoning for Veridea were both approved in May 2011. The adopted Sustainable Development Plan (SD Plan) allows for the development of an efficient, transit-oriented mixed-use development in an urban context that also seeks to integrate nature throughout the community.

As required by the SD Plan, an Environmental Enhancement Plan was adopted in February 2023 and a Pattern Book was adopted in August 2024 before development commenced.

There have been four rezonings since the initial approval to add properties to the assemblage. The current maximum permitted development density maximums are as follows:

- Residential dwelling units: 8,000
- Retail: 4,122,424.55 sq ft
- Office/Industrial: 14,131,483 sq ft

The full SD Plan is attached to this report.

PROPOSED AMENDMENTS:

After the announcement that Veridea was selected as the site for the proposed North Carolina Children's (NCC) hospital campus, the SD Plan was evaluated to determine amendments necessary to accommodate a large hospital campus and provide desired flexibility to certain standards throughout the remainder of Veridea.

Summary of amendments:

The modifications to and exemptions from certain standards in the SD Plan are divided into two parts. Part 1 addresses changes that are applicable only to the NCC hospital campus and Part 2 addresses changes that are applicable anywhere within Veridea (see Figure 1). Where an exemption is granted from the SD-CZ plan, the development will default to the current UDO standards effective at the date of approval of this amendment.

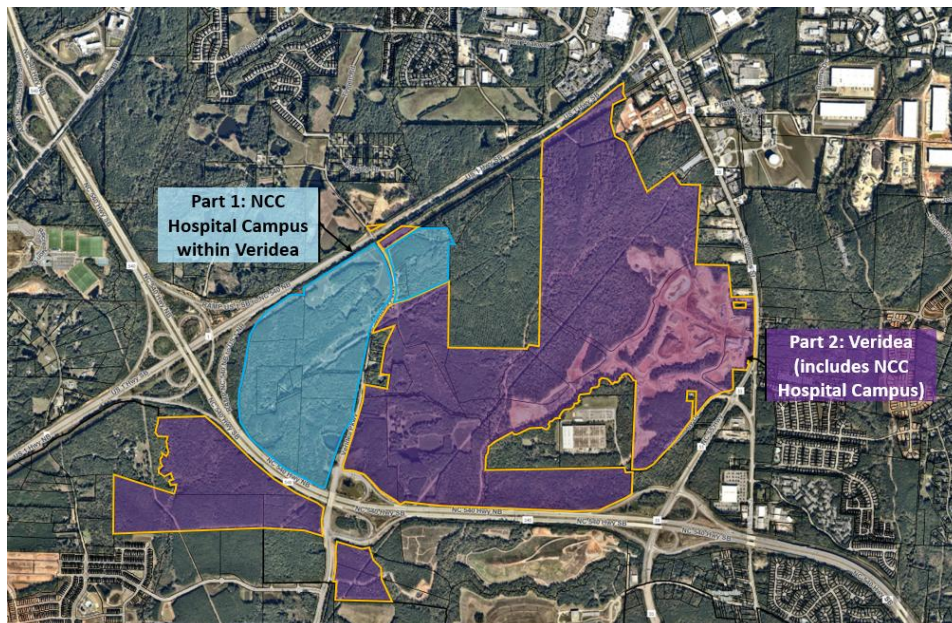


Figure 1: Illustration of Part 1 and Part 2 of the SD Plan Amendments

STAFF REPORT

Rezoning #25CZ18 Veridea SD Plan Amendments

December 9, 2025 Town Council Meeting



The following is a general summary of the proposed changes. The full text of the proposed amendments is in the attached SD Plan amendment letter.

Part 1: NCC Hospital Campus

Modifications and exemption requested for the hospital campus relate to standards for the following:

1. Responsible Party does not have to provide a written statement indicating approval of any site plan or subdivision plan submitted on the NCC hospital campus;
2. Exemption from the energy efficiency goal;
3. Exemptions or modifications to design standards including limitations on A-Grid and B-Grid Zones, treatment of street frontages, glazing, lot width, block perimeter, build-to/maximum setbacks, rear loading, building disposition, and location of parking and entrances; and
4. Addition of four (4) bus stops with certain amenities located west of Veridea Parkway and within ¼-mile of a healthcare building.

Part 2: Veridea

Modifications and exemptions requested for the remainder of Veridea relate to the following:

1. Elimination of references to rail and the land reservation for future rail land dedication;
2. Addition of a requirement to construct a Bus Transit Center;
3. Modification to the specific recreation requirements in Section 3.4.2.2;
4. Modification to the standard related to Perry Rd at US 1 to change the requirement from an interchange to an overpass consistent with the Apex Transportation Plan;
5. Exemption of any hospital and hospital related use from the maximum development thresholds in Section 4.2.2.b (Staff Note: the hospital use and its accessory uses are classified as Civic in the SD Plan and would not be interpreted as being Office/Industrial or Retail. This exemption codifies that interpretation.); and
6. Exemption from the development thresholds in Section 4.2.4 upon commencement of development work on the NCC hospital campus.

STAFF REVIEW AND ANALYSIS

PLANNING STAFF ANALYSIS:

Part 1 changes:

The original design intent for Veridea was for a dense, urban style development and did not envision large, campus style development as is proposed for the NCC hospital campus. Planning staff supports the proposed changes in Part 1 as they are necessary for type and scale of development proposed for the NCC hospital campus. The applicant has included a commitment to provide bus stops as a means to ensure the campus can be supported by transit.

Part 2 changes:

Planning staff supports the proposed changes in Part 2.

STAFF REPORT

Rezoning #25CZ18 Veridea SD Plan Amendments

December 9, 2025 Town Council Meeting



Transit:

Regarding the transit related changes, it has been determined that rail to Veridea is not likely to occur within the reservation timeline of 2035 set forth in the SD Plan. Therefore, Planning staff has proposed Transportation Plan amendments to the Transit Plan map to remove the rail spur and Rail/Bus Transit Center and add a Bus Transit Center location. The applicant has agreed to replace the requirement to reserve land for rail with a requirement that the developer construct a Bus Transit Center to be located near the future Wake Tech Community College campus in Veridea's East Village.

Recreation:

Planning staff support the proposed changes to the recreation requirements. See Parks, Recreation, & Cultural Resources Staff analysis below.

Perry Road:

The Transportation Plan was recently amended to change the future interchange at Perry Rd and US 1 to a future overpass. This change was based on feedback from NCDOT that an interchange could not be supported in that location due to its proximity to the interchange at Hwy 55 and US 1. The proposed amendment simply recognizes that change.

Development Thresholds:

When Veridea was proposed, staff and Town Council wanted to ensure that a mix of uses would be constructed, which led to the thresholds in Section 4.2.4. To date, plans for over 1,300 residential units and over 200,000 sq ft of industrial space have been approved. In addition, plans for more than 125,000 sq ft of retail and office space are in review. Considering this, and the size of the future Wake Tech campus and NCC hospital campus, staff can support the removal of the current thresholds.

PARKS, RECREATION, & CULTURAL RESOURCES STAFF ANALYSIS:

Section 3.4.2.1 of the Veridea SD Plan states, "The scale of Veridea's Parks will vary from small urban greens and squares, to active recreation areas with playfields, to natural preserve areas conducive to passive recreation."

The current recreation requirements for Veridea were approved based on the recreation needs of the Town in 2011. Those requirements can be found in Section 3.4.2.2 of the SD Plan and are as follows:

"In accordance with the above and consistent with other requirements of the SD Plan, the Developer shall, at a minimum, dedicate land parcels to accommodate the following:

- i) four (4) lighted regulation softball fields in keeping with the standards of the American Softball Association (ASA) Men's Slow-Pitch Open Division
- ii) six (6) lighted tennis courts in keeping with the standards of the United States Tennis Association (USTA) Page 8 of 18
- iii) a 22,500 square foot community center consistent with phase 1 of the existing community center at 53 Hunter Street, Apex, North Carolina
- iv) a dog park of at least one (1) acre (SPECS based on past issues at dog parks).

In addition, a variety of park typologies, both public and private, shall be spread throughout Veridea. These park typologies can be categorized as active or passive open spaces. Descriptions of these typologies is found in Sections 4.2 and 4.3."

STAFF REPORT

Rezoning #25CZ18 Veridea SD Plan Amendments

December 9, 2025 Town Council Meeting



The proposed NCC hospital campus encompasses approximately 230 acres of land within Veridea, thereby limiting the land area available for certain recreation related commitments. In addition, the Town has developed Pleasant Park which contains multi-purpose fields, pickleball courts, tennis courts, basketball courts, shelter, splash pad, and future baseball/softball fields and cross country course.

Therefore, the applicant is proposing the following:

- (i) Developer shall grant to the Town a public access easement over the stormwater and linear parks areas shown generally on the attached **Exhibit A-1**. Developer shall work collaboratively with the Town to program the space within this easement. The Town, in its sole discretion, shall approve all uses of the space within the easement and Developer and Town shall execute an agreement detailing scheduled uses of the easement space prior to approval of the Master Subdivision Final Plat that contains said easement;
- (ii) Developer shall construct a 25,000 sq ft programmable recreation center at its sole cost and expense to be designed with interior finishes consistent with other Town of Apex recreation center facilities. This recreation center shall be located south of Adesso Way and north of Forest Light Way as shown generally on the attached **Exhibit A-1**. The programmable recreational facility may include but is not limited to gymnasium, adaptive classroom/program/camp spaces, and associated support spaces such as restrooms, offices and storage to be determined in agreement with PRCR staff and as part of the developer agreement. Prior to construction of the recreation center, Town must approve the design, construction schedule, construction cost, and location of the recreation center. Construction will not begin until Town and the Developer have executed a Development Agreement outlining the roles and obligations associated with the design and construction of the recreation center;
- (iii) A site plan for this recreation center shall be submitted to the Town of Apex prior to issuance of a building permit for the 1,000th dwelling unit within Veridea. Construction of this recreation center shall be completed within three (3) years of Developer's receipt of building permit approval. In the event construction has not been completed within this time, including the issuance of a Certificate of Occupancy, no building permits will be issued for any additional dwelling units within the Veridea Development until construction of the recreation center is complete.
- (iv) The costs and expenses incurred by Developer in construction of the recreation facility required by subsection (iii) hereof shall be credited against parks and recreation fees due for residential development within Veridea and shall be outlined in the Development Agreement. This credit shall be in favor of Developer exclusively and may be applied by Developer from time-to-time for the permitting of residential dwellings constructed by third parties. Further, any parks and recreation fees paid for any development within Veridea prior to construction of the recreation center shall be paid over to Developer on an agreed upon schedule as construction of the recreation center progresses. In the event that parks and recreation fees-in-lieu received by the Town prior to commencement of the recreation center exceed the cost of the recreation center, such excess amounts shall be retained by the Town and all residential development within Veridea thereafter shall be required to pay applicable Parks and Recreation fees-in-lieu in accordance with Town and state requirements for the same.

STAFF REPORT

Rezoning #25CZ18 Veridea SD Plan Amendments

December 9, 2025 Town Council Meeting



- (v) Subject to the foregoing, all development within Veridea shall be subject to all applicable Parks and Recreation fees-in-lieu in accordance with Town and state requirements for the same.
- (vi) These Developer commitments related to the construction of the recreation center shall be reduced to a development agreement between the Town and Developer which shall be executed prior to the issuance of the 750th building permit. In addition to the foregoing terms, the Development Agreement shall include an agreed upon construction schedule for the recreation center and shall provide the Town a remedy to take over construction in the event that Developer fails to comply with said construction schedule beyond any applicable cure periods.

Exhibit A-1:



PARKS AND RECREATION ADVISORY BOARD RECOMMENDATION:

The Parks & Recreation Advisory Board met on October 29, 2025 and voted unanimously to approve a recommendation that Parks, Recreation, & Cultural Resources staff continue to work through specifics of the proposed amendments that would replace the original acreage identified for dedication with the possible dedication of property shown in Exhibit A-1. In addition, under the provisions of UDO Article 14, the applicant would obtain all approvals and permits required and construct a 25,000 square foot recreation center with amenities and fixtures to meet the Town standards and specifications and space needs prioritized in the Parks Master Plan for Parks, Recreation, Cultural Resources, Greenways, & Open Space.

STAFF REPORT

Rezoning #25CZ18 Veridea SD Plan Amendments

December 9, 2025 Town Council Meeting



ENVIRONMENTAL ADVISORY BOARD:

This rezoning was exempt from meeting with the Environmental Advisory Board per UDO Sec. 2.1.9.A.2.a.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #25CZ18 with the conditions as offered by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board will hold a public hearing on December 8, 2025. Their recommendation will be shared at the December 9, 2025 Town Council meeting.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

This Statement will address consistency with the Town's comprehensive and other applicable plans, reasonableness, and effect on public interest:

The 2045 Land Use Map classifies the subject properties as Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment. The proposed amendments to the Sustainable Development-Conditional Zoning (SD-CZ) district are consistent with that land use classification.

The proposed rezoning is reasonable and in the public interest because it recognizes changes needed due to conditions that have changed since 2011, will provide the flexibility in design standards needed to construct the proposed NCC hospital campus, and require the developer for the remainder of Veridea to provide indoor and outdoor recreation space and a bus transit center.

CONDITIONAL ZONING STANDARDS:

The Town Council shall find the SD-CZ designation demonstrates compliance with the following standards. 2.3.3.F:

Legislative Considerations

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

- 1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.
- 2) *Compatibility.* The proposed Conditional Zoning District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.
- 3) *Zoning district supplemental standards.* The proposed Conditional Zoning District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.
- 4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

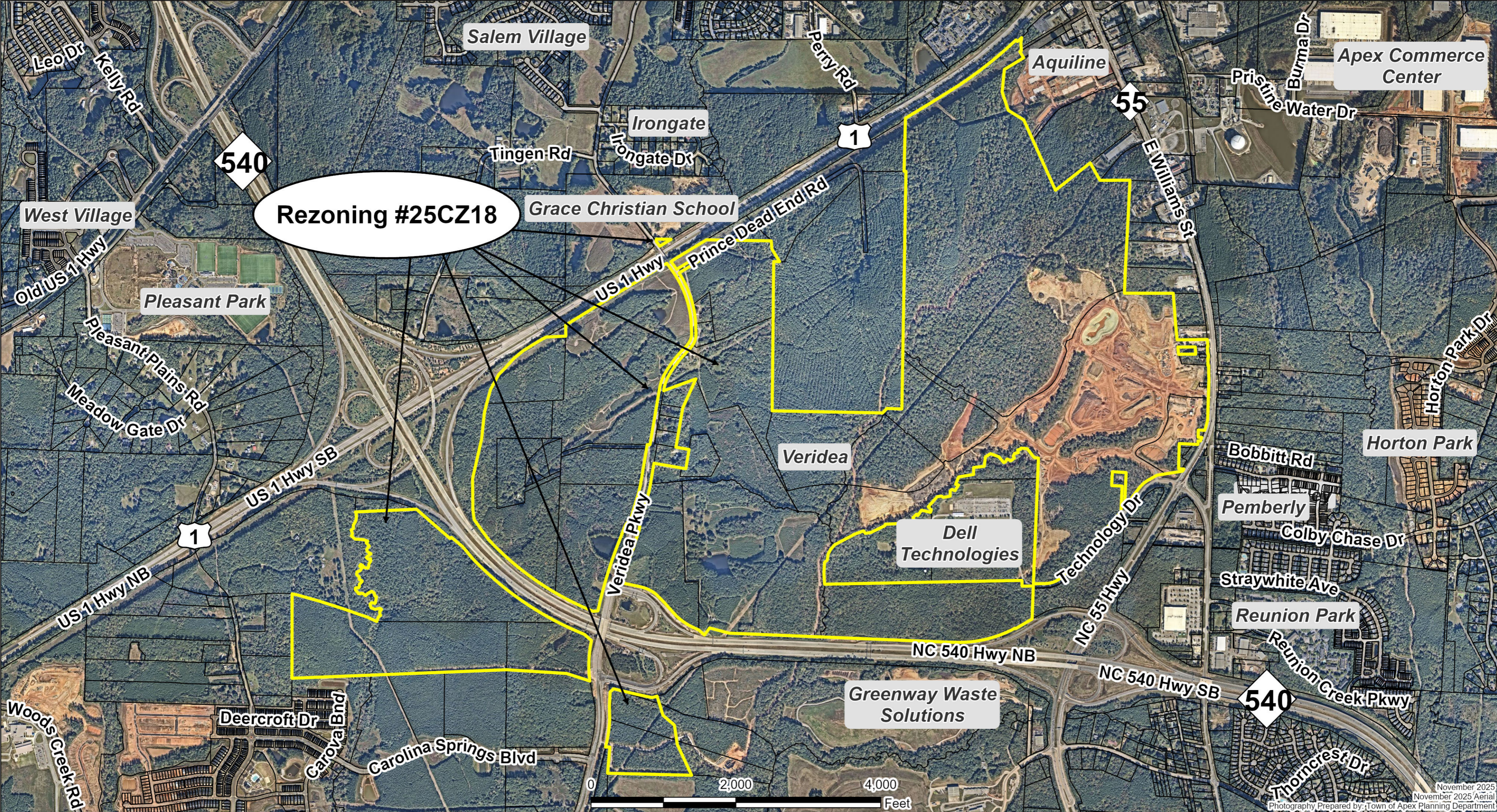
STAFF REPORT

Rezoning #25CZ18 Veridea SD Plan Amendments

December 9, 2025 Town Council Meeting



- 5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.
- 6) *Impact on public facilities.* The proposed Conditional Zoning District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.
- 7) *Health, safety, and welfare.* The proposed Conditional Zoning District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.
- 8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning District use is substantially detrimental to adjacent properties.
- 9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
- 10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.



PETITION TO AMEND THE OFFICIAL ZONING MAP

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #: 25CZ18 Submittal Date: 10/1/2025
Fee Paid: _____

Project Information

Project Name: Veridea SD-CZ Plan Amendment
Address(es): See Property Information Attachment
PIN(s): See Property Information Attachment
Acreage: +/- 1,097.15
Current Zoning: See Property Information Attachment Proposed Zoning: See Property Information Attachment
Current 2045 LUM Classification(s): Regional Mixed Use (RMU), Office Employment/Industrial Employment
Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes ☒ No ☐

If any portion of the project is shown as mixed use (3 or more stripes on the 2045 Land Use Map) provide the following:

Area classified as mixed use:	Acreage:	<u>+/- 1,097.15</u>
Area proposed as non-residential development:	Acreage:	<u>TBD</u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>TBD</u>

Applicant Information

Name: Todd Rechler, RXR Realty
Address: 625 RXR Plaza
City: Uniondale State: NY Zip: 11556
Phone: 516-506-6000 E-mail: trechler@rxr.com

Owner Information

Name: See Property Information Attachment
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ E-mail: _____

Agent Information

Name: Jason Barron, Morningstar Law Group
Address: 434 Fayetteville St., Suite 2200
City: Raleigh State: NC Zip: 27601
Phone: 919-590-0371 E-mail: jbarron@morningstarlawgroup.com
Other contacts: Leticia Shapiro, Morningstar Law Group
434 Fayetteville St., Suite 2200
Raleigh, NC 27601
919-590-0366; tshapiro@morningstarlawgroup.com

PETITION INFORMATIONApplication #: 25CZ18 Submittal Date: 10/1/2025

An application has been duly filed requesting that the property described in this application be rezoned from Property Info. Attachment to SD-CZ. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance (UDO). It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval, as required by the UDO. Use additional pages as needed.

PROPOSED USES:

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

1	The uses will be consistent with the	21	
2	amended Veridea SD Plan.	22	
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PETITION INFORMATION

Application #: 25CZ18 Submittal Date: 10/1/2025

PROPOSED CONDITIONS:

The applicant hereby requests that the Town Council of the Town of Apex, pursuant to the Unified Development Ordinance, approve the Conditional Zoning for the above listed use(s) subject to the following condition(s). Use additional pages as needed.

Consistent with UDO Section 2.3.16(D), these parcels are being rezoned to be included in the amended SD-CZ district known as Veridea. The existing SD-CZ Plan for the district and the SD-CZ Plan as amended shall be applicable to these parcels. The applicant is not requesting a pro-rata increase in residential units, retail or office/industrial square feet as otherwise allowed under the Veridea SD Plan. All other provisions contained within the Veridea SD Plan as it exists and as amended by this rezoning will be applicable to these parcels.

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Use additional pages as needed.

1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.

These parcels are designated Regional Mixed Use (RMU) on the 2045 Land Use Map. SD Zoning is allowable in all mixed use centers including RMU. As such, this rezoning is consistent with the land use map designation.

2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.

The purpose of this proposed conditional zoning is to include these parcels into the Veridea Sustainable Development, facilitate the development of the North Carolina Children's Hospital and campus, and revise certain conditions for the remainder of Veridea.

PETITION INFORMATION

Application #: 25CZ18 Submittal Date: 10/1/2025

3) Zoning district supplemental standards. The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.

These parcels shall become part of the Veridea SD Plan and all uses will be consistent with the standards provided in the Town of Apex UDO, including any applicable supplemental standards.

4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

The design of the proposed conditional zoning district will be compatible with surrounding uses as the purpose of this rezoning is to add these parcels to the Veridea SD which is adjacent to these parcels. The parcels will become part of the Veridea SD Plan and the overall scheme of the Veridea SD Plan.

5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

The guiding principles of the Veridea SD Plan puts coexistence with nature and environmental sustainability first place, minimizing environmental impacts and emphasizing protection from significant deterioration of water and air resources, wildlife habitat, scenic resources and other natural resources.

6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

To the applicant's knowledge, there are sufficient public facilities and services to serve the development of these parcels consistent with the proposed rezoning and the Veridea SD Plan.

7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.

The Veridea SD plan provides a health sustainable mixed use community for Apex residents that includes the North Carolina Children's Hospital. A guiding principle is to create a community where humanity and nature co-exist in a healthy, supportive, diverse and sustainable condition.

PETITION INFORMATION

Application #: 25CZ18 Submittal Date: 10/1/2025

8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

These parcels will become part of the Veridea SD Plan and will not be detrimental to adjacent properties.

9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

The proposed rezoning will not create a nuisance or hazard due to traffic or noise. Development of the property shall be provided by the Veridea SD Plan and will be similar in size, scale, and quality of the surrounding uses in the area.

10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

The conditional zoning district will comply with all standards imposed on it by all other applicable provisions of the Apex UDO.

ATTACHMENT A LIST OF PROPERTIES SUBJECT TO REZONING

PIN	REID	ACRES	OWNER	OWNER ADDRESS	DEED BOOK	PAGE #	DEED DATE	SITE ADDRESS	ZONING
0730852539	25766	54.65	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Old Holly Spings Apex Road	SD-CZ
0730865572	528142	57.52	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
0730977087	359559	41.33	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
0730977967	66407	10.27	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	020025	01418	9/29/2025	3142 Veridea Parkway	SD-CZ
0730996270	55790	16.42	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 US 1 HWY	SD-CZ
0740052449	407982	17.36	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
0740070950	59783	0.52	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19968	1143	7/25/2025	3134 Veridea Parkway	SD-CZ
0740078021	407983	32.28	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
0740081019	78236	2.16	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	020025	01418	9/29/2025	3138 Veridea Parkway	SD-CZ
0740082199	66408	2.09	WANG, YIFEI MEI, HUA	115 RODRIGUEZ CT SAN RAMON CA 94582-5545	18896	1725	1/27/2022	3130 Veridea Parkway	SD-CZ
0740082327	424497	0.3	WANG, YIFEI MEI, HUA	115 RODRIGUEZ CT SAN RAMON CA 94582-5545	18896	1725	1/27/2022	0 Veridea Parkway	SD-CZ
0740167653	407980	27.29	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
0740180091	107815	12.57	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	3200 Veridea Parkway	SD-CZ
0740180331	292245	1.66	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
0740191376	107812	75.63	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19297	1692	3/30/2023	3012 Veridea Parkway	SD-CZ
Portion of 0740240814	407981	0.46	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
Portion of 0740241030	330768	14.33	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Old Holly Springs Apex Rd	SD-CZ
Portion of 0740241461	70841	8.19	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Old Holly Springs Apex Rd	SD-CZ
0740283126	243734	5	RXR LEN APEX OWNER LLC RXR MTF APEX VEHICLE LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19737	1859	10/16/2024	6300 King David Ct	SD-CZ
0740287376	107809	27.26	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2335	2/17/2023	0 Veridea Parkway	SD-CZ
0740293940	57302	1.8	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19947	0487	6/30/2025	2945 VERIDEA PKWY	SD-CZ

0740360895	00423	82.24	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	3229 Old Holly Springs Apex Rd	SD-CZ
0740289979	57242	37.57	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	3009 Veridea Parkway	SD-CZ
0740489140	111766	21.54	WAKE COUNTY BOARD OF EDUCATION SERVICES SENIOR DIRECTOR	111 CORNING RD STE 100 CARY NC 27518-9299	19604	2784	5/7/2024	0 US 1 HWY	SD-CZ
0740586619	54612	24.31	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 US 1 HWY	SD-CZ
0740783479	52564	162.38	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 E WILLIAMS ST	SD-CZ
0740888498	28693	12.54	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 E WILLIAMS ST	SD-CZ
0740990489	13417	1.14	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19789	0032	12/16/2024	1716 E WILLIAMS ST	SD-CZ
Portion of 0740558687	72826	50.56*	GREENWAY WASTE SOLUTIONS OF APEX LLC	19109 W CATAWHA AVE STE 110 CORNELIUS NC 28031-5613			2/18/2011	0 TECHNOLOGY DR	SD-CZ
0740992174	43277	0.17	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 E WILLIAMS ST	SD-CZ
0740992565	52567	0.14	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 E WILLIAMS ST	SD-CZ
0740992632	362133	0.38	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19821	1026	1/31/2025	1712 E WILLIAMS ST	SD-CZ
0741207566	107806	32.06	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19947	0487	6/30/2025	2901 VERIDEA PKWY	SD-CZ
0741614057	333870	233.82	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 US 1 HWY	SD-CZ
0741203157	311438	1.84	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	2937 VERIDEA PKWY	SD-CZ
0741117192	360256	0.25	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19947	00487	6/30/2025	0 Veridea Parkway	SD-CZ
740389302	532759	27.1	APA VERIDEA INVESTMENTS LLC	2000 BEAR CAT WAY STE 102 MORRISVILLE NC 27560-6620	20025	1427	9/29/2025	0 Veridea Parkway	SD-CZ
<i>*See Legal Description</i>									

AGENT AUTHORIZATION FORM

Application #: 25CZ18

Submittal Date: _____

RXR LEN APEX OWNER LLC

_____ is the owner* of the property for which the attached application is being submitted:

- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☐ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: See attached "RXR Property List"

The agent for this project is: Jason Barron and Leticia Shapiro- Morningstar Law Group

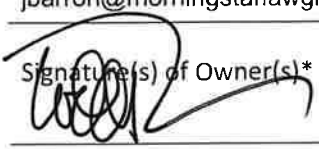
☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jason Barron and Leticia Shapiro - Morningstar Law Group

Address: 434 Fayetteville St; Suite 2200 Raleigh NC 27601

Telephone Number: 919-590-0371; 919-590-0366

E-Mail Address: jbarron@morningstarlawgroup.com; tshapiro@morningstarlawgroup.com


Signature(s) of Owner(s)*

Todd Rechler, Authorized Person

Type or print name

9/30/2025

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

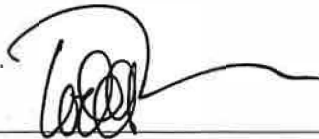
Application #: 25CZ18

Submittal Date: _____

The undersigned, Todd Rechler c/o RXR LEN APEX OWNER LLC, (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at See RXR Property List and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated See RXR Property List and recorded in the Wake County Register of Deeds Office on See RXR Property List, in Book See RXR Property List Page See RXR Property List.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on See RXR Property List, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on See RXR Property List, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 30th day of September, 2025.



(seal)


Todd Rechler c/o RXR LEN APEX OWNER LLC

Type or print name

STATE OF NEW YORK
COUNTY OF NEW YORK

I, the undersigned, a Notary Public in and for the County of New York, hereby certify that Todd Rechler, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Authorized Person, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.




Notary Public

State of New York

My Commission Expires: 10/03/2026

Joseph B. Rabinow

RXR PROPERTY LIST

	PIN	REID	ACRES	OWNER	OWNER ADDRESS	DEED BOOK	PAGE #	DEED DATE	SITE ADDRESS	ZONING
1	0730852539	25766	54.65	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Old Holly Spings Apex Road	SD-CZ
2	0730865572	528142	57.52	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
3	0730977087	359559	41.33	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
4	0730996270	55790	16.42	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 US 1 HWY	SD-CZ
5	0740052449	407982	17.36	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
6	0740070950	59783	0.52	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19968	1143	7/25/2025	3134 Veridea Parkway	RR
7	0740078021	407983	32.28	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	RR
8	0740167653	407980	27.29	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	RR
9	0740180091	107815	12.57	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	3200 Veridea Parkway	SD-CZ
10	0740180331	292245	1.66	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
11	0740191376	107812	75.63	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19297	1692	3/30/2023	3012 Veridea Parkway	SD-CZ
12	0740240814	407981	7.27	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
13	0740241030	330768	22.6	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Old Holly Springs Apex Rd	SD-CZ/LI-CZ
14	0740241461	70841	22.44	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Old Holly Springs Apex Rd	SD-CZ/LI-CZ
15	0740283126	243734	5	RXR LEN APEX OWNER LLC RXR MTF APEX VEHICLE LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19737	1859	10/16/2024	6300 King David Ct	RR
16	0740287376	107809	27.26	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2335	2/17/2023	0 Veridea Parkway	SD-CZ
17	0740293940	57302	1.8	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19947	0487	6/30/2025	2945 VERIDEA PKWY	SD-CZ
18	0740360895	00423	82.24	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	3220 Old Holly Springs Apex Rd	SD-CZ
19	0740289979	57242	37.57	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	3009 Veridea Parkway	SD-CZ
20	0740586619	54612	24.31	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 US 1 HWY	SD-CZ
21	0740783479	52564	162.38	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 E WILLIAMS ST	SD-CZ

25CZ18

22	0740888498	28693	12.54	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 E WILLIAMS ST	SD-CZ
23	0740990489	13417	1.14	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19789	0032	12/16/2024	1716 E WILLIAMS ST	SD-CZ
24	0740992174	43277	0.17	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 E WILLIAMS ST	RR
25	0740992565	52567	0.14	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 E WILLIAMS ST	SD-CZ
26	0740992632	362133	0.38	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19821	1026	1/31/2025	1712 E WILLIAMS ST	RR
27	0741207566	107806	32.06	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19947	0487	6/30/2025	2901 VERIDEA PKWY	SD-CZ
28	0741614057	333870	233.82	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 US 1 HWY	SD-CZ
29	0741203157	311438	1.84	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	2937 VERIDEA PKWY	SD-CZ
30	0741117192	360256	0.25	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19947	00487	6/30/2025	0 Veridea Parkway	RR
31	0730977967	66407	10.27	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	020025	01418	9/29/2025	3142 Veridea Parkway	PUD-CZ
32	0740081019	78236	2.16	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	020025	01418	9/29/2025	3138 Veridea Parkway	PUD-CZ

AGENT AUTHORIZATION FORM

Application #: 25CZ18

Submittal Date: _____

GREENWAY WASTE SOLUTIONS OF APEX LLC

_____ is the owner* of the property for which the attached application is being submitted:

☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.

☐ Site Plan

☐ Subdivision

☐ Variance

☐ Other: _____

The property address is: 0 Technology Dr.

The agent for this project is: Jason Barron and Leticia Shapiro, Morningstar Law Group

☐ I am the owner of the property and will be acting as my own agent
Jason Barron and Leticia Shapiro, Morningstar Law Group

Agent Name:

Address:

Telephone Number:

E-Mail Address:

434 Fayetteville Street, Ste. 2200, Raleigh NC 27601

919-590-0371; 919-590-0366

jbarron@momingstarlawgroup.com; tshapiro@momingstarlawgroup.com

Signature(s) of Owner(s)*



Mike Griffin

do GREENWAY WASTE SOLUTIONS OF APEX LLC Type or print name

9/25/25

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AGENT AUTHORIZATION FORM

Application #: 25CZ18

Submittal Date: _____

GREENWAY WASTE SOLUTIONS OF APEX LLC is the owner* of the property for which the attached application is being submitted:

- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☐ Subdivision
- ☐ Variance
- ☐ Other: _____

The property address is: 0 Technology Dr.

The agent for this project is: Todd Rechler, Authorized Person c/o RXR LEN Apex Owner LLC General Counsel

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Todd Rechler, Authorized Person c/o RXR LEN Apex Owner LLC General Counsel

Address: 625 RXR PLZ, Uniondale, NY 11556-3815

Telephone Number: 516-506-6000

E-Mail Address: trechler@rxr.com

Signature(s) of Owner(s)*



Mike Griffin

c o Greenway Waste Solutions of Apex LLC

Type or print name

9/25/25

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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AFFIDAVIT OF OWNERSHIP

Application #: 25CZ18

Submittal Date: _____

The undersigned, GREENWAY WASTE SOLUTIONS OF APEX LLC (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

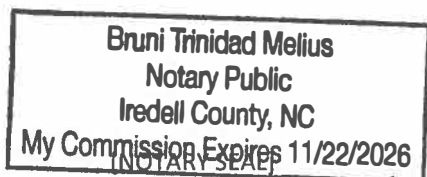
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Technology Dr. (0740558687) and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 10-01-2001, and recorded in the Wake County Register of Deeds Office on 10-01-2001, in Book 9099 Page 1045.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 10-01-2001, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 10-01-2001, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 25th day of September, 2025.

[Signature] (seal)
Mike Griffin c/o Greenway Waste Solutions of Apex LLC
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Iredell

I, the undersigned, a Notary Public in and for the County of Iredell, hereby certify that Mike Griffin, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's BTM, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Brni Trinidad Melius
Brni Trinidad Melius
Notary Public
State of North Carolina
My Commission Expires: 11/22/2026

AGENT AUTHORIZATION FORM

Application #: 25CZ18

Submittal Date: _____

The Wake County Board of Education is the owner* of the property for which the attached application is being submitted:

☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.

☐ Site Plan

☐ Subdivision

☐ Variance

☐ Other: _____

The property address is: 0 US1 HWY

The agent for this project is: Jason Barron and Leticia Shapiro - Morningstar Law Group

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jason Barron and Leticia Shapiro - Morningstar Law Group

Address: 434 Fayetteville St; Suite 2200 Raleigh NC 27601

Telephone Number: 919-590-0371; 919-590-0366

E-Mail Address: jbarron@morningstarlawgroup.com; tshapiro@morningstarlawgroup.com

Signature(s) of Owner(s)*



Mark R. Strickland, Chief of Facilities & Operations

Type or print name

9-25-25

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

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AGENT AUTHORIZATION FORM

Application #: 25CZ18

Submittal Date: _____

The Wake County Board of Education is the owner* of the property for which the attached application is being submitted:

☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.

☐ Site Plan

☐ Subdivision

☐ Variance

☐ Other: _____

The property address is: 0 US 1 HWY

The agent for this project is: Todd Rechler, RXR Realty

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Todd Rechler

Address: 625 RXR Plaza Uniondale NY 11556-3815

Telephone Number: 516-506-6000

E-Mail Address: trechler@rxr.com

Signature(s) of Owner(s)*



Mark R. Strickland, Chief of Facilities & Operations

Type or print name

9-25-25

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: 25CZ18

Submittal Date: _____

The undersigned, The Wake County Board of Education (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 US 1 HWY and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 5 7 2024, and recorded in the Wake County Register of Deeds Office on 5/7/2024, in Book 19604 Page 2784.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 5/7/2024, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 5/7/2024, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 25 day of September, 2025.

Mark R. Strickland

(seal)

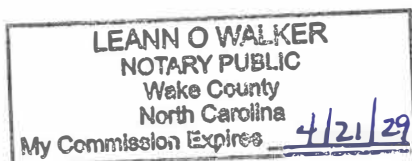
Mark R. Strickland, Chief of Facilities & Operations

Type or print name

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Mark R. Strickland, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's N/A, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

Leann O. Walker

Notary Public

State of North Carolina

My Commission Expires: April 21, 2029

AGENT AUTHORIZATION FORM

Application #: 25CZ18

Submittal Date: _____

YIFEI WANG and HUA MEI

is the owner* of the property for which the attached

application is being submitted:

- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☐ Subdivision
- ☐ Variance
- ☒ Other: Transportation Plan Amendment

The property address is: 0 and 3130 Veridea Pkwy Apex, NC 27539

The agent for this project is: Todd Rechler, Authorized Person c/o RXR LEN Apex Owner LLC General Counsel

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Todd Rechler, Authorized Person c/o RXR LEN Apex Owner LLC General Counsel

Address: 625 RXR PLZ, Uniondale, NY 11556-3815

Telephone Number: 516-506-6000

E-Mail Address: trechler@rxr.com

Signature(s) of Owner(s)*

Signed by:

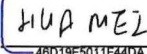

Yifei Wang

9/30/2025

Type or print name

Date

簽署人:



Hua Mei

9/30/2025

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AGENT AUTHORIZATION FORM

Application #: 25CZ18

Submittal Date: _____

YIFEI WANG and HUA MEI

is the owner* of the property for which the attached

application is being submitted:

- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☐ Subdivision
- ☐ Variance
- ☒ Other: Transportaton Plan Amendment

The property address is: 0 and 3130 Veridea Pkwy Apex, NC 27539

The agent for this project is: Jason Barron and Leticia Shapiro, Morningstar Law Group

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jason Barron and Leticia Shapiro, Morningstar Law Group

Address: 434 Fayetteville Street, Ste. 2200, Raleigh NC 27601

Telephone Number: 919-590-0371; 919-590-0366

E-Mail Address: jbarron@morningstarlawgroup.com; tshapiro@morningstarlawgroup.com

Signature(s) of Owner(s)*

Signed by:

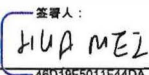
D0A9630C81774E0

Yifei Wang

9/30/2025

Type or print name

Date

Signature:

46D19F5011F44DA

Hua Mei

9/30/2025

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: 25CZ18

Submittal Date: _____

The undersigned, YIFEI WANG and HUA MEI (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Veridea Pkwy Apex, NC 27539 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated January 27, 2022, and recorded in the Wake County Register of Deeds Office on January 27, 2022, in Book 018896 Page 01725.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on January 27, 2022, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on January 27, 2022, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 24th day of June, 2025.



(seal)

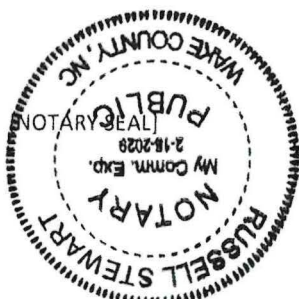
Yifei Wang

Type or print name

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County of WAKE, hereby certify that YIFEI WANG, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Notary Public

State of North Carolina

My Commission Expires: 2/15/2029

AFFIDAVIT OF OWNERSHIP

Application #: 25CZ18

Submittal Date: _____

The undersigned, YIFEI WANG and HUA MEI (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 3130 Veridea Pkwy Apex, NC 27539 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated January 27, 2022, and recorded in the Wake County Register of Deeds Office on January 27, 2022, in Book 018896 Page 01725.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on January 27, 2022, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on January 27, 2022, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 24th day of June, 2025.

Yifei Wang (seal)
Type or print name

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County of WAKE, hereby certify that YIFEI WANG, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[Signature]
Notary Public
State of North Carolina
My Commission Expires: 2/15/2029

AGENT AUTHORIZATION FORM

Application #: 25CZ18

Submittal Date: _____

APA VERIDEA INVESTMENTS LLC

_____ is the owner* of the property for which the attached application is being submitted:

☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.

☐ Site Plan

☐ Subdivision

☐ Variance

☐ Other: _____

The property address is: 0 Veridea Pkwy Apex, NC 27539

The agent for this project is: Todd Rechler, Authorized Person c/o RXR LEN Apex Owner LLC General Counsel

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Todd Rechler, Authorized Person c/o RXR LEN Apex Owner LLC General Counsel

Address: 625 RXR PLZ, Uniondale, NY 11556-3815

Telephone Number: 516-506-6000

E-Mail Address: trechler@rxr.com

Signature(s) of Owner(s)*

c/o APA VERIDEA INVESTMENTS LLC

Type or print name

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AGENT AUTHORIZATION FORM

Application #: 25CZ18

Submittal Date: _____

APA VERIDEA INVESTMENTS LLC

is the owner* of the property for which the attached

application is being submitted:

☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.

☐ Site Plan

☐ Subdivision

☐ Variance

☐ Other: _____

The property address is: 0 Veridea Pkwy Apex, NC 27539

The agent for this project is: Jason Barron and Leticia Shapiro, Morningstar Law Group

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jason Barron and Leticia Shapiro, Morningstar Law Group

Address: 434 Fayetteville Street, Ste. 2200, Raleigh NC 27601

Telephone Number: 919-590-0371; 919-590-0366

E-Mail Address: jbarron@morningstarlawgroup.com; tshapiro@morningstarlawgroup.com

Signature(s) of Owner(s)*

c/o APA VERIDEA INVESTMENTS LLC

Type or print name

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

Application #: 25CZ18

Submittal Date: _____

The undersigned, APA VERIDEA INVESTMENTS, LLC (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Veridea Parkway, Apex, NC 27539 and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 9/29/2025, and recorded in the Wake County Register of Deeds Office on 9/29/2025, in Book 020025 Page 01427.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 9/29/2025, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 9/29/2025, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the _____ day of _____, 20____.

(seal)

Type or print name

STATE OF NORTH CAROLINA

COUNTY OF _____

I, the undersigned, a Notary Public in and for the County of _____, hereby certify that _____, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

[NOTARY SEAL]

Notary Public

State of North Carolina

My Commission Expires: _____

PIN: 0740191376, 0741207566, 0730977087, 0730996270, 0740180091, 0740180331, 0740287376, 0740293940, 0740360895, 0740289979, 0740389302, 0740586619, 0740783479, 0740888498, 0740992174, 0741614057, 0740489140, 0741203157

Being a portion of the lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, Page 2403; RXR Len Apex Owner, LLC, as described in Deed Book 19297, Page 1692; RXR Len Apex Owner LLC, as described in Deed Book 19947, Page 487; RXR Len Apex Owner, LLC, as described in Deed Book 19263, Page 2335 in the Wake County Register of Deeds; being more particularly described as:

Beginning at a rebar with cap on the northern right of way line of N.C. Highway 540, a variable width controlled access right of way as described in Deed Book 15539, page 1855, being also the southeast corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403, the point of beginning; thence from the beginning and leaving the northern right of way line of NC Highway 540 and with said common line, North 00°14'49" West a distance of 667.80 feet to a point; thence South 87°37'02" West a distance of 180.32 feet to a point; thence North 01°55'47" West a distance of 1400.56 feet to a point; thence South 84°14'41" West a distance of 440.42 feet to a point on the eastern right of way line of Veridea Parkway, a variable width public right of way, as described in Deed Book 16421, page 2112 and Deed Book 16326, page 2125; thence with the eastern right of way line of Veridea Parkway, North 09°16'52" East a distance of 6.98 feet to a point; thence North 09°16'52" East a distance of 31.69 feet to a point; thence North 09°28'48" East a distance of 166.90 feet to a point; thence North 09°28'48" East a distance of 13.32 feet to a point; thence North 09°28'48" East a distance of 17.71 feet to a point; thence North 09°28'48" East a distance of 55.05 feet to a point on the southern line of lands now or formerly owned by Roger W. and Glenda K. Bushee, as described in Deed Book 4691, page 197; thence with said common line, South 80°05'31" East a distance of 386.35 feet to an existing iron pipe, being a southwestern corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19737, page 1859; thence with said common line, South 09°53'16" West a distance of 120.00 feet to an existing iron pipe; thence North 89°42'24" East a distance of 427.65 feet to an existing iron pipe; thence North 28°17'19" East a distance of 258.03 feet to a point; thence North 25°29'27" West a distance of 398.53 feet to a point; thence South 85°22'14" West a distance of 220.54 feet to a point; thence South 09°39'36" West a distance of 200.09 feet to a point, being the northeast corner of lands now or formerly owned by Roger W. and Glenda K. Bushee, as described in Deed Book 4691, page 197; thence with said common line, North 80°09'19" West a distance of 185.05 feet to a point, being the southeast corner of lands now or formerly owned by W J and Catherin A Fields, as described in Deed Book 3138, page 93; thence with said common line and the common line of others, North 09°58'01" East a distance of 550.14 feet to a point, being the southeast corner

of lands now or formerly owned by Whitehouse Assets Management, LLC, as described in Deed Book 17143, page 2248; thence with said common line, North 24°25'22" East a distance of 442.30 feet to a point; thence South 69°45'18" West a distance of 509.98 feet to an existing rebar in the center of Veridea Parkway, a 60' public right of way as shown on Book of Maps 2003, page 1756, passing through an existing iron pipe on the eastern right of way line of Veridea Parkway 34.45 feet before the end of the line; thence with the center of Veridea Parkway, South 09°52'33" West a distance of 171.70 feet to a point; thence South 09°57'23" West a distance of 550.24 feet to a point; thence South 09°26'46" West a distance of 21.55 feet to a point; thence leaving the center of Veridea Parkway, North 89°10'45" West a distance of 68.12 feet to a point on the western right of way line of Veridea Parkway, a variable width public right of way as described in Deed Book 16421, page 2112 and Deed Book 16326, page 2125, passing through an existing iron pipe 38.57 feet before the end of the line; thence with the western right of way line of Veridea Parkway, South 09°28'47" West a distance of 60.77 feet to a point; thence South 09°28'45" West a distance of 430.91 feet to an existing concrete monument; thence South 09°46'52" West a distance of 74.87 feet to an existing concrete monument, being the northeast corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence leaving the western right of way line of Veridea Parkway, and with said common line, North 89°09'45" West a distance of 1110.26 feet to an existing iron pipe; thence South 02°26'42" West a distance of 1505.96 feet to a point on the northern right of way line of NC Highway 540, a variable width controlled access right of way as described in Deed Book 15539, page 1837; thence with the northern right of way line of NC Highway 540, with a curve to the right a radius of 4035.00 feet, an arc length of 857.09 feet, a chord bearing of North 53°42'27" West, a chord length of 855.48 feet to an existing rebar; thence with a curve to the right a radius of 4054.26 feet, an arc length of 326.65 feet, a chord bearing of North 45°18'10" West, a chord length of 326.56 feet to an existing rebar with cap; thence North 36°43'15" West a distance of 102.76 feet to an existing rebar with cap; thence North 35°20'20" West a distance of 237.13 feet to an existing rebar with cap; thence North 07°47'12" West a distance of 131.08 feet to an existing rebar with cap; thence North 00°34'29" West a distance of 436.11 feet to an existing rebar with cap; thence North 12°52'53" East a distance of 565.14 feet to an existing rebar with cap; thence North 05°57'15" East a distance of 356.74 feet to an existing rebar with cap; thence North 15°26'08" East a distance of 134.33 feet to a point; thence North 15°26'08" East a distance of 200.01 feet to an existing rebar with cap; thence North 28°28'53" East a distance of 237.21 feet to an existing rebar with cap; thence North 45°14'54" East a distance of 75.20 feet to an existing rebar with cap; thence North 42°51'55" East a distance of 241.20 feet to an existing rebar with cap, transitioning to the southern right of way line of US Highway 1, a variable width controlled access right of way, as described in Deed Book 14140, page 979; thence with the southern right of way line of US Highway 1, North 50°43'55" East a distance of 160.95 feet to an existing rebar with cap; thence

North 58°37'05" East a distance of 364.36 feet to a point, being the southwest corner of lands now or formerly owned by The Young Men's Christian Association of the Triangle Area, Inc, as described in Deed Book 17017, page 2427, passing through an existing concrete monument 86.12 feet before the end of the line and an existing iron pipe 3.87 feet before the end of the line; thence leaving the southern right of way line of US Highway 1 and with said common line, North 87°38'44" East a distance of 265.82 feet to a point, passing through an existing iron pipe 259.41 feet before the end of the line; thence North 00°27'33" West a distance of 149.91 feet to a point on the southern right of way line of US Highway 1, a variable width controlled access right of way, as described in Deed Book 14140, page 979; thence with the southern right of way line of U.S. Highway 1, North 58°41'20" East a distance of 1668.68 feet to a point in the center of Veridea Parkway, a 60 foot public right of way as shown on Book of Maps 2003, page 1756; thence continuing with the southern right of way line of US Highway 1, North 58°41'20" East a distance of 31.03 feet to an existing concrete monument on the eastern right of way line of Veridea Parkway; thence continuing with the southern right of way line of US Highway 1, North 58°39'55" East a distance of 576.45 feet to a point, being a western corner of lands now or formerly owned by EBT Farms, LLC, as shown on Book of Maps 2015, page 14, passing through an existing iron pipe 3.61 feet before the end of the line; thence with said common line, South 88°58'01" East a distance of 304.56 feet to a point in the center of Prince Dead End Road, a 60 foot public right of way as shown on Book of Maps 1988, page 283, being referenced by an existing iron pipe 3.69 feet northeast of the corner; thence leaving the center of Prince Dead End Road and continuing with said common line, South 88°58'01" East a distance of 584.55 feet to a point, being a western corner of lands now or formerly owned by the Town of Apex, as shown on Book of Maps 1989, page 59, passing through an existing iron pipe 14.43 feet before the end of the line; thence with said common line, South 23°14'08" East a distance of 315.07 feet to an existing bent iron pipe on a northern line of lands now or formerly owned by Wildbird LLC, as shown on Book of Maps 1985, page 64; thence with said common line, North 89°17'57" West a distance of 82.50 feet to an existing iron pipe; thence South 00°32'06" West a distance of 760.78 feet to an existing iron pipe, passing through an existing iron pipe 546.06 feet before the end of the line; thence South 00°33'48" West a distance of 1301.27 feet to an existing iron stake, passing through existing iron pipes 776.99 feet and 741.67 feet before the end of the line; thence South 88°56'50" East a distance of 1524.31 feet to an existing iron pipe; thence North 42°37'27" East a distance of 84.50 feet to a point; thence South 87°51'02" East a distance of 208.48 feet to an existing iron pipe, passing through an existing iron pipe 155.64 feet before the end of the line; thence North 00°58'38" East a distance of 734.06 feet to an existing iron pipe, passing through an existing iron pipe 31.40 feet before the end of the line; thence North 00°58'38" East a distance of 2549.03 feet to an existing iron pipe, passing through an existing iron pipe 2465.38 feet before the end of the line; thence South 89°46'05" West a distance of 25.90 feet to an existing iron pipe, being a southeast corner of lands now or formerly owned by

Town of Apex, as shown on Book of Maps 1989, page 59; thence with said common line, North 01°31'12" East a distance of 572.91 feet to an existing iron pipe; thence North 01°28'31" East a distance of 119.73 feet to an existing iron pipe; thence North 01°30'44" East a distance of 41.12 feet to an existing iron pipe on the southern right of way line of US Highway 1, a variable width controlled access right of way as shown on Book of Maps 2024, page 630; thence with said common line, North 58°51'35" East a distance of 406.60 feet to an existing concrete monument; thence North 58°00'23" East a distance of 434.93 feet to an existing iron pipe; thence with a curve to the left a radius of 5860.99 feet, an arc length of 1031.97 feet, a chord bearing of North 51°39'15" East, a chord length of 1030.63 feet to an existing iron pipe; thence South 41°41'54" East a distance of 29.56 feet to an existing iron pipe; thence North 46°57'49" East a distance of 79.93 feet to a point in the centerline of the creek, passing through an existing iron pipe 10.00 feet before the end of the line; thence with the centerline of the creek, South 08°18'39" West a distance of 74.71 feet to a point; thence South 03°57'01" East a distance of 106.42 feet to a point on the northern line of lands now or formerly owned by Justin Stanley, as described in Deed Book 17473, page 2663; thence leaving the centerline of the creek and with said common line, South 58°19'32" West a distance of 25.09 feet to an existing concrete monument, passing through an existing iron pipe 15.09 feet before the end of the line; thence South 31°28'08" East a distance of 99.98 feet to an existing iron pipe on a northern line of lands now or formerly owned by Madison Apex Owner, LLC, as described in Deed Book 18329, page 2014; thence with said common line, South 58°37'43" West a distance of 311.61 feet to an existing iron pipe; thence South 05°32'28" West a distance of 311.05 feet to an existing iron pipe; thence South 18°18'17" East a distance of 266.26 feet to an existing iron pipe; thence South 58°02'56" East a distance of 253.73 feet to an existing iron pipe; thence South 24°13'34" East a distance of 1064.47 feet to an existing iron pipe; thence North 51°40'44" East a distance of 610.52 feet to an existing iron pipe, being a western corner of lands now or formerly owned by FTPA Storage Apex, LLC, as described in Deed Book 16283, page 140; thence with said common line, South 29°10'43" East a distance of 276.67 feet to an existing iron pipe, being the southwest corner of lands now or formerly owned by Sunil and Sudarshini Shelke, as described in Deed Book 14964, page 1295; thence with said common line, North 89°42'08" East a distance of 414.38 feet to an existing iron pipe, being the northwest corner of lands now or formerly owned by Apex Rent Account, LLC, as described in Deed Book 16018, page 896; thence South 02°52'31" West a distance of 576.07 feet to an existing iron pipe, being a northwest corner of lands now or formerly owned by PPTapex, LLC, as described in Deed Book 16247, page 277; thence with said common line, South 03°02'31" West a distance of 260.47 feet to an existing iron pipe, being the northwest corner of lands now or formerly owned by James Irvin Rigsbee, as described in Deed Book 2176, page 224; thence with said common line, South 03°08'36" West a distance of 288.05 feet to an existing iron pipe; thence South 02°21'58" West a distance of 72.79 feet to an existing axle, being the northwest corner of lands now or formerly owned by Kenan Transport Co., as

described in Deed Book 2003, page 233; thence with said common line, South 02°22'52" West a distance of 365.20 feet to an existing iron pipe, passing through an existing iron pipe 53.41 feet before the end of the line; thence South 89°54'31" East a distance of 270.03 feet to an existing iron pipe; thence South 89°55'44" East a distance of 403.93 feet to an existing iron pipe, being the northwest corner of lands now or formerly owned by David F. and Sharon L Raymer, as described in Deed Book 8712, page 265; thence with said common line, South 04°23'01" East a distance of 445.52 feet to an existing iron pipe, being the northwest corner of lands now or formerly owned by Thompson Gas – Smokies, LLC, as described in Deed Book 15976, page 1140; thence with said common line, South 05°37'02" East a distance of 199.93 feet to an existing iron pipe; thence North 89°21'15" East a distance of 417.22 feet to an existing iron pipe on the western right of way line of NC Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630; thence with the western right of way line of NC Highway 55, with a curve to the right a radius of 5633.75 feet, an arc length of 101.71 feet, a chord bearing of South 04°07'50" East, a chord length of 101.71 feet to an existing iron pipe; thence leaving the western right of way line of NC Highway 55 and with the common line of RXR Len Apex Owner, LLC and others, South 89°36'58" West a distance of 414.74 feet to an existing iron pipe, passing through the western right of way line of NC Highway 55 407.68 feet before the end of the line and an existing iron pipe 240.77 feet before the end of the line; thence South 05°37'02" East a distance of 100.00 feet to an existing iron pipe, being the northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19789, page 32; thence South 17°12'56" East a distance of 140.08 feet to an existing iron pipe; thence South 87°06'10" East a distance of 374.27 feet to an existing iron pipe on the western right of way line of NC Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630, passing through the western right of way line NC Highway 55 9.29 feet before the end of the line; thence with the western right of way line of NC Highway 55, with a curve to the right a radius of 5633.75 feet, an arc length of 100.26 feet, a chord bearing of South 00°30'27" East, a chord length of 100.26 feet to an existing iron pipe; thence South 01°41'54" East a distance of 100.29 feet to an existing iron pipe; thence South 01°45'44" West a distance of 49.94 feet to an existing iron pipe; thence South 01°45'44" West a distance of 49.94 feet to an existing iron pipe; thence South 01°45'44" West a distance of 49.94 feet to an existing iron pipe; thence South 01°45'44" West a distance of 49.94 feet to an existing iron pipe; thence South 01°45'44" West a distance of 49.94 feet to an existing iron pipe; thence South 01°45'44" West a distance of 49.94 feet to an existing iron pipe; thence South 01°45'44" West a distance of 49.94 feet to an existing iron pipe; thence South 01°45'44" West a distance of 49.79 feet to an existing iron pipe; thence South 01°45'44" West a distance of 50.00 feet to an existing iron pipe; thence South 01°45'44" West a distance of 50.00 feet to an existing iron pipe; thence South 01°45'44" West a distance of 3.89 feet to a point; thence North 80°39'17" West a distance of 39.57 feet to a point; thence with a curve to the right a radius of 1515.50 feet, an arc length of 73.75 feet, a chord bearing of

South 10°44'22" West, a chord length of 73.75 feet to a point; thence South 50°25'39" West a distance of 72.79 feet to a point; thence South 03°20'53" West a distance of 77.92 feet to a point, being the northeast corner of lands now or formerly owned by NC Department of Transportation, as described in Deed Book 8235, page 1160; thence with said common line, North 86°43'05" West a distance of 16.98 feet to an existing iron pipe; thence South 01°28'00" West a distance of 100.88 feet to an existing iron pipe; thence South 87°17'00" East a distance of 10.63 feet to a point on the western right of way line of NC Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630; thence with the western right of way line of NC Highway 55, South 02°47'00" West a distance of 30.24 feet to a point; thence with a curve to the right a radius of 1525.00 feet, an arc length of 20.91 feet, a chord bearing of South 21°53'09" West, a chord length of 20.91 feet to a point; thence North 87°17'00" West a distance of 2.64 feet to an existing iron pipe; thence South 01°28'00" West a distance of 16.53 feet to a point; thence with a curve to the right a radius of 1525.00 feet, an arc length of 34.27 feet, a chord bearing of South 23°40'23" West, a chord length of 34.27 feet to a point; thence continuing with the northern right of way line of NC Highway 55 and the common line of lands now or formerly owned by NC Department of Transportation, as described in Deed Book 8138, page 1625, North 87°21'16" West a distance of 246.10 feet to an existing iron pipe; thence continuing with said common line and the common line of others, South 01°23'44" West a distance of 347.79 feet to an existing iron pipe; thence South 86°24'46" East a distance of 46.54 feet to a point on the western right of way line of NC Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630; thence with the western right of way line of NC Highway 55, South 31°28'58" West a distance of 41.58 feet to a point on the northern right of way line of Technology Drive, a variable width public right of way as shown on Book of Maps 2008, page 448; thence with the northern right of way line of Technology Drive, South 81°05'32" West a distance of 325.98 feet to an existing iron pipe, passing through an existing iron pipe 125.44 feet before the end of the line; thence South 60°43'09" West a distance of 132.34 feet to an existing iron pipe; thence with a curve to the left a radius of 426.43 feet, an arc length of 181.19 feet, a chord bearing of South 49°06'58" West, a chord length of 179.83 feet to an existing iron pipe; thence South 36°56'38" West a distance of 162.54 feet to an existing iron pipe; thence South 37°44'51" West a distance of 163.20 feet to an existing iron pipe, being the southeast corner of lands now or formerly owned by Margaret Evans Heirs, as shown on Book of Maps 2002, page 165; thence leaving the northern right of way line of Technology Drive and with said common line, North 02°38'53" East a distance of 477.63 feet to an existing iron pipe; thence North 86°17'11" West a distance of 191.04 feet to an existing iron pipe; thence South 02°37'54" West a distance of 192.78 feet to an existing iron pipe; thence South 87°21'03" East a distance of 144.87 feet to an existing iron pipe; thence South 02°38'53" West a distance of 351.16 feet to an existing iron pipe on the northern right of way line of Technology Drive, a variable width public right of way as shown on Book of Maps 2008, page

448; thence with the northern right of way line of Technology Drive, with a curve to the right a radius of 5840.02 feet, an arc length of 578.81 feet, a chord bearing of South 42°11'18" West, a chord length of 578.57 feet to an existing iron pipe; thence South 45°24'35" East a distance of 26.85 feet to an existing iron pipe; thence South 44°12'36" West a distance of 620.76 feet to an existing iron pipe; thence with a curve to the right a radius of 351.98 feet, an arc length of 268.88 feet, a chord bearing of South 67°02'07" West, a chord length of 262.39 feet to an existing iron pipe; thence South 88°52'01" West a distance of 164.86 feet to an existing iron pipe on the eastern line of EMC Corporation, as described in Deed Book 8681, page 1014; thence with said common line, North 02°16'22" East a distance of 50.18 feet to an existing iron pipe; thence North 02°17'00" East a distance of 1402.38 feet to an existing iron pipe; thence North 02°17'00" East a distance of 163.32 feet to an existing iron pipe; thence North 02°11'42" East a distance of 120.99 feet to a point in the centerline of the creek, passing through an existing iron pipe 10.00 feet before the end of the line; thence with the centerline of the creek, North 82°46'29" West a distance of 59.32 feet to a point; thence North 38°01'48" West a distance of 154.60 feet to a point; thence North 84°02'09" West a distance of 86.70 feet to a point; thence South 20°44'56" West a distance of 18.43 feet to a point; thence South 79°18'34" West a distance of 39.77 feet to a point; thence South 13°19'46" East a distance of 38.31 feet to a point; thence South 76°35'49" West a distance of 53.23 feet to a point; thence South 26°54'51" West a distance of 42.90 feet to a point; thence South 33°19'02" East a distance of 29.87 feet to a point; thence South 51°46'22" West a distance of 61.75 feet to a point; thence North 64°34'50" West a distance of 58.31 feet to a point; thence South 29°34'47" West a distance of 47.94 feet to a point; thence South 71°40'28" West a distance of 23.79 feet to a point; thence North 39°32'53" West a distance of 102.73 feet to a point; thence North 69°26'41" West a distance of 124.25 feet to a point; thence South 57°24'05" West a distance of 82.87 feet to a point; thence South 07°43'11" West a distance of 131.15 feet to a point; thence South 83°27'25" West a distance of 147.78 feet to a point; thence South 00°36'20" East a distance of 95.70 feet to a point; thence South 80°37'14" West a distance of 210.03 feet to a point; thence South 21°46'20" West a distance of 110.71 feet to a point; thence South 78°48'03" East a distance of 41.76 feet to a point; thence South 32°29'11" West a distance of 93.04 feet to a point; thence North 66°26'02" West a distance of 45.02 feet to a point; thence South 47°52'32" West a distance of 34.12 feet to a point; thence South 00°28'52" West a distance of 71.12 feet to a point; thence South 79°33'24" West a distance of 96.46 feet to a point; thence North 52°02'42" West a distance of 30.57 feet to a point; thence South 81°23'08" West a distance of 60.05 feet to a point; thence South 41°39'40" West a distance of 186.48 feet to a point; thence South 44°48'01" East a distance of 60.58 feet to a point; thence South 20°16'03" West a distance of 35.02 feet to a point; thence North 76°32'52" West a distance of 126.07 feet to a point; thence South 34°49'57" West a distance of 90.84 feet to a point; thence North 41°34'57" West a distance of 26.79 feet to a point; thence South 44°48'57" West a

distance of 69.31 feet to a point; thence South 28°17'36" East a distance of 74.29 feet to a point; thence South 47°29'27" West a distance of 92.11 feet to a point; thence North 49°33'56" West a distance of 78.37 feet to a point; thence South 87°17'25" West a distance of 290.72 feet to a point; thence South 11°44'33" West a distance of 20.66 feet to a point; thence South 64°16'17" West a distance of 220.45 feet to a point; thence South 82°21'19" West a distance of 72.19 feet to a point; thence North 36°16'44" West a distance of 42.40 feet to a point; thence South 69°36'51" West a distance of 126.77 feet to a point; thence South 62°06'56" West a distance of 316.17 feet to a point; thence South 17°45'27" West a distance of 29.26 feet to a point; thence South 26°24'46" West a distance of 31.72 feet to a point; thence South 40°05'18" West a distance of 78.74 feet to a point; thence South 07°45'39" West a distance of 35.25 feet to a point; thence South 42°06'24" West a distance of 57.16 feet to a point, being a northwest corner of lands now or formerly owned by EMC Corporation, as described in Deed Book 8681, page 1014; thence with said common line, South 01°06'28" West a distance of 351.89 feet to an existing iron pipe on the northern line of lands now of formerly owned by Greenway Waste Solutions of Apex, LLC, as described in Deed Book 9099, page 1045; thence with said common line, South 88°51'48" West a distance of 28.47 feet to a point in the centerline of the creek; thence with the centerline of the creek, South 03°52'45" West a distance of 158.77 feet to a point; thence South 23°38'07" East a distance of 210.79 feet to a point; thence South 30°01'31" West a distance of 156.29 feet to a point; thence South 11°48'54" East a distance of 104.71 feet to a point; thence South 19°26'04" West a distance of 147.77 feet to a point on the northern right of way line of NC Highway 540, a variable width public right of way as described in Deed Book 15539, page 1850; thence with the northern right of way line of NC Highway 540, North 87°35'38" West a distance of 1273.34 feet to an existing rebar with cap; thence North 75°03'53" West a distance of 276.59 feet to an existing rebar with cap; thence South 36°13'41" West a distance of 120.37 feet to a point; thence North 49°31'49" West a distance of 105.40 feet to the point and place of beginning, having an area of 36,092,685 square feet, 828.57 acres

Less and Except the Following:

PIN: 0730977967; 0740081019; 0740082199; 0740070950; 0740082327

Being all of the lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20025, page 1418, and Yifei Wang and wife, Hua Mei, as described in Deed Book 18896, page 1725 in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing iron pipe, being a western corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19297, page 1692, the point of beginning; thence from the beginning and with said common line, South 02°19'40" West a distance of 199.14 feet to a point, being a northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence with said common line, South 02°19'40" West a distance of 64.13 feet to an existing iron pipe, being a northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence with said common line, South 02°13'53" West a distance of 189.40 feet to an existing iron pipe; thence South 02°17'48" West a distance of 67.39 feet to an existing iron pipe, being a northeast corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence with said common line, South 65°19'45" West a distance of 538.99 feet to a point; thence South 01°27'55" West a distance of 148.65 feet to a point; thence South 77°54'05" West a distance of 389.22 feet to an existing iron pipe; thence North 00°01'19" West a distance of 967.73 feet to a point; thence North 89°58'41" East a distance of 616.26 feet to an existing rebar; thence North 89°58'41" East a distance of 133.87 feet to an existing iron pipe, being a southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19297, page 1692; thence with said common line, North 87°19'22" East a distance of 145.34 feet to the point and place of beginning, containing an area of 668,038 square feet or 15.34 acres.

25CZ18

PIN: 0740992565

Being a portion of the lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 in the Wake County Register of Deeds; being more particularly described as: Beginning at an existing iron pipe on the western right of way line of NC Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630, being also the southeast corner of the subject parcel, the point of beginning; thence from the beginning and with the western right of way line of NC Highway 55 and the common line of RXR Len Apex Owner, LLC, as described in Deed Book 19789, page 32, South 89°40'44" West a distance of 123.48 feet to an existing iron pipe, passing through the western right of way line of NC Highway 55 116.17 feet before the end of the line; thence North 02°18'46" West a distance of 50.01 feet to an existing iron pipe, being a southern corner lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19821, page 1026; thence with said common line, North 89°43'19" East a distance of 123.46 feet to an existing iron pipe on the western right of way line of NC Highway 55, passing through the western right of way line of NC Highway 55 7.22 feet before the end of the line; thence with the western right of way line of NC Highway 55, with a curve to the right a radius of 5633.75 feet, an arc length of 49.92 feet, a chord bearing of South 02°20'20" East, a chord length of 49.92 feet to the point and place of beginning, containing an area of 6,168 square feet or 0.14 acres.

PIN 0740992632; 0740990489

Being two tracts of land now or formerly owned by RXR Len Apex Owner LLC, as described in Deed Book 19821, page 1026 and Deed Book 19789, page 32 in the Wake County Register of Deeds; being more particularly described as:

Beginning at a point, being the northeast corner of lands now or formerly owned by RXR Len Apex Owner LLC, as described in Deed Book 19821, page 1026 in the Wake County Register of Deeds, being also a corner on the western right of way line of N.C. Highway 55, a variable width public right of way as shown on Book of Maps 2024, page 630, the point of beginning; thence from the beginning and with the western right of way line of N.C. Highway 55, with a curve to the right a radius of 5412.50 feet, an arc length of 100.31 feet, a chord bearing of South 03°00'35" East, a chord length of 100.31 feet to a point on the northern line of lands now or formerly owned by RXR Len Apex Owner LLC, as described in Deed Book 19263, page 2403; thence leaving the western right of way line of N.C. Highway 55 and with said common line, South 89°43'19" West a distance of 116.24 feet to an existing iron pipe; thence South 02°18'46" East a distance of 50.01 feet to an existing iron pipe; thence North 89°40'44" East a distance of 116.17 feet to a point on the western right of way line of N.C. Highway 55; thence with the western right of way line of N.C. Highway 55, with a curve to the right a radius of 2791.21 feet, an arc length of 91.54 feet, a chord bearing of South 00°35'17" East, a chord length of 91.54 feet to a point; thence with a curve to the right a radius of 5411.27 feet, an arc length of 12.91 feet, a chord bearing of South 00°14'58" West, a chord length of 12.91 feet to a point on a northern line of lands now or formerly owned by RXR Len Apex Owner LLC, as shown as New Tract 4 on Book of Maps 2024, page 630; thence leaving the western right of way line of N.C. Highway 55 and with said common line, North 87°06'10" West a distance of 364.98 feet to an existing iron pipe; thence North 17°12'56" West a distance of 140.08 feet to an existing iron pipe, being the southwest corner of lands now or formerly owned by David E. Page, Heirs, as described in Deed Book 1107, page 549; thence with said common line, North 89°41'49" East a distance of 235.12 feet to a point; thence North 02°22'35" West a distance of 99.98 feet to an existing iron pipe on a southern line of lands now or formerly owned by RXR Len Apex Owner LLC, as shown as New Tract 4 on Book of Maps 2024, page 630; thence with said common line, North 89°36'58" East a distance of 166.91 feet to the point and place of beginning, containing an area of 66,202 square feet or 1.52 acres.

PIN: 0740283126 (6300 King David Court)

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19737, page 1859 in the Wake County Register of Deeds; being more particularly described as:

Beginning at a point, being the northeast corner of lands now or formerly owned by Roger W. and Glenda K. Bushee, as described in Deed Book 4691, page 197, being also a corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2335, the point of beginning; thence from the beginning, and with the common line of RXR Len Apex Owner, LLC, North 09°39'36" East a distance of 200.09 feet to a point; thence North 85°22'14" East a distance of 220.54 feet to a point; thence South 25°29'27" East a distance of 398.53 feet to a point; thence South 28°17'19" West a distance of 258.03 feet to an existing iron pipe; thence South 89°42'24" West a distance of 427.65 feet to an existing iron pipe; thence North 09°53'16" East a distance of 120.00 feet to an existing iron pipe, being a southern corner of lands now or formerly owned by Roger W. and Glenda K. Bushee, as described in Deed Book 4691, page 197; thence with said common line, South 80°06'44" East a distance of 60.00 feet to a point; thence North 09°39'36" East a distance of 270.00 feet to the point and place of beginning, containing an area of 217,807 square feet or 5.00 acres.

PIN: 0730977967; 0740081019; 0740082199; 0740082327; 0740070950

Being all of the lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 20025, page 1418, and Yifei Wang and wife, Hua Mei, as described in Deed Book 18896, page 1725 in the Wake County Register of Deeds; being more particularly described as: Beginning at an existing iron pipe, being a western corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19297, page 1692, the point of beginning; thence from the beginning and with said common line, South 02°19'40" West a distance of 199.14 feet to a point, being a northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence with said common line, South 02°19'40" West a distance of 64.13 feet to an existing iron pipe, being a northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence with said common line, South 02°13'53" West a distance of 189.40 feet to an existing iron pipe; thence South 02°17'48" West a distance of 67.39 feet to an existing iron pipe, being a northeast corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence with said common line, South 65°19'45" West a distance of 538.99 feet to a point; thence South 01°27'55" West a distance of 148.65 feet to a point; thence South 77°54'05" West a distance of 389.22 feet to an existing iron pipe; thence North 00°01'19" West a distance of 967.73 feet to a point; thence North 89°58'41" East a distance of 616.26 feet to an existing rebar; thence North 89°58'41" East a distance of 133.87 feet to an existing iron pipe, being a southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19297, page 1692; thence with said common line, North 87°19'22" East a distance of 145.34 feet to the point and place of beginning, containing an area of 668,038 square feet or 15.34 acres.

Zoning line that runs across the subject parcels taken from legal description signed and sealed by Joe H. Patterson, III, L-3717, and dated 9/23/25, as included on pages 40-42 in rezoning report #24CZ23. Document accessed by Google on October 23, 2025 at the following weblink:

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/apexnc-meet-03a58966ba85431aa8fe86ef0da28897/ITEM-Attachment-001-2d34773ae54546f69e3816c213718a14.pdf>

Zoning line in said description was aligned and merged with boundary performed by the John R. McAdams Company.

PIN: 0740240814, 0740241461, 0740241030

Being a portion of the lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 in the Wake County Register of Deeds; being more particularly described as:

Beginning at an existing concrete monument at a northwest corner of the subject lands, being on the eastern right of way line of Old Holly Springs Apex Road, a variable width public right of way as shown on Book of Maps 2022, page 2, and the southern right of way line of the NC Highway 540 ramp, a variable width controlled access right of way as described in Deed Book 15539, page 1855, the point of beginning; thence from the beginning and with the southern right of way line of the NC Highway 540 ramp, North 48°17'55" East a distance of 64.35 feet to a point; thence North 48°17'55" East a distance of 3.48 feet to a point; thence South 76°02'09" East a distance of 316.69 feet to an existing concrete monument, passing through an existing concrete monument 312.72 feet before the end of the line; thence South 77°42'22" East a distance of 224.13 feet to an existing concrete monument; thence North 74°21'52" East a distance of 75.00 feet to a point; thence leaving the southern right of way line of the NC Highway 540 ramp and across the subject lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403, South 17°16'29" East a distance of 276.68 feet to a point; thence South 49°13'21" East a distance of 207.69 feet to a point; thence South 08°25'14" East a distance of 269.34 feet to a point; thence South 24°55'35" East a distance of 469.85 feet to a point on the northern line of lands now or formerly owned by Wake County, as described in Deed Book 2272, page 678; thence with said common line, North 88°36'32" West a distance of 1161.37 feet to an existing iron pipe, being an eastern corner of lands now or

formerly owned by Wake County, as described in Deed Book 4803, page 67; thence with said common line, North 04°58'10" East a distance of 362.56 feet to a point; thence South 89°45'44" West a distance of 59.47 feet to a point on the eastern right of way line of Old Holly Springs Apex Road, a variable width public right of way as shown on Book of Maps 2022, page 2; thence with the eastern right of way line of Old Holly Springs Apex Road, North 13°15'47" East a distance of 53.04 feet to an existing concrete monument; thence with a curve to the left a radius of 1700.00 feet, an arc length of 338.32 feet, a chord bearing of North 07°33'43" East, a chord length of 337.77 feet to an existing concrete monument, passing through an existing concrete monument 305.65 feet before the end of the line; thence with a curve to the left a radius of 1900.00 feet, an arc length of 76.93 feet, a chord bearing of North 01°06'08" West, a chord length of 76.92 feet to an existing concrete monument; thence with a curve to the left a radius of 1900.00 feet, an arc length of 63.33 feet, a chord bearing of North 01°01'01" West, a chord length of 63.33 feet to an existing concrete monument; thence with a curve to the left a radius of 1900.00 feet, an arc length of 31.67 feet, a chord bearing of North 02°26'58" West, a chord length of 31.67 feet to an existing concrete monument; thence North 02°54'23" East a distance of 203.97 feet to the point and place of beginning, containing an area of 1,000,850 square feet or 22.98 acres.

PIN: 0740558687 "0" Technology Drive

Beginning at an existing Rebar having an NC Grid NAD 83 Coordinate of N: 706447.20 E: 2046758.62. Thence South 01°08'38" East a distance of 80.10 feet to a point; thence North 88°51'22" East a distance of 155.80 feet to a point; thence South 02°16'41" West a distance of 461.59 feet to a point along the Northern Right of Way of NC Highway 540; thence along Right of way South 61°27'09" West a distance of 26.84 feet to a point; thence South 59°58'25" West a distance of 237.08 feet to a point; thence North 28°22'04" West a distance of 10.00 feet to a point; thence with a curve turning to the right with an arc length of 786.41 feet, with a radius of 1650.00 feet, with a chord bearing of South 75°17'10" West, with a chord length of 778.99 feet to a point; thence North 88°45'04" West a distance of 203.97 feet to a point; thence North 87°37'46" West a distance of 718.10 feet to a point; thence North 87°36'50" West a distance of 643.60 feet to a point; thence North 87°37'20" West a distance of 356.63 feet to a point; thence leaving said Right of way North 19°26'04" East a distance of 147.77 feet to a point; thence North 11°48'54" West a distance of 104.71 feet to a point; thence North 30°01'31" East a distance of 156.29 feet to a point; thence North 23°38'07" West a distance of 210.79 feet to a point; thence North 03°52'45" East a distance of 158.77 feet to a point; thence North 88°51'48" East a distance of 28.47 feet to an Iron Pipe; thence North 88°51'48" East a distance of 1457.31 feet to a point; thence North 88°51'48" East a distance of 1251.38 feet to the Point of Beginning,

Having an area of 2202540 square feet, 50.56 acres

Tract PIN: 0740-07-8021 (REID: 0407983)

Being a portion of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 in the Wake County Register of Deeds; being more particularly described as: Beginning at an existing concrete monument at the northeast corner of the subject parcel, being on the western right of way line of Veridea Parkway, a variable width controlled access and public right of way as described in Deed Book 15539, page 1885, the point of beginning; thence from the beginning and with the western right of way line of Veridea Parkway, with a curve to the right a radius of 1933.03 feet, an arc length of 173.41 feet, a chord bearing of South 14°22'33" West, a chord length of 173.35 feet to a point; thence South 16°56'46" West a distance of 296.14 feet to a point; thence South 36°46'38" West a distance of 128.94 feet to a point; thence South 21°28'31" West a distance of 304.38 feet to a point; thence South 20°42'10" West a distance of 61.19 feet to a point; thence with a curve to the left a radius of 6150.50 feet, an arc length of 428.45 feet, a chord bearing of South 18°25'23" West, a chord length of 428.36 feet to an existing concrete monument; thence with a curve to the left a radius of 6150.50 feet, an arc length of 203.98 feet, a chord bearing of South 15°28'40" West, a chord length of 203.97 feet to an existing concrete monument; thence with a curve to the left a radius of 6150.50 feet, an arc length of 244.84 feet, a chord bearing of South 13°23'14" West, a chord length of 244.82 feet to an existing concrete monument on the northern right of way line of N.C. Highway 540, a variable width controlled access right of way, as described in Deed Book 15539, page 1837; thence with the northern right of way line of N.C. Highway 540, South 82°34'50" West a distance of 63.94 feet to an existing concrete monument; thence with a curve to the right a radius of 4035.00 feet, an arc length of 584.49 feet, a chord bearing of North 63°59'55" West, a chord length of 583.98 feet to a point, being the southeast corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence leaving the northern right of way line of N.C. Highway 540 and with said common line, North 02°26'42" East a distance of 1505.96 feet to an existing iron pipe, being the southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403; thence with said common line, South 89°09'45" East a distance of 1110.26 feet to the point and place of beginning, containing an area of 1,405,383 square feet or 32.26 acres.

Tract PIN: 0740-16-7653 (REID: 0407980)

Being a portion of the land now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2403 in the Wake County Register of Deeds; being more particularly described as: Beginning at an existing rebar with cap at the southeast corner of the subject parcel, being on the northern right of way line of the N.C. Highway 540 Ramp, a variable width controlled access right of way, as described in Deed Book 15539, page 1855, the point of beginning; thence from the beginning and with the northern right of way line of the N.C. Highway 540 Ramp, North 65°24'12" West a distance of 112.48 feet to an existing concrete monument; thence with a curve to the right a radius of 865.00 feet, an arc length of 261.30 feet, a chord bearing of North 54°43'51" West, a chord length of 260.31 feet to an existing concrete monument; thence North 42°11'22" West a distance of 182.87 feet to an existing concrete monument; thence North 40° 19'02" West a distance of 35.61 feet to a point; thence North 44°05'45" West a distance of 184.73 feet to an existing concrete monument; thence with a curve to the left a radius of 534.00 feet, an arc length of 249.50 feet, a chord bearing of North 64°32'31" West, a chord length of 247.24 feet to an existing concrete monument; thence North 77°55'37" West a distance of 220.93 feet to an existing concrete monument; thence North 25° 05'55" West a distance of 60.93 feet to an existing concrete monument on the eastern right of way line of Veridea Parkway, a variable width controlled access and public right of way, as described in Deed Book 15539, page 1885; thence with the eastern right of way line of Veridea Parkway, with a curve to the right a radius of 5930.50 feet, an arc length of 363.87 feet, a chord bearing of North 18°48'19" East, a chord length of 363.81 feet to a point; thence North 20°49'17" East a distance of 59.37 feet to a point; thence North 17°36'52" East a distance of 299.95 feet to a point; thence North 07°20'42" East a distance of 127.17 feet to a point; thence North 16°56'54" East a distance of 296.14 feet to a point; thence with a curve to the left a radius of 2067.50 feet, an arc length of 227.29 feet, a chord bearing of North 13°47'56" East, a chord length of 227.18 feet to a point, being a southwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2335; thence leaving the eastern right of way line of Veridea Parkway and with said common line, North 84°14'41" East a distance of 440.42 feet to a point, being the northwest corner of lands now or formerly owned by RXR Len Apex Owner, LLC, as described in Deed Book 19263, page 2335; thence with said common line, South 01°55'47" East a distance of 1400.56 feet to a point; thence North 87°37'02" East a distance of 180.32 feet to a point; thence South 00°14'49" East a distance of 667.80 feet to the point and place of beginning, containing an area of 1,187,508 square feet or 27.26 acres.

PIN: 0730865572, 0730852539, 0740052449

BEING A PORTION OF THE LANDS NOW OR FORMERLY OWNED BY RXR LEN APEX OWNER, LLC, AS DESCRIBED IN DEED BOOK 19263, PAGE 2403, IN THE WAKE COUNTY REGISTER OF DEEDS; BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A CONCRETE MONUMENT ON THE WESTERN RIGHT OF WAY OF VERIDEA PARKWAY, SAID MONUMENT BEING ON THE NORTHERN LINE OF THE TRACT SHOWN ON BOOK OF MAPS 1986, PAGE 1865, THE POINT OF BEGINNING; THENCE NORTH 71°59'15" WEST A DISTANCE OF 337.68 FEET TO AN IRON PIPE; THENCE NORTH 86°29'50" WEST A DISTANCE OF 829.07 FEET TO AN IRON PIPE, THE NORTHEAST CORNER OF TRACT 3 AS SHOWN ON BOOK OF MAPS 2022, PAGE 3; THENCE WITH SAID COMMON LINE SOUTH 87°43'51" WEST A DISTANCE OF 2,965.86 FEET TO AN IRON PIPE ON THE EASTERN LINE OF TRACT F, AS SHOWN ON BOOK OF MAPS 1974, PAGE 228; THENCE WITH SAID COMMON LINE NORTH 00°24'36" EAST A DISTANCE OF 1,161.04 FEET TO A POINT ON THE SOUTHERN LINE OF TRACT B, AS SHOWN ON BOOK OF MAPS 1979, PAGE 686; THENCE WITH SAID COMMON LINE SOUTH 78°13'36" EAST A DISTANCE OF 73.65 FEET TO A POINT; THENCE SOUTH 70°13'09" EAST A DISTANCE OF 113.59 FEET TO A POINT; THENCE SOUTH 71°57'54" EAST A DISTANCE OF 121.73 FEET TO A POINT; THENCE SOUTH 70°58'13" EAST A DISTANCE OF 114.09 FEET TO A POINT; THENCE SOUTH 72°14'11" EAST A DISTANCE OF 343.92 FEET TO A POINT; THENCE SOUTH 74°17'38" EAST A DISTANCE OF 315.81 FEET TO A POINT; THENCE SOUTH 65°13'58" EAST A DISTANCE OF 138.23 FEET TO A POINT; THENCE SOUTH 65°10'08" EAST A DISTANCE OF 10.00 FEET TO A POINT IN BIG BRANCH; THENCE WITH SAID BRANCH NORTH 19°49'58" EAST A DISTANCE OF 52.46 FEET TO A POINT; THENCE NORTH 27°34'56" EAST A DISTANCE OF 25.74 FEET TO A POINT; THENCE NORTH 62°53'48" EAST A DISTANCE OF 26.76 FEET TO A POINT; THENCE NORTH 29°01'04" WEST A DISTANCE OF 21.84 FEET TO A POINT; THENCE NORTH 05°59'14" WEST A DISTANCE OF 34.25 FEET TO A POINT; THENCE NORTH 49°53'01" EAST A DISTANCE OF 15.65 FEET TO A POINT; THENCE NORTH 35°50'22" EAST A DISTANCE OF 26.00 FEET TO A POINT; THENCE NORTH 57°56'55" WEST A DISTANCE OF 27.74 FEET TO A POINT; THENCE SOUTH 77°56'49" WEST A DISTANCE OF 70.86 FEET TO A POINT; THENCE NORTH 69°25'39" WEST A DISTANCE OF 55.42 FEET TO A POINT; THENCE NORTH 16°13'12" WEST A DISTANCE OF 54.07 FEET TO A POINT; THENCE NORTH 47°24'29" EAST A DISTANCE OF 30.81 FEET TO A POINT; THENCE SOUTH 76°52'37" EAST A DISTANCE OF 46.52 FEET TO A POINT; THENCE NORTH 23°54'47" EAST A DISTANCE OF 15.13 FEET TO A POINT; THENCE NORTH 10°53'04" EAST A DISTANCE OF 79.33 FEET TO A POINT; THENCE NORTH 70°48'08" WEST A DISTANCE OF 21.80 FEET TO A POINT; THENCE NORTH 13°57'57" WEST A DISTANCE OF 44.13 FEET TO A POINT; THENCE NORTH 54°45'55" WEST A DISTANCE OF 48.38 FEET TO A POINT; THENCE SOUTH 57°21'14" WEST A DISTANCE OF 58.90 FEET TO A POINT; THENCE SOUTH 44°33'39" WEST A DISTANCE OF 46.68 FEET TO A POINT; THENCE NORTH 46°24'21" WEST A DISTANCE OF 39.79 FEET TO A POINT; THENCE NORTH 72°29'35" WEST A DISTANCE OF 36.60 FEET TO A POINT; THENCE SOUTH 47°15'35" WEST A DISTANCE OF 18.92 FEET TO A POINT; THENCE NORTH 74°35'59" WEST A DISTANCE OF 21.22 FEET TO A POINT; THENCE NORTH 28°54'22" WEST A DISTANCE OF 20.74 FEET TO A POINT; THENCE NORTH 42°54'07" WEST A

DISTANCE OF 46.75 FEET TO A POINT; THENCE NORTH 06°55'02" EAST A DISTANCE OF 26.65 FEET TO A POINT; THENCE NORTH 88°27'17" EAST A DISTANCE OF 37.67 FEET TO A POINT; THENCE NORTH 27°00'55" EAST A DISTANCE OF 19.39 FEET TO A POINT; THENCE NORTH 01°16'06" EAST A DISTANCE OF 31.60 FEET TO A POINT; THENCE NORTH 45°55'37" EAST A DISTANCE OF 50.02 FEET TO A POINT; THENCE NORTH 01°23'54" EAST A DISTANCE OF 14.01 FEET TO A POINT; THENCE NORTH 65°17'04" WEST A DISTANCE OF 42.02 FEET TO A POINT; THENCE NORTH 01°21'12" EAST A DISTANCE OF 32.19 FEET TO A POINT; THENCE NORTH 46°19'10" WEST A DISTANCE OF 51.21 FEET TO A POINT; THENCE NORTH 06°48'02" EAST A DISTANCE OF 35.97 FEET TO A POINT; THENCE NORTH 69°34'03" EAST A DISTANCE OF 41.13 FEET TO A POINT; THENCE NORTH 39°27'36" EAST A DISTANCE OF 39.13 FEET TO A POINT; THENCE NORTH 15°04'34" WEST A DISTANCE OF 20.63 FEET TO A POINT; THENCE NORTH 51°45'25" WEST A DISTANCE OF 25.88 FEET TO A POINT; THENCE NORTH 30°03'26" EAST A DISTANCE OF 27.95 FEET TO A POINT; THENCE SOUTH 60°17'18" EAST A DISTANCE OF 30.79 FEET TO A POINT; THENCE SOUTH 36°34'38" EAST A DISTANCE OF 34.28 FEET TO A POINT; THENCE SOUTH 78°45'43" EAST A DISTANCE OF 52.43 FEET TO A POINT; THENCE NORTH 41°36'19" EAST A DISTANCE OF 15.36 FEET TO A POINT; THENCE NORTH 04°43'43" EAST A DISTANCE OF 44.44 FEET TO A POINT; THENCE NORTH 30°37'30" EAST A DISTANCE OF 51.77 FEET TO A POINT; THENCE NORTH 05°00'41" EAST A DISTANCE OF 35.48 FEET TO A POINT; THENCE SOUTH 62°04'45" WEST A DISTANCE OF 33.82 FEET TO A POINT; THENCE NORTH 44°58'03" WEST A DISTANCE OF 39.84 FEET TO A POINT; THENCE NORTH 44°37'02" EAST A DISTANCE OF 21.58 FEET TO A POINT; THENCE NORTH 53°05'19" EAST A DISTANCE OF 60.88 FEET TO A POINT; THENCE NORTH 61°15'57" WEST A DISTANCE OF 39.17 FEET TO A POINT; THENCE NORTH 50°49'25" WEST A DISTANCE OF 23.78 FEET TO A POINT; THENCE NORTH 10°03'59" WEST A DISTANCE OF 28.54 FEET TO A POINT; THENCE NORTH 38°48'29" EAST A DISTANCE OF 55.95 FEET TO A POINT; THENCE NORTH 43°08'07" WEST A DISTANCE OF 60.59 FEET TO A POINT; THENCE NORTH 42°28'11" EAST A DISTANCE OF 31.74 FEET TO A POINT; THENCE NORTH 70°54'18" WEST A DISTANCE OF 69.18 FEET TO A POINT; THENCE NORTH 86°35'18" WEST A DISTANCE OF 111.94 FEET TO A POINT; THENCE NORTH 47°58'54" WEST A DISTANCE OF 68.58 FEET TO A POINT; THENCE NORTH 30°52'49" EAST A DISTANCE OF 32.56 FEET TO A POINT; THENCE NORTH 21°24'56" WEST A DISTANCE OF 54.07 FEET TO A POINT; THENCE NORTH 55°25'47" EAST A DISTANCE OF 39.27 FEET TO A POINT; THENCE NORTH 03°25'23" WEST A DISTANCE OF 46.46 FEET TO A POINT; THENCE NORTH 31°42'04" EAST A DISTANCE OF 54.96 FEET TO A POINT; THENCE NORTH 18°30'38" EAST A DISTANCE OF 44.10 FEET TO A POINT; THENCE NORTH 01°10'29" WEST A DISTANCE OF 65.77 FEET TO A POINT; THENCE NORTH 22°17'56" WEST A DISTANCE OF 29.93 FEET TO A POINT; THENCE NORTH 19°15'09" EAST A DISTANCE OF 2.52 FEET TO A POINT ON THE SOUTH LINE OF ROBERT BEREMAN; THENCE WITH SAID COMMON LINE NORTH 87°19'40" EAST A DISTANCE OF 837.86 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF NORTH CAROLINA HIGHWAY 540; THENCE WITH SAID RIGHT OF WAY SOUTH 48°51'19" EAST A DISTANCE OF 616.60 FEET TO A REBAR WITH CAP; THENCE NORTH 44°43'56" EAST A DISTANCE OF 25.00 FEET TO A REBAR WITH CAP; THENCE SOUTH 50°09'33" EAST A DISTANCE OF 205.32 FEET TO A REBAR WITH CAP;

THENCE SOUTH 39°54'37" EAST A DISTANCE OF 212.61 FEET TO A REBAR WITH CAP; THENCE A CURVE TO THE LEFT A RADIUS OF 4,375.00 FEET, AN ARC LENGTH OF 311.61 FEET, A CHORD BEARING OF SOUTH 45°34'54" EAST, A CHORD LENGTH OF 311.54 FEET TO A REBAR WITH CAP; THENCE A CURVE TO THE LEFT, A RADIUS OF 4,375.00 FEET, AN ARC LENGTH OF 1,106.45 FEET, A CHORD BEARING OF SOUTH 54°52'03" EAST, A CHORD LENGTH OF 1,103.50 FEET TO A POINT; THENCE A CURVE TO THE LEFT, A RADIUS OF 4,375.00 FEET, AN ARC LENGTH OF 456.34 FEET, A CHORD BEARING OF SOUTH 65°10'37" EAST, A CHORD LENGTH OF 456.13 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 49°00'55" EAST A DISTANCE OF 133.17 FEET TO A POINT ON THE WESTERN RIGHT OF WAY OF VERIDEA PARKWAY; THENCE WITH SAID RIGHT OF WAY, A CURVE TO THE LEFT, A RADIUS OF 1,680.00 FEET, AN ARC LENGTH OF 355.38 FEET, A CHORD BEARING OF SOUTH 05°50'57" WEST, A CHORD LENGTH OF 354.72 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT A RADIUS OF 1,680.00 FEET, AN ARC LENGTH OF 205.93 FEET, A CHORD BEARING OF SOUTH 03°43'21" EAST, A CHORD LENGTH OF 205.80 FEET TO THE POINT OF BEGINNING; CONTAINING 5,629,803 SQUARE FEET OR 129.24 ACRES.

PIN: 0741117192

Being all of the land now or formerly owned by RXR Len Apex Owner, LLC, as described as "PIN: 0741-11-7192 (Tract 1)" in Deed Book 19947, page 487 in the Wake County Register of Deeds; being more particularly described as: Beginning at an existing concrete monument on the eastern right of way line of Veridea Parkway, a 60 foot public right of way as shown on Book of Maps 2003, page 1756, being also a corner on the northern right of way line of U.S. Highway 1, a variable width controlled access right of way as shown on Book of Maps 2010, page 282, the point of beginning; thence from the beginning and with the eastern right of way line of Veridea Parkway, North 35°53'59" West a distance of 81.82 feet to an existing iron pipe, being a southern corner of lands now or formerly owned by Greater Raleigh Area Christian Education, Inc., as shown on Book of Maps 2015, page 14; thence leaving the eastern right of way line of Veridea Parkway and with said common line, North 00°44'04" East a distance of 32.54 feet to an existing iron pipe; thence South 89°07'32" East a distance of 204.62 feet to an existing iron pipe on the northern right of way line of U.S. Highway 1; thence with the northern right of way line of U.S. Highway 1, South 58°38'37" West a distance of 183.90 feet to the point and place of beginning, containing an area of 10,829 square feet or 0.25 acres.

Wake County Residential Development Notification

Please complete each section of this form and submit with your application.

Please complete each section of this form and submit with your application.

Please send any questions about this form to:
studentassignment-gis-group@wcpss.net.

Developer Company Information	
Company Name	RXR Realty
Company Phone Number	5165066000
Developer Representative Name	Todd Rechler
Developer Representative Phone Number	5165066000
Developer Representative Email	trechler@rxr.com

New Residential Subdivision Information	
Date of Application for Subdivision	10/1/2025
City, Town or Wake County Jurisdiction	Apex, Wake County
Name of Subdivision	Veridea
Address of Subdivision (if unknown enter nearest cross streets)	See Property Information Attachment
REID(s)	See Property Information Attachment
PIN(s)	See Property Information Attachment

Projected Dates Information	
Subdivision Completion Date	TBD
Subdivision Projected First Occupancy Date	TBD

Lot by Lot Development Information																	
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family	0																
Townhomes	0																
Condos	0																
Apartments	0																
Other	0																

NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

September 12, 2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

See Attachment A

Address(es)

See Attachment A

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at <http://www.apexnc.org/180>. Applications for Rezoning must hold a second Neighborhood Meeting in the month prior to the anticipated public hearing date.

A Neighborhood Meeting is required because this project includes (check all that apply):

Application Type	Approving Authority
<input checked="" type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/> Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/> Minor Site Plan for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", or "Convenience store with gas sales"	Technical Review Committee (staff)
<input type="checkbox"/> Special Use Permit	Board of Adjustment (QJPH*)
<input type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Board of Adjustment cannot discuss the project prior to the public hearing.

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

Proposed amendments to the Transportation Plan and Sustainable Development-Conditional Zoning

(including pending rezoning cases 25CZ08 and 25CZ15 to expand this district) to facilitate the

development of the entirety of Veridea, in which the North Carolina Children's Hospital is planned.

Estimated submittal date: October 1, 2025

MEETING INFORMATION:

Property Owner(s) name(s):

See Attachment A

Applicant(s):

RXR LEN APEX OWNER LLC c/o Sarah Van Every, McAdams

Contact information (email/phone):

vanevery@mcadamsco.com

Meeting Address:

Virtual Zoom Meeting

Date/Time of meeting**:

September 29, 2025 5:30-6:30 p.m.

Welcome: 5:30pm-5:35pm

Project Presentation: 5:35pm-5:45pm

Question & Answer: 5:45pm-6:30pm

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180>.

PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:

Project Name: Veridea SD-CZ Plan Amendment Zoning: #09CZ07 SD-CZ Sustainable Devel

Location: See Attachment A

Property PIN(s): See Attachment A Acreage/Square Feet: _____

Property Owner: RXR Len Apex Owner, LLC

Address: 625 RXR Plaza

City: Uniondale State: NY Zip: 11556-3815

Phone: 516-506-6000 Email: trechler@rxr.com

Developer: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: <http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795>

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

COMMON CONSTRUCTION ISSUES & WHO TO CALL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
---	-----------------------------	---------------------

Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	Infrastructure Inspections	919-249-3386
------------------------------	-----------------------------------	---------------------

Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Infrastructure Inspections	919-249-3386
---	-----------------------------------	---------------------

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

Parking Violations:	Non-Emergency Police	919-362-8661
----------------------------	-----------------------------	---------------------

Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

Dirt in the Road:	Water Resources	919-362-8166
--------------------------	------------------------	---------------------

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	Water Resources	919-362-8166
--	------------------------	---------------------

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

Dust:	Water Resources	919-362-8166
--------------	------------------------	---------------------

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	Water Resources	919-362-8166
---------------	------------------------	---------------------

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	Water Resources	919-362-8166
-----------------------------------	------------------------	---------------------

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Water Resources	919-362-8166
-------------------------------------	------------------------	---------------------

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

Electric Utility Installation:	Electric Utilities	919-249-3531
---------------------------------------	---------------------------	---------------------

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

How to Participate in the September 29, 2025, Neighborhood Meeting

To participate by PC, Mac, iPad, iPhone or Android device, go to <http://bit.ly/4n6uhel> to register for the meeting. (Registration is necessary as we are required by the Town of Apex to have a record of attendance.)

- Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- Join instructions: <https://bit.ly/4gjpHaA>
- To participate by phone, dial one of the following numbers:
 - +16468769923,,83309439752#,,,*,141110# US (New York)
 - +16469313860,,83309439752#,,,*,141110# US

Meeting ID: 833 0943 9752

Passcode: 141110

Registration QR



For attendance purposes as required by the Town of Apex, individuals participating via telephone will be unmuted and asked to identify themselves, including their name and address.

If you are having difficulty registering, you may call Sarah Van Every at **919-631-5000** or email at vanevery@mcadamsco.com prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email vanevery@mcadamsco.com and the meeting link will be sent to help assist.

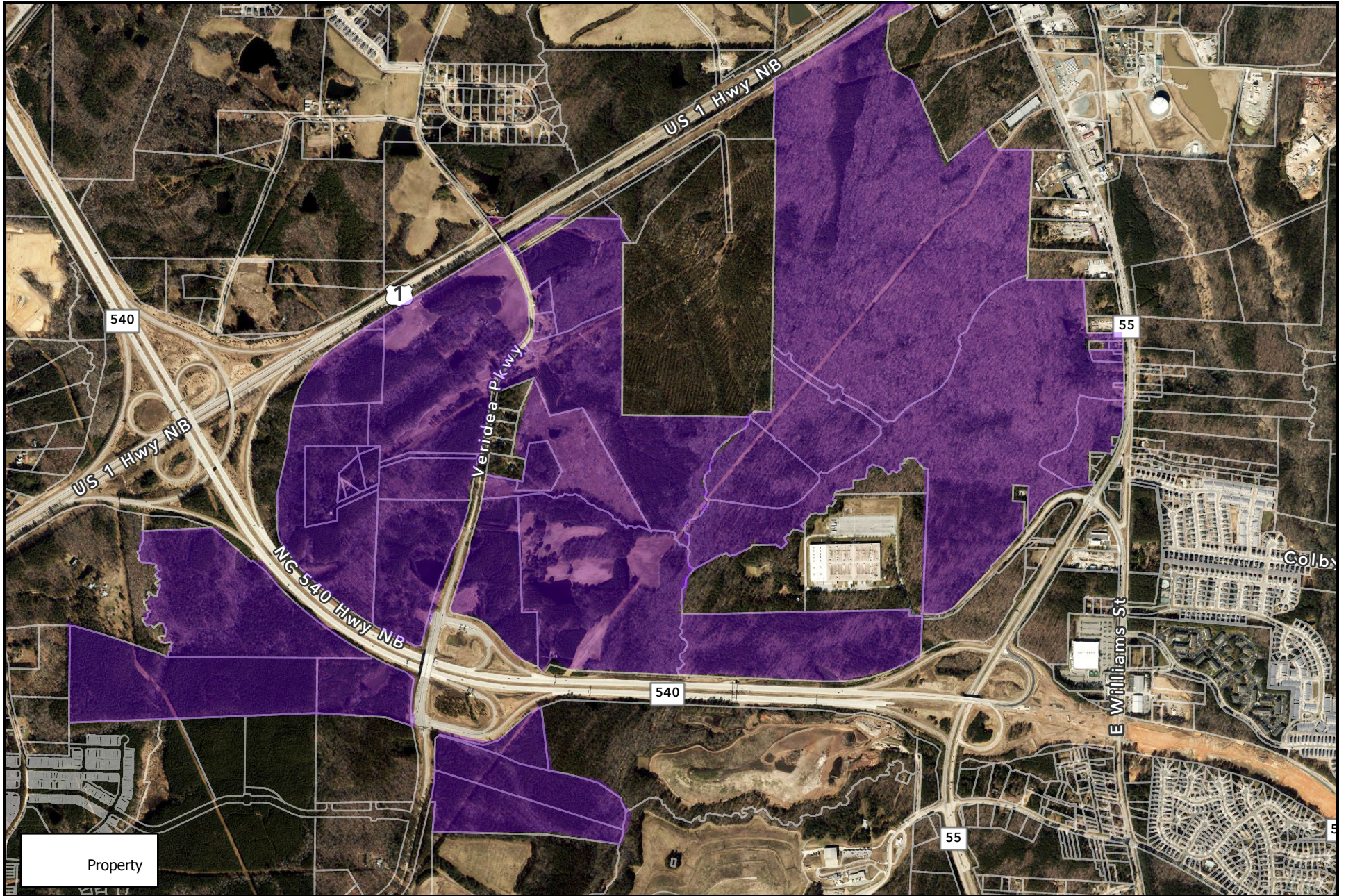
During the meeting, participants will be muted by default. Also, the participants' video will be off by default, i.e., only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will wither unmute you to allow you to speak or to solicit your questions or comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at vanevery@mcadamsco.com.

ATTACHMENT A LIST OF PROPERTIES SUBJECT TO REZONING

PIN	REID	ACRES	OWNER	OWNER ADDRESS	DEED BOOK	PAGE #	SITE ADDRESS	ZONING
0730852539	25766	54.65	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 Old Holly Spings Apex Road	SD-CZ
0730865572	528142	57.52	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 Veridea Parkway	SD-CZ
0730977087	359559	41.33	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 Veridea Parkway	SD-CZ
0730977967	66407	10.27	APA VERIDIEA INVESTMENTS LLC	2000 BEAR CAT WAY STE 102 MORRISVILLE NC 27560-6620	19101	1371	3142 Veridea Parkway	PUD-CZ
0730996270	55790	16.42	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 US 1 HWY	SD-CZ
0740052449	407982	17.36	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 Veridea Parkway	SD-CZ
0740070950	59783	0.52	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19968	1143	3134 Veridea Parkway	RR
0740078021	407983	32.28	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 Veridea Parkway	RR
0740081019	78236	2.16	APA VERIDIEA INVESTMENTS LLC	2000 BEAR CAT WAY STE 102 MORRISVILLE NC 27560-6620	19101	1371	3138 Veridea Parkway	PUD-CZ
0740082199	66408	2.09	WANG, YIFEI MEI, HUA	115 RODRIGUEZ CT SAN RAMON CA 94582-5545	18896	1725	3130 Veridea Parkway	RR
0740082327	424497	0.3	WANG, YIFEI MEI, HUA	115 RODRIGUEZ CT SAN RAMON CA 94582-5545	18896	1725	0 Veridea Parkway	PUD-CZ
0740167653	407980	27.29	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 Veridea Parkway	RR
0740180091	107815	12.57	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	3200 Veridea Parkway	SD-CZ
0740180331	292245	1.66	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 Veridea Parkway	SD-CZ
0740191376	107812	75.63	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19297	1692	3012 Veridea Parkway	SD-CZ
0740240814	407981	7.27	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 Veridea Parkway	SD-CZ
0740241030	330768	22.6	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 Old Holly Springs Apex Rd	SD-CZ/LI-CZ
0740241461	70841	22.44	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 Old Holly Springs Apex Rd	SD-CZ/LI-CZ
0740283126	243734	5	RXR LEN APEX OWNER LLC RXR MTF APEX VEHICLE LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19737	1859	6300 King David Ct	RR
0740287376	107809	27.26	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2335	0 Veridea Parkway	SD-CZ
0740293940	57302	1.8	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19947	0487	2945 VERIDEA PKWY	SD-CZ
0740360895	00423	82.24	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	3220 Old Holly Springs Apex Rd	SD-CZ
0740386384	57242	64.67	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	3009 Veridea Parkway	SD-CZ
0740489140	111766	21.54	WAKE COUNTY BOARD OF EDUCATION SERVICES SENIOR DIRECTOR	111 CORNING RD STE 100 CARY NC 27518-9299	19604	2784	0 US 1 HWY	SD-CZ
0740586619	54612	24.31	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 US 1 HWY	SD-CZ
0740783479	52564	162.38	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 E WILLIAMS ST	SD-CZ
0740888498	28693	12.54	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 E WILLIAMS ST	SD-CZ
0740990489	13417	1.14	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19789	0032	1716 E WILLIAMS ST	SD-CZ
740558687	72826	50.58	GREENWAY WASTE SOLUTIONS OF APEX LLC	19109 W CATAWHA AVE STE 110 CORNELIUS NC 28031-5613			0 TECHNOLOGY DR	LI
0740992174	43277	0.17	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 E WILLIAMS ST	RR
0740992565	52567	0.14	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 E WILLIAMS ST	SD-CZ
0740992632	362133	0.38	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19821	1026	1712 E WILLIAMS ST	RR
0741207566	107806	32.06	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19947	0487	2901 VERIDEA PKWY	SD-CZ
0741614057	333870	233.82	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	0 US 1 HWY	SD-CZ
0741203157	311438	1.84	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2937 VERIDEA PKWY	SD-CZ
0741117192	360256	0.25	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19947	00487	0 Veridea Parkway	RR

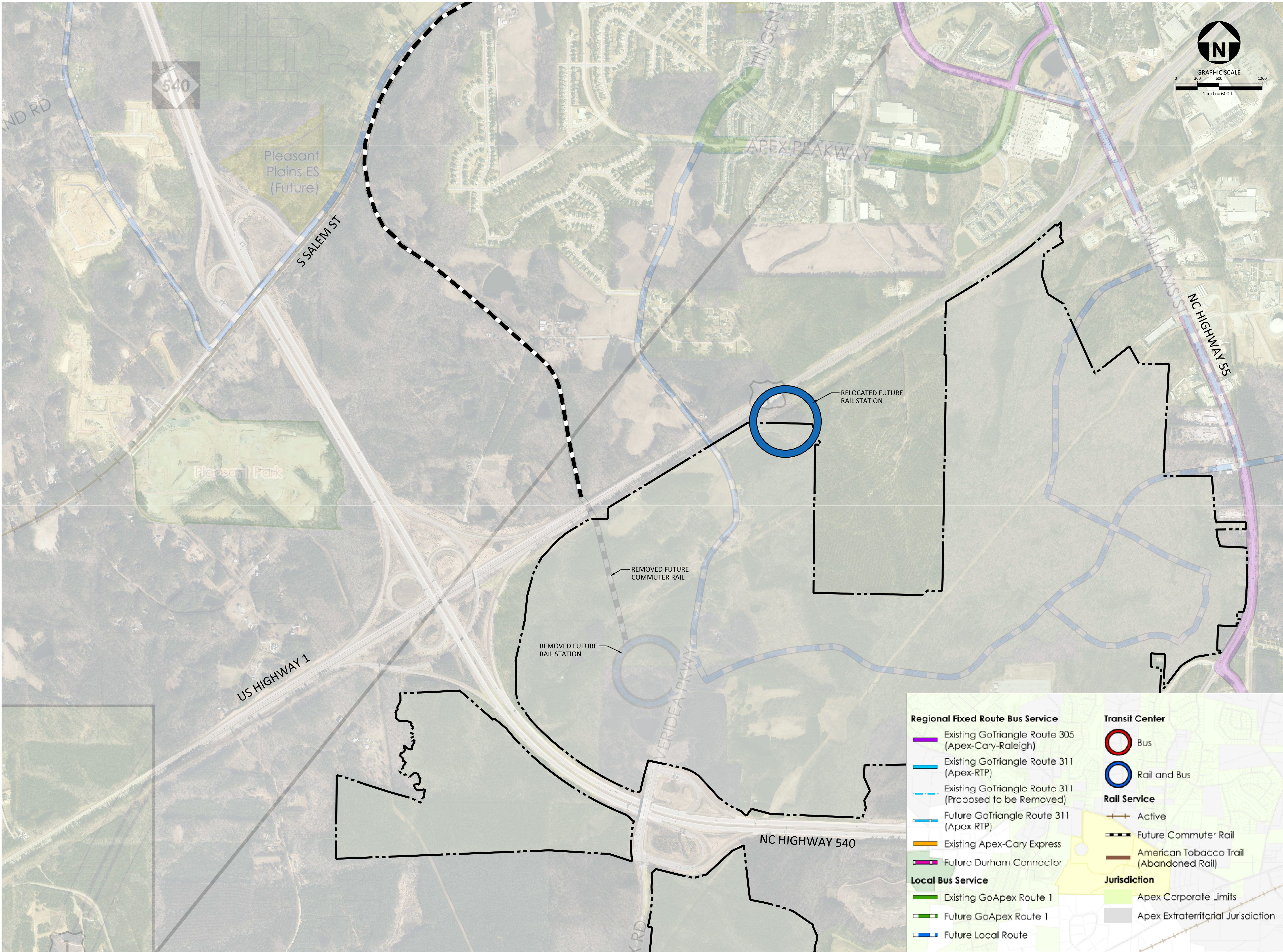


Aerial Map



0 800 1,600 3,200 ft
1 inch equals 1,600 feet

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

NC CHILDREN'S
ATTN: SIMON GEORGE, SYSTEM VP
REAL ESTATE, DEVELOPMENT & FACILITIES
5221 PARAMOUNT PKWY, SUITE 460
MORRISVILLE, NC 27560

NORTH CAROLINA
Children's

VERIDEA WEST VILLAGE -
VERIDEA PARKWAY
IMPROVEMENTS
O VERIDEA PARKWAY
APEX, NORTH CAROLINA 27539

REVISIONS

NO. DATE

PLAN INFORMATION

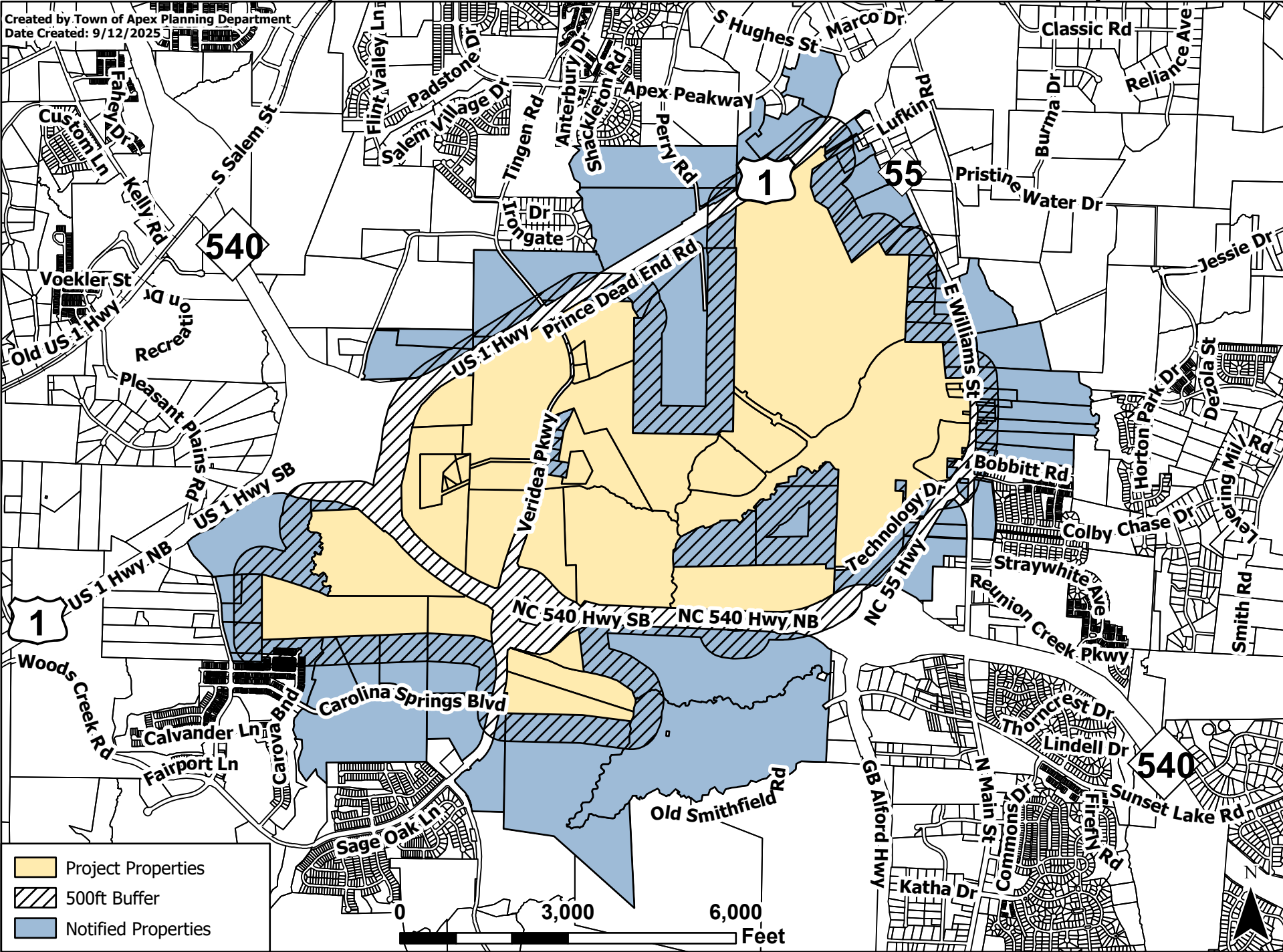
PROJECT NO. UNH24002
FILENAME UNH24002-EX1
CHECKED BY SV
DRAWN BY CJ
SCALE 1"=600'
DATE 09.08.2025

SHEET

TRANSIT PLAN

EX-1

Notified Properties within 500ft of the Project Properties



Attachment C - Veridea SD Zoning Amendment Notification List

SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
2800 WOODFIELD DEAD END RD	0730652261	2MM LLC	109 OXYARD WAY	CARY NC 27519-7327
1701 E WILLIAMS ST	0751003311	ALA COMMERCIAL LLC	700 SPRING FOREST RD STE 400	RALEIGH NC 27609-9124
0 E WILLIAMS ST	0741915068	ALA COMMERCIAL LLC	PO BOX 98028	RALEIGH NC 27624-8028
3138 VERIDEA PKWY	0740081019	APA VERIDEA INVESTMENTS LLC	2000 BEAR CAT WAY STE 102	MORRISVILLE NC 27560-6620
0 E WILLIAMS ST	0741730903	APEX LODGING LLC	AJ PETERSON	PO BOX 874
1600 E WILLIAMS ST	0741815609	APEX RENT ACCOUNT LLC	1765 TOWN HOME DR	APEX NC 27502-0874
1341 PERRY RD	0741326706	APEX TOWN OF	PO BOX 250	APEX NC 27502-6690
1928 E WILLIAMS ST	0740877042	APEX-WILLIAMS STREET HOLDINGS, LLC	5540 YATES MILL POND RD	APEX NC 27502-0250
516 DEERCROFT DR	0730740599	ARBED, MEDHANIE HABTE HASHELIT, SENAIET YOSIEF	516 DEERCROFT DR	RALEIGH NC 27606-9688
601 CAROLINA SPRINGS BLVD	0730833666	AVAIL COMMUNITIES LLC	3724 NATIONAL DR STE 215	APEX NC 27539-8021
502 DEERCROFT DR	0730649539	BARBOZA, LINDA REENITA	502 DEERCROFT DR	RALEIGH NC 27612-4070
842 WICKHAM RIDGE RD	0740985068	BARKSDALE, IVORY III BARKSDALE, YOLANDA	842 WICKHAM RIDGE RD	APEX NC 27539-8021
509 LIGHT OAK WAY	0730740702	BEERSINGH, CLIVE CHRISTOPHER VERNON, DONNA MARIE	3405 MOUNT PISGAH WAY	APEX NC 27539-9046
2900 WOODFIELD DEAD END RD	0730666867	BEREMAN, BARBARA TRUSTEE	2900 WOODFIELD DEAD END RD	CARY NC 27519-9610
0 OLD HOLLY SPRINGS APEX RD	0730778478	BEREMAN, ROBERT	2900 WOODFIELD DEAD END RD	APEX NC 27539-6503
407 CAROVA BND	0730743694	BERTOLINO, MATTHEW JOEL CLAYTON BERTOLINO, KELSEY NICOI	407 CAROVA BND	APEX NC 27539-6503
102 RED BRUSH WAY	0730647671	BLAND, RHEMA BLAND, THYRIE	102 RED BRUSH WAY	APEX NC 27539-8022
415 CAROVA BND	0730743792	BOBOMURODOVA, MAVLUDA	415 CAROVA BND	APEX NC 27539-5801
2000 BROADSTONE WAY	0741640123	BROADSTONE APEX NC LP, LIMITED PARTNERSHIP	8149 SANTA MONICA BLVD STE 298	APEX NC 27539-8022
3137 VERIDEA PKWY	0740188176	BUSHEE, ROGER W BUSHEE, GLENDA K	3137 VERIDEA PKWY	WEST HOLLYWOOD CA 90046-4912
100 ICE BARN RD	0730844784	CALVERT HOLLY SPRINGS LAND HOLDINGS LLC	1255 CRESCENT GRN STE 460	APEX NC 27539-9202
448 DEERCROFT DR	0730645607	CAROLINA SPRINGS OWNERS ASSOCIATION, INC.	CHARLESTON MANAGEMENT	CARY NC 27518-8143
504 DEERCROFT DR	0730649559	CHANG, BRIAN JOE CHANG, FERNANDA PASSINI	312 BRIARFIELD DR	PO BOX 97243
519 LIGHT OAK WAY	0730741712	CHEN, YI	519 LIGHT OAK WAY	RALEIGH NC 27624-7243
507 LIGHT OAK WAY	0730649772	CHINTAKUNTA, RAJITHA AMBAVARAM, SUDHARSAN REDDY	509 ALDEBARAN CT	APEX NC 27502-7037
426 DEERCROFT DR	0730644661	DEL REAL, CARLOS ANTONIO BURNS, TRICIA ANNE	426 DEERCROFT DR	APEX NC 27539-5802
503 LIGHT OAK WAY	0730649732	DODLA, SWAPNA KOTTHURU, RAVIKUMAR REDDY	1112 FOREST WILLOW LN	CARY NC 27519-6733
411 CAROVA BND	0730743698	DOIDGE, DARRELL MATTHEW DOIDGE, LINDSEY RAE	411 CAROVA BND	APEX NC 27539-8020
0 PRINCE DEAD END RD	0741217259	EBT FARMS, LLC	472 HENRYS RIDGE RD	MORRISVILLE NC 27560-7178
1925 E WILLIAMS ST	0740975490	EDWARDS, JUDITH B	5936 YATES MILL POND RD	APEX NC 27539-8022
522 DEERCROFT DR	0730741559	EID, AYMAN YEHIA ABDEL MOH ABDALLAH, HEBATULLAH A A	522 DEERCROFT DR	PITTSBORO NC 27312-4641
0 TECHNOLOGY DR	0740765322	EMC CORPORATION	171 SOUTH ST	RALEIGH NC 27606-9692
1900 E WILLIAMS ST	0740970313	EMPIRE ESTATE LLC	2028 MILL GATE LN	APEX NC 27539-8021
3125 VERIDEA PKWY	0740188440	FIELDS, W J FIELDS, CATHERINE A	3125 VERIDEA PKWY	HOPKINTON MA 01748-2208
1538 E WILLIAMS ST	0741820490	FTPA STORAGE APEX LLC	215 E 58TH ST FL 4	CARY NC 27519-7194
1610 E WILLIAMS ST	0741817563	GORE LINE PROPERTIES LLC	PO BOX 1118	APEX NC 27539-9202
2728 VERIDEA PKWY	0741019204	GREATER RALEIGH AREA CHRISTIAN EDUCATION INC	1101 BUCK JONES RD	NEW YORK NY 10022-1296
5940 OLD SMITHFIELD RD	0740448719	GREENWAY WASTE SOLUTIONS OF APEX LLC	19109 W CATAWHA AVE STE 110	GARNER NC 27529-1118
0 BOBBITT RD	0740987115	HARRIS, DOVIE THORPE	5521 BOBBITT RD	RALEIGH NC 27606-3324
5521 BOBBITT RD	0740987220	HARRIS, ELBERT HEIRS	5521 BOBBITT RD	CORNELIUS NC 28031-5613
104 RED BRUSH WAY	0730647672	HASHMI, SHABBIR HUSSAIN	112 CARDINAL DR	APEX NC 27539-7288
1725 E WILLIAMS ST	0740996221	HIGDON, ANGELA HICKS HICKS, VICKY KAREN	1725 E WILLIAMS ST	APEX NC 27539-7288
524 DEERCROFT DR	0730741588	HILL, JEFFREY KEVIN HILL, STACY LEE	102 CRAVEN HILL CT	GREENVILLE NC 27858-8908
518 DEERCROFT DR	0730741519	HO, TOMMY	518 DEERCROFT DR	APEX NC 27539-7706
500 DEERCROFT DR	0730649509	IRIZARRY, WILFREDO IRIZARRY, ELIZABETH	500 DEERCROFT DR	CARY NC 27518-2226
505 LIGHT OAK WAY	0730649752	JANARDHAN, HEMACHANDER SUNDARAVEL, ANITHA	3040 SENTINEL FERRY LN	APEX NC 27539-8021
442 DEERCROFT DR	0730646630	JAZWINSKI, MYKHAYLO JAZWINSKI, IRYNA	442 DEERCROFT DR	APEX NC 27539-8021
422 DEERCROFT DR	0730644621	JONES, COURTNEY DOOLY	422 DEERCROFT DR	CARY NC 27519-7554
5528 BOBBITT RD	0740986423	JONES, MARILYN S	5528 BOBBITT RD	APEX NC 27539-8020
0 E WILLIAMS ST	0750084420	JONES, PATRICIA A	435 EYAM HALL LN	APEX NC 27539-8767
1713 E WILLIAMS ST	0740996316	JUDD, GERTRUDE	1713 E WILLIAMS ST	APEX NC 27502-4758
1709 E WILLIAMS ST	0740998418	KAM GROUP INC	413 CHIME CT	APEX NC 27539-7706
419 CAROVA BND	0730743796	KARUMANCHI, AMANI	419 CAROVA BND	CARY NC 27519-5581
1690 E WILLIAMS ST	0741807518	KENAN TRANSPORT CO	C/O CHRIS PRATO	APEX NC 27539-8022
112 RED BRUSH WAY	0730647771	KHILLARE, DEEPAK PRAKASH KHILLARE, VARSHA DEEPAK	112 RED BRUSH WAY	4366 MOUNT PLEASANT ST NW
525 LIGHT OAK WAY	0730741791	KOMAKULA, EASWARA V N DODDI, VANI	601 HENMORE BROOK DR	NORTH CANTON OH 44720-5446
116 RED BRUSH WAY	0730647776	KOMMISSETTY, RAJESH PASUPULETI, MOUNIKA	116 RED BRUSH WAY	APEX NC 27539-5801
2990 BROADSTONE WAY	0741534819	KRG PEAKWAY AT 55 LLC	KITE REALTY GROUP	CARY NC 27519-7617
444 DEERCROFT DR	0730646650	KUMAR, ROHIT SHIVANI, FNU	444 DEERCROFT DR	APEX NC 27539-5801
2828 WOODFIELD DEAD END RD	0730650989	LEGACY VENTURES 1699 LLC	7852 PERCUSSION DR	30 S MERIDIAN ST STE 100
526 LIGHT OAK WAY	0730741878	LENNAR CAROLINAS LLC	ROBERT SMART	INDIANAPOLIS IN 46204-3510
428 DEERCROFT DR	0730644691	LEUNG, CHI YIU CHENG, LOUISA K	2427 E 69TH ST	APEX NC 27539-8020
				APEX NC 27539-3607
				1100 PERIMETER PARK DR STE 112
				MORRISVILLE NC 27560-9119
				BROOKLYN NY 11234-6500

506 DEERCROFT DR	0730649579	LEWIS, SONYA BELGRADE, NINA LEWIS	506 DEERCROFT DR	APEX NC 27539-8021	
1801 E WILLIAMS ST	0740985947	LUNSFORD, LORINE HEIRS	1801 E WILLIAMS ST	APEX NC 27539-7708	
440 DEERCROFT DR	0730646610	MA, ZE YANG, YUERAN	919 S WINCHESTER BLVD UNIT 351	SAN JOSE CA 95128-3187	
1528 E WILLIAMS ST	0741731224	MADISON APEX MF OWNER LLC	6805 CARNEGIE BLVD STE 250	CHARLOTTE NC 28211-4276	
0 E WILLIAMS ST	0741726602	MADISON APEX OWNER LLC	FLANAGAN BILTON ATT: SPERO KOPITAS	1 N LA SALLE ST STE 2100	CHICAGO IL 60602-3918
413 CAROVA BND	0730743790	MAO, WEIPENG XU, YANQIN	135 KEEGANS LN	STATEN ISLAND NY 10308-3045	
432 DEERCROFT DR	0730645621	MAZHAR, NOOR	10475 YELLOW ROSE LN	SAN DIEGO CA 92127-2880	
512 DEERCROFT DR	0730740549	MCBEATH, DARIN W MCBEATH, DARBY F	512 DEERCROFT DR	APEX NC 27539-8021	
5520 BOBBITT RD	0740986393	MEZA, ALAN SR	5520 BOBBITT RD	APEX NC 27539-8767	
530 DEERCROFT DR	0730742558	MOORE, ELI CLAYTON	530 DEERCROFT DR	APEX NC 27539-8021	
5516 BOBBITT RD	0740988300	MOORE, MARY B HEIRS	JAMES E MOORE EXEC	201 HARWOOD ST	APEX NC 27502-1805
526 DEERCROFT DR	0730742508	MUDUNDI, AKHIL VARMA TEJA ALLURI, SIVA SRI	526 DEERCROFT DR	APEX NC 27539-8021	
517 LIGHT OAK WAY	0730740792	MURRAY, AMANDA CATHERINE	517 LIGHT OAK WAY	APEX NC 27539-5802	
1717 E WILLIAMS ST	0740998381	MURRAY, MARY MURRAY, JOSHUA	1717 E WILLIAMS ST	APEX NC 27539-7706	
0 E WILLIAMS ST	0740981239	NC DEPARTMENT OF TRANSPORTATION	815 STADIUM DR	DURHAM NC 27704-2713	
0 TECHNOLOGY DR	0740873248	NC DEPARTMENT OF TRANSPORTATION	815 STADIUM DR	DURHAM NC 27704-2713	
0 TINGEN RD	0730990775	NC DEPT OF TRANSPORTATION TURNPIKE AUTHORITY	PO BOX 25201	RALEIGH NC 27611-5201	
846 WICKHAM RIDGE RD	0740985009	NGUYEN, ROBERT NGUYEN, BROOKE	846 WICKHAM RIDGE RD	APEX NC 27539-9046	
5700 BOBBITT RD	0740972921	NORTON DEVELOPMENT, LLC GIGNY PARTNERS, LLC	814 GASTON WOOD CT	RALEIGH NC 27605-1403	
5524 BOBBITT RD	0740985325	NYBE, BATOUL	104 BORDEAUX LN	CARY NC 27511-6463	
1713 E WILLIAMS ST	0750096187	PAGE TWO HOLDINGS LLC	1501 HIGHWOODS BLVD STE 302	GREENSBORO NC 27410-2052	
0 E WILLIAMS ST	0750095624	PAGE TWO HOLDINGS LLC RODESSA LLC	1501 HIGHWOODS BLVD STE 302	GREENSBORO NC 27410-2052	
1714 E WILLIAMS ST	0740990631	PAGE, DAVID E HEIRS	ERIN WADE	751 GATEWAY PARK DR APT 310	RALEIGH NC 27601-2160
4800 TECHNOLOGY DR	0740871804	PARKER, CYNTHIA JOY	4729 WILLEVA DR	WAKE FOREST NC 27587-8882	
0 WICKHAM RIDGE RD	0740976903	PEMBERLEY PROPERTY OWNERS' ASSOCIATION INC	OMEGA ASSOCIATION MANAGEMENT INC	160 NE MAYNARD RD STE 210	CARY NC 27513-9676
529 LIGHT OAK WAY	0730742731	PENCHALA, SAISHASHIDHAR KONDU, NEELIMA	529 LIGHT OAK WAY	APEX NC 27539-5802	
438 DEERCROFT DR	0730645690	PENMETSA, SATISH KUMAR ALLURI, SRI SRAVANI	438 DEERCROFT DR	APEX NC 27539-8020	
446 DEERCROFT DR	0730646670	PETERSON, GEORGE AUSTIN CAMPBELL, PEYTON MARIE	446 DEERCROFT DR	APEX NC 27539-8020	
600 CAROLINA SPRINGS BLVD	0730942647	PHOENIX COMMERCIAL DEVELOPMENT LLC	3724 NATIONAL DR STE 215	RALEIGH NC 27612-4070	
531 LIGHT OAK WAY	0730742751	PINGILI, RANADEEP REDDY GOPU, VISHWESHA REDDY	531 LIGHT OAK WAY	APEX NC 27539-5802	
1650 E WILLIAMS ST	0741816234	PPTAPEX LLC	11009 DUNHAM LN	RALEIGH NC 27613-6866	
528 DEERCROFT DR	0730742528	RADWAN, OMNIA HAMDY	528 DEERCROFT DR	APEX NC 27539-8021	
508 DEERCROFT DR	0730740509	RAO, CUI LI, MENG	508 DEERCROFT DR	APEX NC 27539-8021	
1700 E WILLIAMS ST	0741900198	RAYMER, DAVID F RAYMER, SHARON L	4617 FRIENDSHIP RD	APEX NC 27539-8763	
110 RED BRUSH WAY	0730647679	REDDY PONNA, SHARATH KUMAR	110 RED BRUSH WAY	APEX NC 27539-5801	
500 LIGHT OAK WAY	0730649808	R-HEARTHSTONE LOT OPTION POOL 03 LP	HEARTHSTONE INC	23975 PARK SORRENTO STE 220	CALABASAS CA 91302-4023
1680 E WILLIAMS ST	0741807913	RIGSBEE, JAMES ERVIN	PO BOX 275	KNIGHTDALE NC 27545-0275	
1860 E WILLIAMS ST	0740889089	RITENOUR, EDWARD C JR	108 TORTOISE LN	MORRISVILLE NC 27560-7295	
527 LIGHT OAK WAY	0730742711	ROPPO, DAVID STEVEN ROPPO, CARLI EVE	527 LIGHT OAK WAY	APEX NC 27539-5802	
514 DEERCROFT DR	0730740569	ROY, ARGHYA	514 DEERCROFT DR	APEX NC 27539-8021	
0 OLD HOLLY SPRINGS APEX RD	0730852539	RXR LEN APEX OWNER LLC	GENERAL COUNSEL	625 RXR PLZ	UNIONDALE NY 11556-3815
2945 VERIDEA PKWY	0740293940	RXR LEN APEX OWNER LLC	625 RXR PLZ	UNIONDALE NY 11556-3815	
6300 KING DAVID CT	0740283126	RXR LEN APEX OWNER LLC	RXR MTF APEX VEHICLE LLC	625 RXR PLZ	UNIONDALE NY 11556-3815
5525 BOBBITT RD	0740985230	SANTIAGO, BASILIO APARICIO ROSALES, ANTONIA ORTIZ	5533 BOBBITT RD	APEX NC 27539-7288	
1548 E WILLIAMS ST	0741824172	SHELKE, SUNIL SHELKE, SUDARSHINI	314 FARROW GLEN LOOP	CARY NC 27519-6941	
501 LIGHT OAK WAY	0730649702	SHIELDS, STEPHEN TODD SHIELDS, PATRICIA ANN	PO BOX 65	HOLLY SPRINGS NC 27540-0065	
100 RED BRUSH WAY	0730647578	SINGIREDDY, GOUTAM REDDY KANKANALA, NIHARIKA	100 RED BRUSH WAY	APEX NC 27539-5801	
838 WICKHAM RIDGE RD	0740986027	SLEPCHENKO, OLGA A	838 WICKHAM RIDGE RD	APEX NC 27539-9046	
434 DEERCROFT DR	0730645651	SORATHIYA, MEHUL VINODBHAI SORATHIAY, FALGUNI MEHULBHAI	434 DEERCROFT DR	APEX NC 27539-8020	
0 OLD HOLLY SPRINGS APEX RD	0740044546	SOWTER, WILLIAM J SOWTER, SHERYL R	4801 LOUIS STEPHENS DR	MORRISVILLE NC 27560-8677	
0 E WILLIAMS ST	0741730848	STANLEY, JUSTIN	6624 TEN TEN RD	APEX NC 27539-8316	
0 E WILLIAMS ST	0740996013	STEELE, CALVIN HEIRS	C/O BRENDA J HAWKINS	103 DAGENHAM LN	CARY NC 27518-9054
0 E WILLIAMS ST	0740996310	STEELE, GERTRUDE	1713 E WILLIAMS ST	APEX NC 27539-7706	
0 TINGEN RD	0741331566	SURE & STEADFAST PROP LTD PTNRP	2201 CANDUN DR STE 103	APEX NC 27523-6413	
114 RED BRUSH WAY	0730647773	SUSEENDRAN, MADHUBALA SUSEENDRAN, HARI S	12 FAIRMONT DR	COLUMBUS NJ 08022-2354	
3101 TINGEN RD	0731902142	THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIAN	801 CORPORATE CENTER DR STE 200	RALEIGH NC 27607-5243	
1708 E WILLIAMS ST	0740990896	THOMPSONGAS - SMOKIES LLC	5260 WESTVIEW DR STE 200	FREDERICK MD 21703-8512	
523 LIGHT OAK WAY	0730741761	TIMMONS, CRYSTAL MCLAMB TIMMONS, GABRIEL ANTWON SR	523 LIGHT OAK WAY	APEX NC 27539-5802	
0 E WILLIAMS ST	0750085838	TRINITY APEX NORTH 100 LLC	CHET MANN	1508 VON CANNON CIR	SANFORD NC 27330-8256
2812 WOODFIELD DEAD END RD	0730654754	VKVS INVESTMENTS LLC	2812 WOODFIELD DEAD END RD	APEX NC 27539-7293	
106 RED BRUSH WAY	0730647675	VUYYURU, SANTHI	1507 INGRAHAM DR	APEX NC 27502-4765	
3705 OLD HOLLY SPRINGS APEX RD	0740026492	WAKE COUNTY	PO BOX 550	RALEIGH NC 27602-0550	
0 US 1 HWY	0740489140	WAKE COUNTY BOARD OF EDUCATION	SERVICES SENIOR DIRECTOR	111 CORNING RD STE 100	CARY NC 27518-9299
0 OLD SMITHFIELD RD	0740221454	WAKE COUNTY OF	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
3151 APEX PEAKWAY	0741655049	WAL MART REAL ESTATE BUSINESS TRUST	WAL-MART PROPERTY TAX DEPT	PO BOX 8050	BENTONVILLE AR 72712-8055

3130 VERIDEA PKWY	0740082199	WANG, YIFEI MEI, HUA	115 RODRIGUEZ CT	SAN RAMON CA 94582-5545
3117 VERIDEA PKWY	0740188680	WHITEHOUSE ASSETS MANAGEMENT LLC	3109 VERIDEA PKWY	APEX NC 27539-9202
3109 VERIDEA PKWY	0740189737	WHITEHOUSE, GREGORY HENRY	3109 VERIDEA PKWY	APEX NC 27539-9202
6400 PRINCE DEAD END RD	0741402319	WILDBIRD LLC	3024 BUCKINGHAM WAY	APEX NC 27502-8909
0 E WILLIAMS ST	0740874476	WILLIAMS STREET PROPERTIES LLC LUND, MARCIA M	738 CASH ST	APEX NC 27502-1302
513 LIGHT OAK WAY	0730740742	WISE, DOUGLAS ODANIEL	513 LIGHT OAK WAY	APEX NC 27539-5802
2720 WOODFIELD DEAD END RD	0730644708	WOODFIELD ESTATE LLC	964	HIGH HOUSE RD #3050
515 LIGHT OAK WAY	0730740772	XIA, RAN	2900 JORDAN POINTE BLVD	NEW HILL NC 27562-9308
2000 E WILLIAMS ST	0740865571	YANG, LEE CHU LEE, AMY S	223 LOCHWOOD WEST DR	CARY NC 27518-9757
417 CAROVA BND	0730743794	YANG, XUAN	4668 WILCOX AVE	SANTA CLARA CA 95054-1388
430 DEERCROFT DR	0730645601	YU, NORMAN YU, SUKI	8802 70TH RD	FOREST HILLS NY 11375-6620
405 CAROVA BND	0730743691	ZHENG, WEI	522 BUXTON GRANT DR	CARY NC 27519-8691
		Current Tenant	3151 Apex PEAKWAY	APEX NC 27502
		Current Tenant	5516 Bobbitt RD	APEX NC 27539
		Current Tenant	5524 Bobbitt RD	APEX NC 27539
		Current Tenant	5525 Bobbitt RD	APEX NC 27539
		Current Tenant	5700 Bobbitt RD	APEX NC 27539
		Current Tenant	10110 Broadstone WAY	APEX NC 27502
		Current Tenant	10120 Broadstone WAY	APEX NC 27502
		Current Tenant	10130 Broadstone WAY	APEX NC 27502
		Current Tenant	10140 Broadstone WAY	APEX NC 27502
		Current Tenant	10210 Broadstone WAY	APEX NC 27502
		Current Tenant	10220 Broadstone WAY	APEX NC 27502
		Current Tenant	10230 Broadstone WAY	APEX NC 27502
		Current Tenant	10240 Broadstone WAY	APEX NC 27502
		Current Tenant	10310 Broadstone WAY	APEX NC 27502
		Current Tenant	10320 Broadstone WAY	APEX NC 27502
		Current Tenant	10330 Broadstone WAY	APEX NC 27502
		Current Tenant	10340 Broadstone WAY	APEX NC 27502
		Current Tenant	11110 Broadstone WAY	APEX NC 27502
		Current Tenant	11120 Broadstone WAY	APEX NC 27502
		Current Tenant	11130 Broadstone WAY	APEX NC 27502
		Current Tenant	11140 Broadstone WAY	APEX NC 27502
		Current Tenant	11150 Broadstone WAY	APEX NC 27502
		Current Tenant	11160 Broadstone WAY	APEX NC 27502
		Current Tenant	11170 Broadstone WAY	APEX NC 27502
		Current Tenant	11180 Broadstone WAY	APEX NC 27502
		Current Tenant	11210 Broadstone WAY	APEX NC 27502
		Current Tenant	11220 Broadstone WAY	APEX NC 27502
		Current Tenant	11230 Broadstone WAY	APEX NC 27502
		Current Tenant	11240 Broadstone WAY	APEX NC 27502
		Current Tenant	11250 Broadstone WAY	APEX NC 27502
		Current Tenant	11260 Broadstone WAY	APEX NC 27502
		Current Tenant	11270 Broadstone WAY	APEX NC 27502
		Current Tenant	11280 Broadstone WAY	APEX NC 27502
		Current Tenant	11310 Broadstone WAY	APEX NC 27502
		Current Tenant	11320 Broadstone WAY	APEX NC 27502
		Current Tenant	11330 Broadstone WAY	APEX NC 27502
		Current Tenant	11340 Broadstone WAY	APEX NC 27502
		Current Tenant	11350 Broadstone WAY	APEX NC 27502
		Current Tenant	11360 Broadstone WAY	APEX NC 27502
		Current Tenant	11370 Broadstone WAY	APEX NC 27502
		Current Tenant	11380 Broadstone WAY	APEX NC 27502
		Current Tenant	12110 Broadstone WAY	APEX NC 27502
		Current Tenant	12120 Broadstone WAY	APEX NC 27502
		Current Tenant	12130 Broadstone WAY	APEX NC 27502
		Current Tenant	12140 Broadstone WAY	APEX NC 27502
		Current Tenant	12150 Broadstone WAY	APEX NC 27502
		Current Tenant	12160 Broadstone WAY	APEX NC 27502
		Current Tenant	12170 Broadstone WAY	APEX NC 27502
		Current Tenant	12180 Broadstone WAY	APEX NC 27502
		Current Tenant	12210 Broadstone WAY	APEX NC 27502
		Current Tenant	12220 Broadstone WAY	APEX NC 27502
		Current Tenant	12230 Broadstone WAY	APEX NC 27502
		Current Tenant	12240 Broadstone WAY	APEX NC 27502
				CARY NC 27513-3574

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Current Tenant	6280 Broadstone WAY	APEX NC 27502
Current Tenant	6310 Broadstone WAY	APEX NC 27502
Current Tenant	6320 Broadstone WAY	APEX NC 27502
Current Tenant	6330 Broadstone WAY	APEX NC 27502
Current Tenant	6340 Broadstone WAY	APEX NC 27502
Current Tenant	6350 Broadstone WAY	APEX NC 27502
Current Tenant	6360 Broadstone WAY	APEX NC 27502
Current Tenant	6370 Broadstone WAY	APEX NC 27502
Current Tenant	6380 Broadstone WAY	APEX NC 27502
Current Tenant	8110 Broadstone WAY	APEX NC 27502
Current Tenant	8120 Broadstone WAY	APEX NC 27502
Current Tenant	8130 Broadstone WAY	APEX NC 27502
Current Tenant	8140 Broadstone WAY	APEX NC 27502
Current Tenant	8150 Broadstone WAY	APEX NC 27502
Current Tenant	8160 Broadstone WAY	APEX NC 27502
Current Tenant	8170 Broadstone WAY	APEX NC 27502
Current Tenant	8180 Broadstone WAY	APEX NC 27502
Current Tenant	8210 Broadstone WAY	APEX NC 27502
Current Tenant	8220 Broadstone WAY	APEX NC 27502
Current Tenant	8230 Broadstone WAY	APEX NC 27502
Current Tenant	8240 Broadstone WAY	APEX NC 27502
Current Tenant	8250 Broadstone WAY	APEX NC 27502
Current Tenant	8260 Broadstone WAY	APEX NC 27502
Current Tenant	8270 Broadstone WAY	APEX NC 27502
Current Tenant	8280 Broadstone WAY	APEX NC 27502
Current Tenant	8310 Broadstone WAY	APEX NC 27502
Current Tenant	8320 Broadstone WAY	APEX NC 27502
Current Tenant	8330 Broadstone WAY	APEX NC 27502
Current Tenant	8340 Broadstone WAY	APEX NC 27502
Current Tenant	8350 Broadstone WAY	APEX NC 27502
Current Tenant	8360 Broadstone WAY	APEX NC 27502
Current Tenant	8370 Broadstone WAY	APEX NC 27502
Current Tenant	8380 Broadstone WAY	APEX NC 27502
Current Tenant	9110 Broadstone WAY	APEX NC 27502
Current Tenant	9120 Broadstone WAY	APEX NC 27502
Current Tenant	9130 Broadstone WAY	APEX NC 27502
Current Tenant	9140 Broadstone WAY	APEX NC 27502
Current Tenant	9150 Broadstone WAY	APEX NC 27502
Current Tenant	9160 Broadstone WAY	APEX NC 27502
Current Tenant	9170 Broadstone WAY	APEX NC 27502
Current Tenant	9180 Broadstone WAY	APEX NC 27502
Current Tenant	9210 Broadstone WAY	APEX NC 27502
Current Tenant	9220 Broadstone WAY	APEX NC 27502
Current Tenant	9230 Broadstone WAY	APEX NC 27502
Current Tenant	9240 Broadstone WAY	APEX NC 27502
Current Tenant	9250 Broadstone WAY	APEX NC 27502
Current Tenant	9260 Broadstone WAY	APEX NC 27502
Current Tenant	9270 Broadstone WAY	APEX NC 27502
Current Tenant	9280 Broadstone WAY	APEX NC 27502
Current Tenant	9310 Broadstone WAY	APEX NC 27502
Current Tenant	9320 Broadstone WAY	APEX NC 27502
Current Tenant	9330 Broadstone WAY	APEX NC 27502
Current Tenant	9340 Broadstone WAY	APEX NC 27502
Current Tenant	9350 Broadstone WAY	APEX NC 27502
Current Tenant	9360 Broadstone WAY	APEX NC 27502
Current Tenant	9370 Broadstone WAY	APEX NC 27502
Current Tenant	9380 Broadstone WAY	APEX NC 27502
Current Tenant	5940 Old Smithfield RD	APEX NC 27539
Current Tenant	6025 Old Smithfield RD	APEX NC 27539
Current Tenant	1341 Perry RD	APEX NC 27502
Current Tenant	5800 Technology DR	APEX NC 27539
Current Tenant	3013 Tingen RD	APEX NC 27502
Current Tenant	2728 Veridea PKWY	APEX NC 27502
Current Tenant	2937 Veridea PKWY	APEX NC 27539
Current Tenant	2945 Veridea PKWY	APEX NC 27539

Current Tenant	3009 Veridea PKWY	APEX NC 27539
Current Tenant	3012 Veridea PKWY	APEX NC 27539
Current Tenant	3105 Veridea PKWY	APEX NC 27539
Current Tenant	3117 Veridea PKWY	APEX NC 27539
Current Tenant	3130 Veridea PKWY	APEX NC 27539
Current Tenant	3134 Veridea PKWY	APEX NC 27539
Current Tenant	3138 Veridea PKWY	APEX NC 27539
Current Tenant	3142 Veridea PKWY	APEX NC 27539
Current Tenant	3229 Veridea PKWY	APEX NC 27539
Current Tenant	1400 E Williams ST	APEX NC 27539
Current Tenant	1538 E Williams ST	APEX NC 27539
Current Tenant	1600 E Williams ST	APEX NC 27539
Current Tenant	1608 E Williams ST	APEX NC 27539
Current Tenant	1610 E Williams ST	APEX NC 27539
Current Tenant	1650 E Williams ST	APEX NC 27539
Current Tenant	1670 E Williams ST	APEX NC 27539
Current Tenant	1690 E Williams ST	APEX NC 27539
Current Tenant	1709 E Williams ST	APEX NC 27539
Current Tenant	1710 E Williams ST	APEX NC 27539
Current Tenant	1712 E Williams ST	APEX NC 27539
Current Tenant	1713A E Williams ST	APEX NC 27539
Current Tenant	1729 E Williams ST	APEX NC 27539
Current Tenant	1900 E Williams ST	APEX NC 27539
Current Tenant	1928 E Williams ST	APEX NC 27539

Created by Town of Apex Planning Department
Date Created: 9/2/2025

First Neighborhood Meeting Report

Veridea Sustainable Development Plan Amendment | September 29, 2025

The applicant opened the neighborhood meeting at 5:30 PM.

The applicant introduced the applicant team and explained the rezoning process in the Town of Apex.

The applicant provided an overview of the current zoning of the property, the subject site, the future land use map, and the proposed rezoning.

The applicant noted that the rezoning petition will contemplate specific changes necessary to accommodate the planned site for NC Children's Hospital and general changes to update the overall sustainable development plan currently in effect. The applicant walked through a handful of the changes to the NCC portion of Veridea and also highlighted the changes being made to the remainder of Veridea.

The applicant explained that the Town is in the process of amending its transportation plan to replace a rail stop with a system to accommodate the transit stop.

A participant asked when the portion of the site south of Highway 540 and east of Veridea Parkway would break ground.

Response: We don't have a specific development timeline at this point for that portion of the site, but that area will encompass a mixture of nonresidential uses.

A participant asked if there are any future plans for the eastern side of the site at Williams Street.

Response: Yes, there is currently a mixed-use plan in progress focused on office and retail on that portion of the site. I encourage you to reach out to the Town if you would like to see some additional detail regarding those plans.

The applicant thanked the attendees for their participation and closed the neighborhood meeting at 6:30 PM.

Name (original name)	Email	Duration (minutes)	Guest	Recording disclaimer response	In waiting room
Laura Holloman		75	No	OK	No
Hunter Winstead		74	Yes	OK	No
Jason Barron		74	Yes	OK	No
chem davis		54	Yes	No Response	No
Sarah Van Every		73	Yes	No Response	No
William Noyes		69	Yes	No Response	No
Dawn Ray		69	Yes	No Response	No
imogene jones		44	Yes	No Response	No
Donna Vernon		4	Yes	No Response	No
Emily Ziegler		55	Yes	No Response	No
Catherine Pendergraft		54	Yes	No Response	No
Rhema Bland		37	Yes	No Response	No
Mykhaylo Jazwinski		40	Yes	No Response	No
Brenda Moore		40	Yes	No Response	No
Miranda Lanning		5	Yes	No Response	No
Michael Wall		40	Yes	No Response	No
Simon George		61	Yes	No Response	No
Donna Vernon		12	Yes	No Response	No
Cameron Ebron		40	Yes	No Response	No
David Parker		60	Yes	No Response	No
Beverly Armwood		37	Yes	No Response	No
James Eason Mcadan		59	No	No Response	No
Blake Edwards		59	Yes	No Response	No
Tommy H		35	Yes	No Response	No
Ashley Valentine		34	Yes	No Response	No
Miranda Lanning		33	Yes	No Response	No
Bill Derks		23	Yes	No Response	No
Donna Vernon		26	Yes	No Response	No
donna Vernon		42	Yes	No Response	No

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Jason Barron, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Virtual Zoom Meeting (location/address) on September 29, 2025 (date) from 5:30 p.m. (start time) to 6:30 p.m. (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

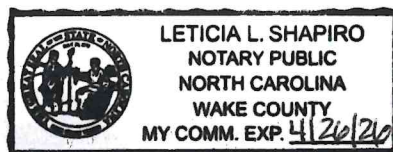
9/30/2025
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Leticia L. Shapiro, a Notary Public for the above State and County, on this the 30th day of September, 2025.

SEAL



[Signature]
Notary Public
Leticia L. Shapiro
Print Name

My Commission Expires: 4/26/26



APEX ENVIRONMENTAL ADVISORY BOARD

Suggested Zoning Conditions

The Town of Apex Environmental Advisory Board (EAB) offers this general list of suggested rezoning conditions for rezoning applicants to consider before filing a rezoning petition. The purpose of this list is to encourage and recommend implementation of exceptional environmental practices for future development that exceeds Town requirements. The Board will review each rezoning application and expand on suggested conditions by offering specific recommendations on a case-by-case basis.

The decision to include any of the recommendations below is voluntary by the applicant and the Board does not expect applicants to add all of the suggested conditions. Planning staff will include all zoning conditions suggested by this Board and will note which conditions have been added by the applicant in the staff reports to the Planning Board and Town Council. Applicants should review this list before meeting with the Board.

NOTE: **Text in green** indicates suggested zoning condition language from Planning Staff. Underlined text indicates text or numbers that may be changed based on the specific project. Additional conditions may be suggested by the EAB at the meeting.

Residential and Non-Residential Development Categories and Coverage

Part I applies to all developments; Part II applies exclusively to residential developments, and Part III exclusively to non-residential developments. Your development may include elements of each part.

- **Part I** – Includes suggestions for **BOTH** residential and non-residential developments (see definitions below).
- **Part II – Residential** applies to single-family dwellings and townhome subdivisions, but does not include the parking lots, exterior building lights or exterior architecture.

Part III – Non-Residential includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas

Please be sure to read and complete the entire document. Please select “Yes” to each zoning condition you are proposing to add to your rezoning application. Any proposed modifications to the green zoning language should be listed in the section at the end of the document.

Part I – Residential AND Non-Residential

The following apply to both Residential **and** Non-Residential developments:

STORMWATER AND WATER CONSERVATION – WATER QUALITY		YES
1.	The project shall increase the riparian buffer width by at least ____ feet above the minimum required by the Unified Development Ordinance. The additional buffer width shall be measured from the top of bank on each side of the stream.	<input type="checkbox"/>
2.	No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required greenway and sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The infrastructure shall be designed to minimize impacts to the riparian buffer.	<input type="checkbox"/>
3.	No buffer averaging shall be allowed for Zone 3 of the riparian buffers.	<input type="checkbox"/>
4.	The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.	<input type="checkbox"/>
5.	The project shall install a minimum of ____ Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.	<input type="checkbox"/>
6.	At least __SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan.	<input type="checkbox"/>
7.	A ____-foot buffer shall be provided along existing, delineated wetlands that are to be preserved.	<input type="checkbox"/>
8.	<p>Each option below is intended to be used as an improvement to the minimum UDO requirements. If an area is already required to mitigate the 25-year storm, option 7.b should not be selected.</p> <p>a. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and <u>100-year storm events</u> in accordance with the Unified Development Ordinance.</p> <p style="text-align: center;">OR</p> <p>b. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and <u>25-year storm events</u> in accordance with the Unified Development Ordinance.</p>	<input type="checkbox"/> <input type="checkbox"/>
PLANTING AND LANDSCAPING		YES
Note: Invasive species are prohibited. Please see the Town’s Design and Development Manual for a link to the list of prohibited species and for a list of suggested native species..		
9.	Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The EAB’s preference is for a minimum of 50%. The project shall preserve a minimum of ____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of existing preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

10.	<p>Replace canopy (percentage- or DBH size-based)</p> <p>The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist. No further clearing shall be conducted for replacement planting if there is insufficient space.</p>	<input type="checkbox"/>
11.	To improve energy efficiency by providing shading, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.	<input type="checkbox"/>
12.	To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.	<input type="checkbox"/>
13.	The project shall ensure that _____% of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.	<input type="checkbox"/>
14.	The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for canopy, understory and shrub levels. A minimum of _____% of the species selected shall be native to the eastern United States or a native of North Carolina.	<input type="checkbox"/>
15.	No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.	<input type="checkbox"/>
16.	HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns.	<input type="checkbox"/>
17.	In order to support nesting and overwintering wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.	<input type="checkbox"/>
18.	To preserve and protect existing species, existing ponds shall be preserved if structurally sound.	<input type="checkbox"/>
19.	<p>Implements xeriscaping in design, which will use landscaping that requires less irrigation and chemical use. Contact Planning for assistance, if needed.</p> <p>The project commits to planting ____% drought tolerant plants, of which ____% of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p>	<input type="checkbox"/>
20.	To reduce irrigation requirements, the project shall select and plant only warm season grasses.	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

21.	Improve soil quality for a variety of native and non-invasive plantings, reduce fertilizers, and reduce stormwater runoff, topsoil shall be retained on site and a minimum of 4 inches of topsoil shall be placed on each lot and within disturbed common areas.	<input type="checkbox"/>
22.	Increase perimeter buffer requirements, especially in transitional areas (non-residential to residential areas), the project shall provide ____ additional feet of buffer width to that required by the UDO along the perimeter of the property.	<input type="checkbox"/>
23.	Reduce impacts to Resource Conservation Areas (RCAs). a. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed. A sign shall be installed every 100 linear feet along the boundary of the Resource Conservation Area, with each sign measuring at least 6 inches by 6 inches and mounted at a height of 4 feet above the ground. OR b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots.	<input type="checkbox"/> <input type="checkbox"/>
SUSTAINABLE BUILDINGS		YES
24.	The project shall be designed to meet the requirements for one of the green building certifications listed above. A third-party consultant shall be hired to evaluate the project and certify to the Town of Apex that the project meets the standards for the certification. The applicant shall forward a copy of the certification application to the Town of Apex Planning Department to verify that the application has been submitted.	<input type="checkbox"/>

Part II – Residential

Residential applies to single-family dwellings and townhome subdivisions, but does not include the parking lots, exterior building lights, or exterior architecture.

STORMWATER AND WATER CONSERVATION – WATER QUALITY		YES
The Transportation & Infrastructure Development Department does not currently support these options within the right-of-way (ROW). These may be done on private sites, but not within the public ROW.		
25.	The project shall utilize pervious pavement when constructing the parking spaces for parking lot-style townhomes. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner's association.	<input type="checkbox"/>
26.	The project shall utilize pervious pavement when constructing the driveways for residential units. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or homeowner's association.	<input type="checkbox"/>
WASTE MANAGEMENT		YES
27.	If single family, the project shall install at least one (1) pet waste station per 25 residential units/townhomes and at least two (2) pet waste stations per apartment building throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there are fewer than 25 homes, at least one (1) pet waste station shall be installed.	<input type="checkbox"/>
CLEAN ENERGY		YES
28.	A solar PV system of at least 3.5kW shall be installed on at least ____homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.	<input type="checkbox"/>
29.	A solar PV system shall be installed on a minimum of ____model home. All solar installation required by this condition shall be completed or under construction prior to ____% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.	<input type="checkbox"/>
30.	Wire all garages with 220-volt outlets at the exterior to provide for EV charging stations in SF and Townhomes.	<input type="checkbox"/>

Part III – Non- Residential

Non-residential includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas. Your development may include elements of each part.

STORMWATER AND WATER CONSERVATION – WATER QUALITY		YES
The Transportation & Infrastructure Development Department does not currently support these options within the ROW. These may be done on private sites, but not within the public ROW. Note that number 36 is an exception that can be done in the public ROW.		
31.	The project shall utilize pervious pavement when constructing parking spaces that are in excess of the minimum parking requirement. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.	<input type="checkbox"/>
32.	The project shall utilize pervious pavement for all of the parking spaces provided. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.	<input type="checkbox"/>
33.	To increase stormwater infiltration and evaporation, the project shall use modified curb and gutter designs to direct driveway runoff to one or more stormwater device, such as, but not limited to, bioswales, Silva cells, or rain gardens. The specific type and design shall be selected at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Department of Public Works and Transportation.	<input type="checkbox"/>
34.	May be done within the public ROW if it's in the form of a bioretention cell within a landscaped median or large roundabout. Will require approval by the Department of Public Works and Transportation. The project shall design and install one or more bioretention cells within the landscape median or roundabout along the primary road. The specific type and design shall be determined at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Transportation and Infrastructure Development Department.	<input type="checkbox"/>
WASTE MANAGEMENT		YES
35.	The project shall install at least _____ pet waste stations throughout the community, in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

CLEAN ENERGY		YES
36.	a. A solar PV system shall be incorporated into buildings to be constructed on the property. Such PV systems shall have a capacity of not less than 2 kW/1,000 heated square feet of building floor area.	<input type="checkbox"/>
	<p style="text-align: center;">OR</p> b. A solar PV system of at least 3.5kW shall be installed on at least ____% of or ____ buildings within the development. All solar installation required by this condition shall be completed or under construction prior to ____% of the building permits being issued for the development. The buildings on which these PV systems are located shall be identified on the Site Plan, which may be amended from time to time.	<input type="checkbox"/>
37.	The developer shall provide ____% or ____ more EV charging spaces than required by the UDO.	<input type="checkbox"/>
38.	The amenity center for the project shall include a rooftop solar PV system with a capacity of at least 3.5kW.	<input type="checkbox"/>
39.	The project shall install conduits for solar energy systems for all non-residential buildings	<input type="checkbox"/>
LIGHTING EFFICIENCY		YES
40.	On the lighting plan, the average footcandle measurement for parking, building lighting and driveways shall be at least 0.5 footcandles lower than the UDO requires.	<input type="checkbox"/>
41.	The project shall use full cutoff LED fixtures that have a maximum color temperature of 3,000K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

Applicant Clarification/Additional Language:

It is the applicant's understanding that this project does not need to meet with the Environmental Advisory Board.

Additional Board Recommendations:

NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

October 24, 2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

See Attachment A

Address(es)

See Attachment A

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at <http://www.apexnc.org/180>. Applications for Rezoning must hold a second Neighborhood Meeting in the month prior to the anticipated public hearing date.

A Neighborhood Meeting is required because this project includes (check all that apply):

Application Type	Approving Authority
<input checked="" type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/> Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/> Minor Site Plan for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", or "Convenience store with gas sales"	Technical Review Committee (staff)
<input type="checkbox"/> Special Use Permit	Board of Adjustment (QJPH*)
<input type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Board of Adjustment cannot discuss the project prior to the public hearing.

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

Proposed amendments to the Sustainable Development-Conditional Zoning (including pending rezoning cases 25CZ08 & 25CZ15 to expand this district) to facilitate development of the entirety of Veridea, in which the North Carolina Children's Hospital is planned.

Estimated submittal date: October 1, 2025

MEETING INFORMATION:

Property Owner(s) name(s):

See Attachment A

Applicant(s):

RXR LEN APEX OWNER LLC c/o Sarah Van Every, McAdams

Contact information (email/phone):

vanevery@mcadamsco.com

Meeting Address:

Virtual Zoom Meeting

Date/Time of meeting**:

November 10, 2025 6:00-7:00 p.m.

Welcome: 6:00pm-6:05pm Project Presentation: 6:05pm-6:15pm Question & Answer: 6:15pm-7:00pm

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180>.

PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:

Project Name: Veridea SD-CZ Zoning Amendment Zoning: SD-CZ

Location: See Attachment A

Property PIN(s): See Attachment A Acreage/Square Feet: See Attachment A

Property Owner: See Attachment A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Developer: RXR

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: <http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795>

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

COMMON CONSTRUCTION ISSUES & WHO TO CALL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
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Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	Infrastructure Inspections	919-249-3386
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Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Infrastructure Inspections	919-249-3386
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

Parking Violations:	Non-Emergency Police	919-362-8661
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Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

Dirt in the Road:	Water Resources	919-362-8166
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Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	Water Resources	919-362-8166
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Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

Dust:	Water Resources	919-362-8166
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	Water Resources	919-362-8166
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Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	Water Resources	919-362-8166
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Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Water Resources	919-362-8166
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

Electric Utility Installation:	Electric Utilities	919-249-3531
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

How to Participate in the November 10, 2025, Neighborhood Meeting

To participate by PC, Mac, iPad, iPhone or Android device, go to <http://bit.ly/48ZUY0P> to register for the meeting. (Registration is necessary as we are required by the Town of Apex to have a record of attendance.)

- Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone, dial one of the following numbers:
 - +16468769923,,88369398626#,,,*667020# US (New York)
 - +16469313860,,88369398626#,,,*667020# US

Meeting ID: 883 6939 8626

Passcode: 667020

Registration QR



For attendance purposes as required by the Town of Apex, individuals participating via telephone will be unmuted and asked to identify themselves, including their name and address.

If you are having difficulty registering, you may call Sarah Van Every at **919-361-5000** or email at vanevery@mcadamsco.com prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email vanevery@mcadamsco.com and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, the participants' video will be off by default, i.e., only the presenters will be visible.

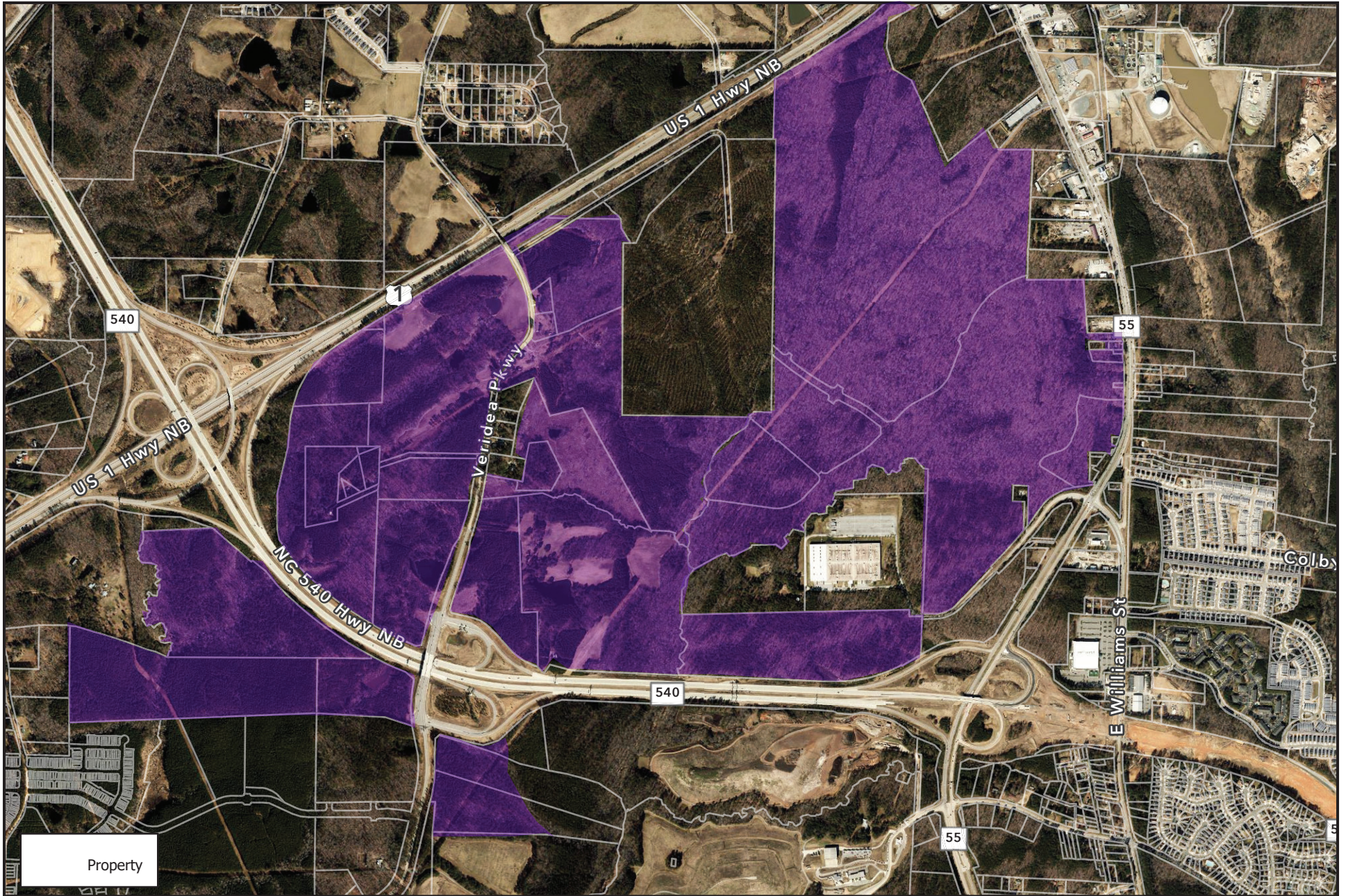
If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will wither unmute you to allow you to speak or to solicit your questions or comments.

If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at vanevery@mcadamsco.com.

ATTACHMENT A LIST OF PROPERTIES SUBJECT TO REZONING

PIN	REID	ACRES	OWNER	OWNER ADDRESS	DEED BOOK	PAGE #	DEED DATE	SITE ADDRESS	ZONING
0730852539	25766	54.65	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Old Holly Spings Apex Road	SD-CZ
0730865572	528142	57.52	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
0730977087	359559	41.33	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
0730977967	66407	10.27	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	020025	01418	9/29/2025	3142 Veridea Parkway	PUD-CZ
0730996270	55790	16.42	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 US 1 HWY	SD-CZ
0740052449	407982	17.36	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
0740070950	59783	0.52	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19968	1143	7/25/2025	3134 Veridea Parkway	RR
0740078021	407983	32.28	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	RR
0740081019	78236	2.16	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	020025	01418	9/29/2025	3138 Veridea Parkway	PUD-CZ
0740082199	66408	2.09	WANG, YIFEI MEI, HUA	115 RODRIGUEZ CT SAN RAMON CA 94582-5545	18896	1725	1/27/2022	3130 Veridea Parkway	RR
0740082327	424497	0.3	WANG, YIFEI MEI, HUA	115 RODRIGUEZ CT SAN RAMON CA 94582-5545	18896	1725	1/27/2022	0 Veridea Parkway	PUD-CZ
0740167653	407980	27.29	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	RR
0740180091	107815	12.57	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	3200 Veridea Parkway	SD-CZ
0740180331	292245	1.66	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
0740191376	107812	75.63	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19297	1692	3/30/2023	3012 Veridea Parkway	SD-CZ
Portion of 0740240814	407981	7.27	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Veridea Parkway	SD-CZ
Portion of 0740241030	330768	22.6	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Old Holly Springs Apex Rd	SD-CZ
Portion of 0740241461	70841	22.44	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 Old Holly Springs Apex Rd	SD-CZ
0740283126	243734	5	RXR LEN APEX OWNER LLC RXR MTF APEX VEHICLE LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19737	1859	10/16/2024	6300 King David Ct	RR
0740287376	107809	27.26	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2335	2/17/2023	0 Veridea Parkway	SD-CZ
0740293940	57302	1.8	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19947	0487	6/30/2025	2945 VERIDEA PKWY	SD-CZ

0740360895	00423	82.24	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	3220 Old Holly Springs Apex Rd	SD-CZ
0740289979	57242	37.57	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	3009 Veridea Parkway	SD-CZ
0740489140	111766	21.54	WAKE COUNTY BOARD OF EDUCATION SERVICES SENIOR DIRECTOR	111 CORNING RD STE 100 CARY NC 27518-9299	19604	2784	5/7/2024	0 US 1 HWY	SD-CZ
0740586619	54612	24.31	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 US 1 HWY	SD-CZ
0740783479	52564	162.38	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 E WILLIAMS ST	SD-CZ
0740888498	28693	12.54	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 E WILLIAMS ST	SD-CZ
0740990489	13417	1.14	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19789	0032	12/16/2024	1716 E WILLIAMS ST	SD-CZ
Portion of 0740558687	72826	50.56	GREENWAY WASTE SOLUTIONS OF APEX LLC	19109 W CATAWHA AVE STE 110 CORNELIUS NC 28031-5613			2/18/2011	0 TECHNOLOGY DR	LI
0740992174	43277	0.17	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 E WILLIAMS ST	RR
0740992565	52567	0.14	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 E WILLIAMS ST	SD-CZ
0740992632	362133	0.38	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19821	1026	1/31/2025	1712 E WILLIAMS ST	SD-CZ
0741207566	107806	32.06	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19947	0487	6/30/2025	2901 VERIDEA PKWY	SD-CZ
0741614057	333870	233.82	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	0 US 1 HWY	SD-CZ
0741203157	311438	1.84	RXR LEN APEX OWNER LLC GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY- 11556-3815	19263	2403	2/17/2023	2937 VERIDEA PKWY	SD-CZ
0741117192	360256	0.25	RXR LEN APEX OWNER LLC	625 RXR PLZ UNIONDALE NY- 11556-3815	19947	00487	6/30/2025	0 Veridea Parkway	RR
740389302	532759	27.1	APA VERIDEA INVESTMENTS LLC	2000 BEAR CAT WAY STE 102 MORRISVILLE NC 27560-6620	20025	1427	9/29/2025	0 Veridea Parkway	SD-CZ

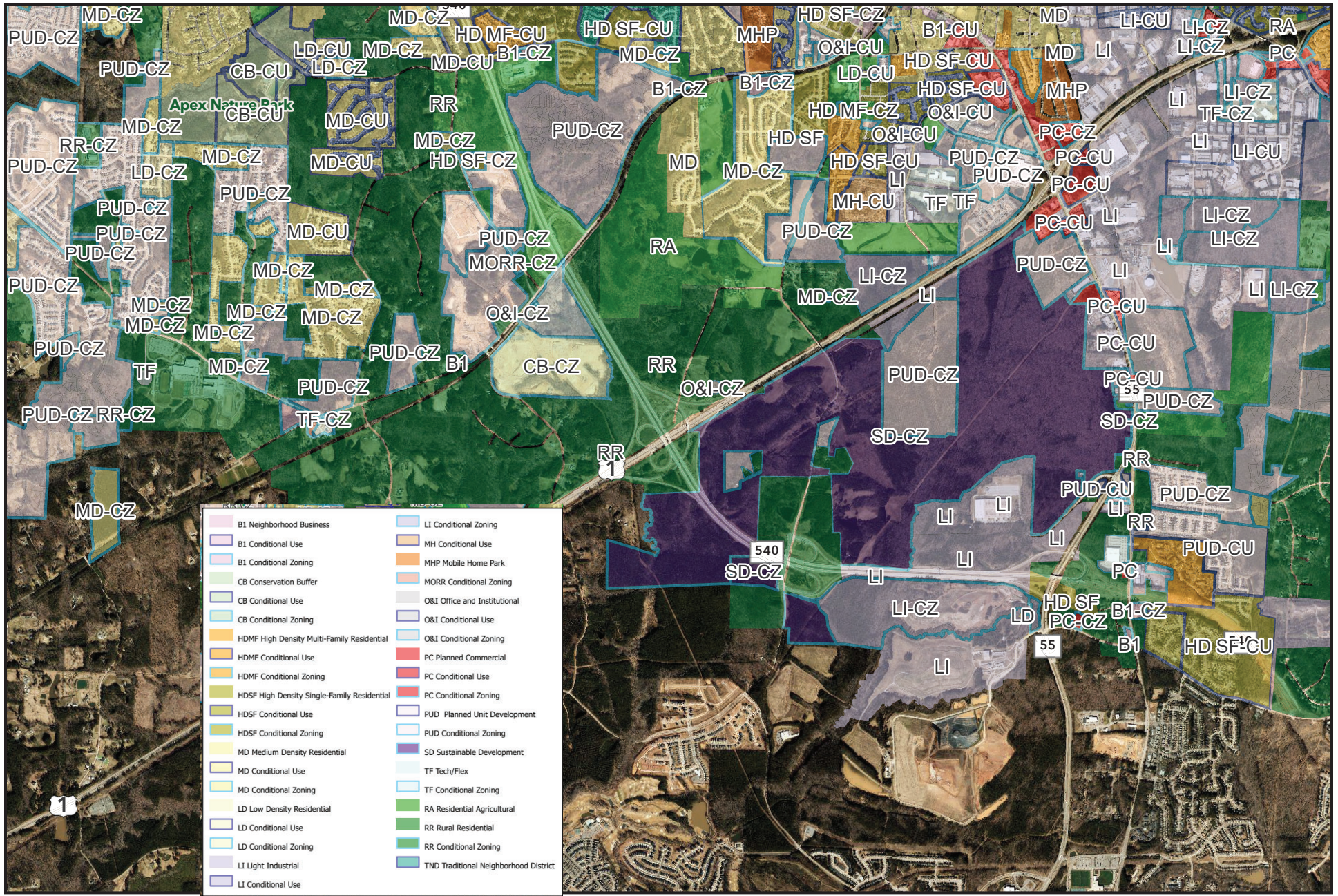


Aerial Map



0 800 1,600 3,200 ft
1 inch equals 1,600 feet

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



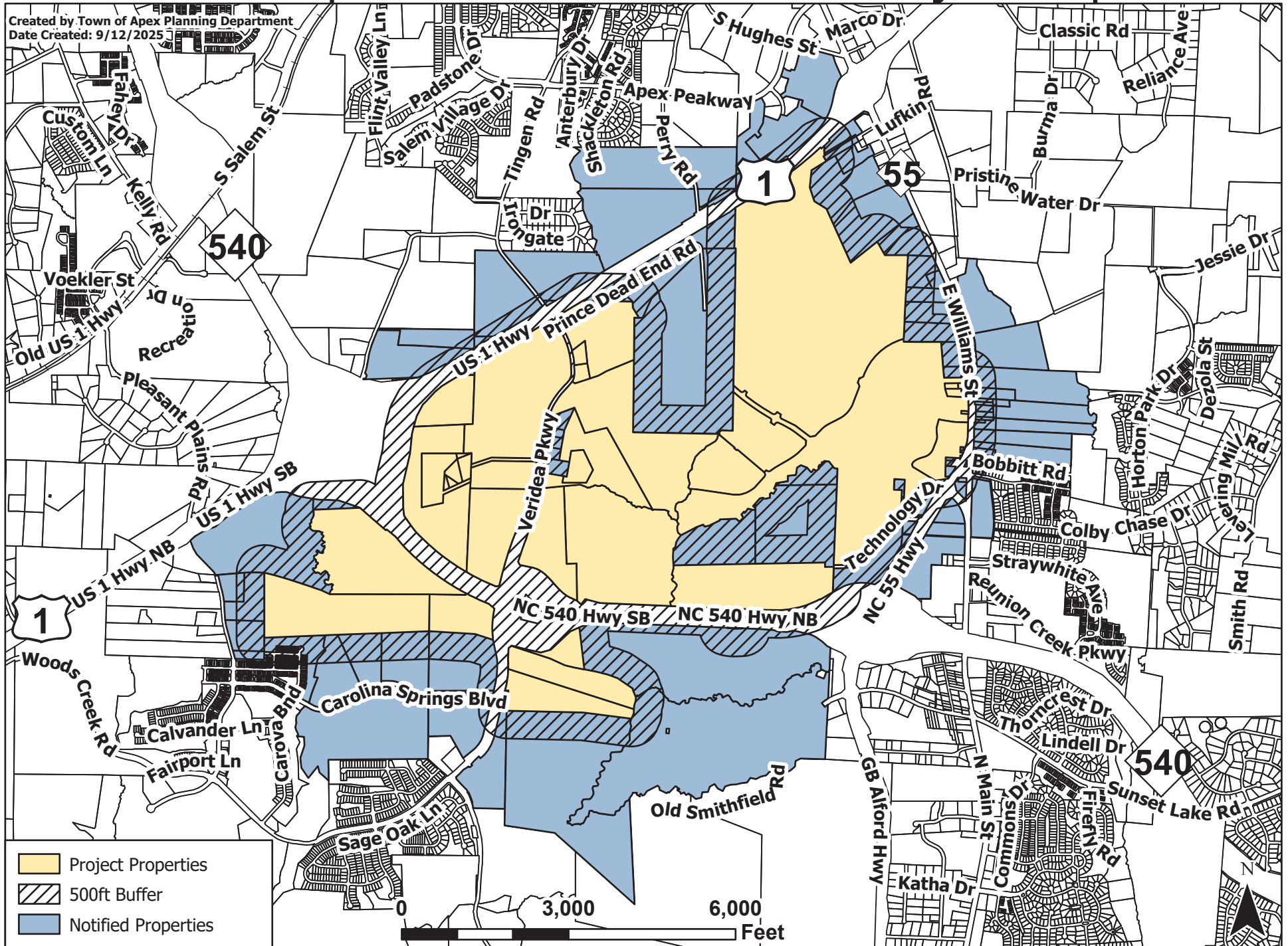
0 1,600 3,200 6,400 ft

1 inch equals 3,200 feet

Disclaimer
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Notified Properties within 500ft of the Project Properties

Created by Town of Apex Planning Department
Date Created: 9/12/2025



Attachment A Notification List - Veridia SD-CZ Sustainable Development Conditional Zoning Amendment

SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
2937 VERIDEA PKWY	0741203157	RXR LEN APEX OWNER LLC	625 RXR PLZ	UNIONDALE NY 11556-3815
2800 WOODFIELD DEAD END RD	0730652261	2MM LLC	109 OXYARD WAY	CARY NC 27519-7327
1701 E WILLIAMS ST	0751003311	ALA COMMERCIAL LLC	700 SPRING FOREST RD STE 400	RALEIGH NC 27609-9124
0 E WILLIAMS ST	0741915068	ALA COMMERCIAL LLC	PO BOX 98028	RALEIGH NC 27624-8028
3138 VERIDEA PKWY	0740081019	APA VERIDEA INVESTMENTS LLC	2000 BEAR CAT WAY STE 102	MORRISVILLE NC 27560-6620
0 E WILLIAMS ST	0741730903	APEX LODGING LLC	AJ PETERSON	PO BOX 874
1600 E WILLIAMS ST	0741815609	APEX RENT ACCOUNT LLC	1765 TOWN HOME DR	APEX NC 27502-6690
1341 PERRY RD	0741326706	APEX TOWN OF	PO BOX 250	APEX NC 27502-0250
1928 E WILLIAMS ST	0740877042	APEX-WILLIAMS STREET HOLDINGS, LLC	5540 YATES MILL POND RD	RALEIGH NC 27606-9688
516 DEERCROFT DR	0730740599	ARBED, MEDHANIE HABTE HASHELIT, SENAIET YOSIEF	516 DEERCROFT DR	APEX NC 27539-8021
601 CAROLINA SPRINGS BLVD	0730833666	AVAIL COMMUNITIES LLC	3724 NATIONAL DR STE 215	RALEIGH NC 27612-4070
502 DEERCROFT DR	0730649539	BARBOZA, LINDA REENITA	502 DEERCROFT DR	APEX NC 27539-8021
842 WICKHAM RIDGE RD	0740985068	BARKSDALE, IVORY III BARKSDALE, YOLANDA	842 WICKHAM RIDGE RD	APEX NC 27539-9046
509 LIGHT OAK WAY	0730740702	BEERSINGH, CLIVE CHRISTOPHER VERNON, DONNA MARIE	3405 MOUNT PISGAH WAY	CARY NC 27519-9610
2900 WOODFIELD DEAD END RD	0730666867	BEREMAN, BARBARA TRUSTEE	2900 WOODFIELD DEAD END RD	APEX NC 27539-6503
0 OLD HOLLY SPRINGS APEX RD	0730778478	BEREMAN, ROBERT	2900 WOODFIELD DEAD END RD	APEX NC 27539-6503
407 CAROVA BND	0730743694	BERTOLINO, MATTHEW JOEL CLAYTON BERTOLINO, KELSEY NI	407 CAROVA BND	APEX NC 27539-8022
102 RED BRUSH WAY	0730647671	BLAND, RHEMA BLAND, THYRIE	102 RED BRUSH WAY	APEX NC 27539-5801
415 CAROVA BND	0730743792	BOBOMURODOVA, MAVLUDA	415 CAROVA BND	APEX NC 27539-8022
2000 BROADSTONE WAY	0741640123	BROADSTONE APEX NC LP, LIMITED PARTNERSHIP	8149 SANTA MONICA BLVD STE 298	WEST HOLLYWOOD CA 90046-4912
3137 VERIDEA PKWY	0740188176	BUSHEE, ROGER W BUSHEE, GLENDA K	3137 VERIDEA PKWY	APEX NC 27539-9202
100 ICE BARN RD	0730844784	CALVERT HOLLY SPRINGS LAND HOLDINGS LLC	1255 CRESCENT GRN STE 460	CARY NC 27518-8143
448 DEERCROFT DR	0730645607	CAROLINA SPRINGS OWNERS ASSOCIATION, INC.	CHARLESTON MANAGEMENT	PO BOX 97243
504 DEERCROFT DR	0730649559	CHANG, BRIAN JOE CHANG, FERNANDA PASSINI	312 BRIARFIELD DR	APEX NC 27502-7037
519 LIGHT OAK WAY	0730741712	CHEN, YI	519 LIGHT OAK WAY	APEX NC 27539-5802
507 LIGHT OAK WAY	0730649772	CHINTAKUNTA, RAJITHA AMBAVARAM, SUDHARSAN REDDY	509 ALDEBARAN CT	CARY NC 27519-6733
426 DEERCROFT DR	0730644661	DEL REAL, CARLOS ANTONIO BURNS, TRICIA ANNE	426 DEERCROFT DR	APEX NC 27539-8020
503 LIGHT OAK WAY	0730649732	DODLA, SWAPNA KOTTHURU, RAVIKUMAR REDDY	1112 FOREST WILLOW LN	MORRISVILLE NC 27560-7178
411 CAROVA BND	0730743698	DOIDGE, DARRELL MATTHEW DOIDGE, LINDSEY RAE	411 CAROVA BND	APEX NC 27539-8022
0 PRINCE DEAD END RD	0741217259	EBT FARMS, LLC	472 HENRYS RIDGE RD	PITTSBORO NC 27312-4641
1925 E WILLIAMS ST	0740975490	EDWARDS, JUDITH B	5936 YATES MILL POND RD	RALEIGH NC 27606-9692
522 DEERCROFT DR	0730741559	EID, AYMAN YEHIA ABDEL MOH ABDALLAH, HEBATULLAH A A	522 DEERCROFT DR	APEX NC 27539-8021
0 TECHNOLOGY DR	0740765322	EMC CORPORATION	171 SOUTH ST	HOPKINTON MA 01748-2208
1900 E WILLIAMS ST	0740970313	EMPIRE ESTATE LLC	2028 MILL GATE LN	CARY NC 27519-7194
3125 VERIDEA PKWY	0740188440	FIELDS, W J FIELDS, CATHERINE A	3125 VERIDEA PKWY	APEX NC 27539-9202
1538 E WILLIAMS ST	0741820490	FTP A STORAGE APEX LLC	215 E 58TH ST FL 4	NEW YORK NY 10022-1296
1610 E WILLIAMS ST	0741817563	GORE LINE PROPERTIES LLC	PO BOX 1118	GARNER NC 27529-1118
2728 VERIDEA PKWY	0741019204	GREATER RALEIGH AREA CHRISTIAN EDUCATION INC	1101 BUCK JONES RD	RALEIGH NC 27606-3324
5940 OLD SMITHFIELD RD	0740448719	GREENWAY WASTE SOLUTIONS OF APEX LLC	19109 W CATAWHA AVE STE 110	CORNELIUS NC 28031-5613
0 BOBBITT RD	0740987115	HARRIS, DOVIE THORPE	5521 BOBBITT RD	APEX NC 27539-7288
5521 BOBBITT RD	0740987220	HARRIS, ELBERT HEIRS	5521 BOBBITT RD	APEX NC 27539-7288
104 RED BRUSH WAY	0730647672	HASHMI, SHABBIR HUSSAIN	112 CARDINAL DR	GREENVILLE NC 27858-8908
1725 E WILLIAMS ST	0740996221	HIGDON, ANGELA HICKS HICKS, VICKY KAREN	1725 E WILLIAMS ST	APEX NC 27539-7706
524 DEERCROFT DR	0730741588	HILL, JEFFREY KEVIN HILL, STACY LEE	102 CRAVEN HILL CT	CARY NC 27518-2226
518 DEERCROFT DR	0730741519	HO, TOMMY	518 DEERCROFT DR	APEX NC 27539-8021
500 DEERCROFT DR	0730649509	IRIZARRY, WILFREDO IRIZARRY, ELIZABETH	500 DEERCROFT DR	APEX NC 27539-8021
505 LIGHT OAK WAY	0730649752	JANARDHAN, HEMACHANDER SUNDARAVEL, ANITHA	3040 SENTINEL FERRY LN	CARY NC 27519-7554
442 DEERCROFT DR	0730646630	JAZWINSKI, MYKHAYLO JAZWINSKI, IRYNA	442 DEERCROFT DR	APEX NC 27539-8020
422 DEERCROFT DR	0730644621	JONES, COURTNEY DOOLY	422 DEERCROFT DR	APEX NC 27539-8020
5528 BOBBITT RD	0740986423	JONES, MARILYN S	5528 BOBBITT RD	APEX NC 27539-8767
0 E WILLIAMS ST	0750084420	JONES, PATRICIA A	435 EYAM HALL LN	APEX NC 27502-4758
1713 E WILLIAMS ST	0740996316	JUDD, GERTRUDE	1713 E WILLIAMS ST	APEX NC 27539-7706
1709 E WILLIAMS ST	0740998418	KAM GROUP INC	413 CHIME CT	CARY NC 27519-5581
419 CAROVA BND	0730743796	KARUMANCHI, AMANI	419 CAROVA BND	APEX NC 27539-8022
1690 E WILLIAMS ST	0741807518	KENAN TRANSPORT CO	C/O CHRIS PRATO	4366 MOUNT PLEASANT ST NW
112 RED BRUSH WAY	0730647771	KHILLARE, DEEPAK PRAKASH KHILLARE, VARSHA DEEPAK	112 RED BRUSH WAY	APEX NC 27539-5801
525 LIGHT OAK WAY	0730741791	KOMAKULA, EASWARA V N DODDI, VANI	601 HENMORE BROOK DR	CARY NC 27519-7617
116 RED BRUSH WAY	0730647776	KOMMISSETTY, RAJESH PASUPULETI, MOUNIKA	116 RED BRUSH WAY	APEX NC 27539-5801
2990 BROADSTONE WAY	0741534819	KRG PEAKWAY AT 55 LLC	KITE REALTY GROUP	30 S MERIDIAN ST STE 100

APEX NC 27502-0874

RALEIGH NC 27624-7243

NORTH CANTON OH 44720-5446

INDIANAPOLIS IN 46204-3510

444 DEERCROFT DR	0730646650	KUMAR, ROHIT SHIVANI, FNU	444 DEERCROFT DR	APEX NC 27539-8020
2828 WOODFIELD DEAD END RD	0730650989	LEGACY VENTURES 1699 LLC	7852 PERCUSSION DR	APEX NC 27539-3607
526 LIGHT OAK WAY	0730741878	LENNAR CAROLINAS LLC	ROBERT SMART	1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119
428 DEERCROFT DR	0730644691	LEUNG, CHI YIU CHENG, LOUISA K	2427 E 69TH ST	BROOKLYN NY 11234-6500
506 DEERCROFT DR	0730649579	LEWIS, SONYA BELGRADE, NINA LEWIS	506 DEERCROFT DR	APEX NC 27539-8021
1801 E WILLIAMS ST	0740985947	LUNSFORD, LORINE HEIRS	1801 E WILLIAMS ST	APEX NC 27539-7708
440 DEERCROFT DR	0730646610	MA, ZE YANG, YUERAN	919 S WINCHESTER BLVD UNIT 351	SAN JOSE CA 95128-3187
1528 E WILLIAMS ST	0741731224	MADISON APEX MF OWNER LLC	6805 CARNEGIE BLVD STE 250	CHARLOTTE NC 28211-4276
0 E WILLIAMS ST	0741726602	MADISON APEX OWNER LLC	FLANAGAN BILTON ATT: SPERO KOPITAS	1 N LA SALLE ST STE 2100 CHICAGO IL 60602-3918
413 CAROVA BND	0730743790	MAO, WEIPENG XU, YANQIN	135 KEEGANS LN	STATEN ISLAND NY 10308-3045
432 DEERCROFT DR	0730645621	MAZ HAR, NOOR	10475 YELLOW ROSE LN	SAN DIEGO CA 92127-2880
512 DEERCROFT DR	0730740549	MCBEATH, DARIN W MCBEATH, DARBY F	512 DEERCROFT DR	APEX NC 27539-8021
5520 BOBBITT RD	0740986393	MEZA, ALAN SR	5520 BOBBITT RD	APEX NC 27539-8767
530 DEERCROFT DR	0730742558	MOORE, ELI CLAYTON	530 DEERCROFT DR	APEX NC 27539-8021
5516 BOBBITT RD	0740988300	MOORE, MARY B HEIRS	JAMES E MOORE EXEC	201 HARWOOD ST APEX NC 27502-1805
526 DEERCROFT DR	0730742508	MUDUNDI, AKHIL VARMA TEJA ALLURI, SIVA SRI	526 DEERCROFT DR	APEX NC 27539-8021
517 LIGHT OAK WAY	0730740792	MURRAY, AMANDA CATHERINE	517 LIGHT OAK WAY	APEX NC 27539-5802
1717 E WILLIAMS ST	0740998381	MURRAY, MARY MURRAY, JOSHUA	1717 E WILLIAMS ST	APEX NC 27539-7706
0 E WILLIAMS ST	0740981239	NC DEPARTMENT OF TRANSPORATION	815 STADIUM DR	DURHAM NC 27704-2713
0 TECHNOLOGY DR	0740873248	NC DEPARTMENT OF TRANSPORTATION	815 STADIUM DR	DURHAM NC 27704-2713
0 TINGEN RD	0730990775	NC DEPT OF TRANSPORTATION TURNPIKE AUTHORITY	PO BOX 25201	RALEIGH NC 27611-5201
846 WICKHAM RIDGE RD	0740985009	NGUYEN, ROBERT NGUYEN, BROOKE	846 WICKHAM RIDGE RD	APEX NC 27539-9046
5700 BOBBITT RD	0740972921	NORTON DEVELOPMENT, LLC GIGNY PARTNERS, LLC	814 GASTON WOOD CT	RALEIGH NC 27605-1403
5524 BOBBITT RD	0740985325	NYBE, BATOUL	104 BORDEAUX LN	CARY NC 27511-6463
1713 E WILLIAMS ST	0750096187	PAGE TWO HOLDINGS LLC	1501 HIGHWOODS BLVD STE 302	GREENSBORO NC 27410-2052
0 E WILLIAMS ST	0750095624	PAGE TWO HOLDINGS LLC RODESSA LLC	1501 HIGHWOODS BLVD STE 302	GREENSBORO NC 27410-2052
1714 E WILLIAMS ST	0740990631	PAGE, DAVID E HEIRS	ERIN WADE	751 GATEWAY PARK DR APT 310 RALEIGH NC 27601-2160
4800 TECHNOLOGY DR	0740871804	PARKER, CYNTHIA JOY	4729 WILLEVA DR	WAKE FOREST NC 27587-8682
0 WICKHAM RIDGE RD	0740976903	PEMBERLEY PROPERTY OWNERS' ASSOCIATION INC	OMEGA ASSOCIATION MANAGEMENT INC	160 NE MAYNARD RD STE 210 CARY NC 27513-9676
529 LIGHT OAK WAY	0730742731	PENCHALA, SAISHASHIDHAR KONDU, NEELIMA	529 LIGHT OAK WAY	APEX NC 27539-5802
438 DEERCROFT DR	0730645690	PENMETSA, SATISH KUMAR ALLURI, SRI SRAVANI	438 DEERCROFT DR	APEX NC 27539-8020
446 DEERCROFT DR	0730646670	PETERSON, GEORGE AUSTIN CAMPBELL, PEYTON MARIE	446 DEERCROFT DR	APEX NC 27539-8020
600 CAROLINA SPRINGS BLVD	0730942647	PHOENIX COMMERCIAL DEVELOPMENT LLC	3724 NATIONAL DR STE 215	RALEIGH NC 27612-4070
531 LIGHT OAK WAY	0730742751	PINGILI, RANADEEP REDDY GOPU, VISHWESHA REDDY	531 LIGHT OAK WAY	APEX NC 27539-5802
1650 E WILLIAMS ST	0741816234	PPTAPEX LLC	11009 DUNHAM LN	RALEIGH NC 27613-6866
528 DEERCROFT DR	0730742528	RADWAN, OMNIA HAMDY	528 DEERCROFT DR	APEX NC 27539-8021
508 DEERCROFT DR	0730740509	RAO, CUI LI, MENG	508 DEERCROFT DR	APEX NC 27539-8021
1700 E WILLIAMS ST	0741900198	RAYMER, DAVID F RAYMER, SHARON L	4617 FRIENDSHIP RD	APEX NC 27539-8763
110 RED BRUSH WAY	0730647679	REDDY PONNA, SHARATH KUMAR	110 RED BRUSH WAY	APEX NC 27539-5801
500 LIGHT OAK WAY	0730649808	R-HEARTHSTONE LOT OPTION POOL 03 LP	HEARTHSTONE INC	23975 PARK SORRENTO STE 220 CALABASAS CA 91302-4023
1680 E WILLIAMS ST	0741807913	RIGSBEE, JAMES ERVIN	PO BOX 275	KNIGHTDALE NC 27545-0275
1860 E WILLIAMS ST	0740889089	RITENOUR, EDWARD C JR	108 TORTOISE LN	MORRISVILLE NC 27560-7295
527 LIGHT OAK WAY	0730742711	ROPPO, DAVID STEVEN ROPPO, CARLI EVE	527 LIGHT OAK WAY	APEX NC 27539-5802
514 DEERCROFT DR	0730740569	ROY, ARGHYA	514 DEERCROFT DR	APEX NC 27539-8021
0 OLD HOLLY SPRINGS APEX RD	0730852539	RXR LEN APEX OWNER LLC	GENERAL COUNSEL	625 RXR PLZ UNIONDALE NY 11556-3815
2945 VERIDEA PKWY	0740293940	RXR LEN APEX OWNER LLC	625 RXR PLZ	UNIONDALE NY 11556-3815
6300 KING DAVID CT	0740283126	RXR LEN APEX OWNER LLC	RXR MTF APEX VEHICLE LLC	625 RXR PLZ UNIONDALE NY 11556-3815
5525 BOBBITT RD	0740985230	SANTIAGO, BASILIO APARCIO ROSALES, ANTONIA ORTIZ	5533 BOBBITT RD	APEX NC 27539-7288
1548 E WILLIAMS ST	0741824172	SHELKE, SUNIL SHELKE, SUDARSHINI	314 FARROW GLEN LOOP	CARY NC 27519-6941
501 LIGHT OAK WAY	0730649702	SHIELDS, STEPHEN TODD SHIELDS, PATRICIA ANN	PO BOX 65	HOLLY SPRINGS NC 27540-0065
100 RED BRUSH WAY	0730647578	SINGIREDDY, GOUTAM REDDY KANKANALA, NIHARIKA	100 RED BRUSH WAY	APEX NC 27539-5801
838 WICKHAM RIDGE RD	0740986027	SLEPCHENKO, OLGA A	838 WICKHAM RIDGE RD	APEX NC 27539-9046
434 DEERCROFT DR	0730645651	SORATHIYA, MEHUL VINODBHAI SORATHIAY, FALGUNI MEHULBI	434 DEERCROFT DR	APEX NC 27539-8020
0 E WILLIAMS ST	0740044546	SOWTER, WILLIAM J SOWTER, SHERYL R	4801 LOUIS STEPHENS DR	MORRISVILLE NC 27560-8677
0 E WILLIAMS ST	0741730848	STANLEY, JUSTIN	6624 TEN TEN RD	APEX NC 27539-8316
0 E WILLIAMS ST	0740996013	STEELE, CALVIN HEIRS	C/O BRENDA J HAWKINS	103 DAGENHAM LN CARY NC 27518-9054
0 E WILLIAMS ST	0740996310	STEELE, GERTRUDE	1713 E WILLIAMS ST	APEX NC 27539-7706
0 TINGEN RD	0741331566	SURE & STEADFAST PROP LTD PTNRP	2201 CANDUN DR STE 103	APEX NC 27523-6413
114 RED BRUSH WAY	0730647773	SUSEENDRAN, MADHUBALA SUSEENDRAN, HARI S	12 FAIRMONT DR	COLUMBUS NJ 08022-2354
3101 TINGEN RD	0731902142	THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE TRIAN	801 CORPORATE CENTER DR STE 200	RALEIGH NC 27607-5243
1708 E WILLIAMS ST	0740990896	THOMPSONGAS - SMOKIES LLC	5260 WESTVIEW DR STE 200	FREDERICK MD 21703-8512

523 LIGHT OAK WAY	0730741761	TIMMONS, CRYSTAL MCLAMB TIMMONS, GABRIEL ANTWON SR	523 LIGHT OAK WAY	APEX NC 27539-5802	
0 E WILLIAMS ST	0750085838	TRINITY APEX NORTH 100 LLC	CHET MANN	1508 VON CANNON CIR	SANFORD NC 27330-8256
2812 WOODFIELD DEAD END RD	0730654754	VKVS INVESTMENTS LLC	2812 WOODFIELD DEAD END RD	APEX NC 27539-7293	
106 RED BRUSH WAY	0730647675	VUYYURU, SANTHI	1507 INGRAHAM DR	APEX NC 27502-4765	
3705 OLD HOLLY SPRINGS APEX RD	0740026492	WAKE COUNTY	PO BOX 550	RALEIGH NC 27602-0550	
0 US 1 HWY	0740489140	WAKE COUNTY BOARD OF EDUCATION	SERVICES SENIOR DIRECTOR	111 CORNING RD STE 100	CARY NC 27518-9299
0 OLD SMITHFIELD RD	0740221454	WAKE COUNTY OF	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
3151 APEX PEAKWAY	0741655049	WAL MART REAL ESTATE BUSINESS TRUST	WAL-MART PROPERTY TAX DEPT	PO BOX 8050	BENTONVILLE AR 72712-8055
3130 VERIDEA PKWY	0740082199	WANG, YIFEI MEI, HUA	115 RODRIGUEZ CT	SAN RAMON CA 94582-5545	
3117 VERIDEA PKWY	0740188680	WHITEHOUSE ASSETS MANAGEMENT LLC	3109 VERIDEA PKWY	APEX NC 27539-9202	
3109 VERIDEA PKWY	0740189737	WHITEHOUSE, GREGORY HENRY	3109 VERIDEA PKWY	APEX NC 27539-9202	
6400 PRINCE DEAD END RD	0741402319	WILDBIRD LLC	3024 BUCKINGHAM WAY	APEX NC 27502-8909	
0 E WILLIAMS ST	0740874476	WILLIAMS STREET PROPERTIES LLC LUND, MARCIA M	738 CASH ST	APEX NC 27502-1302	
513 LIGHT OAK WAY	0730740742	WISE, DOUGLAS ODANIEL	513 LIGHT OAK WAY	APEX NC 27539-5802	
2720 WOODFIELD DEAD END RD	0730644708	WOODFIELD ESTATE LLC	964	HIGH HOUSE RD #3050	CARY NC 27513-3574
515 LIGHT OAK WAY	0730740772	XIA, RAN	2900 JORDAN POINTE BLVD	NEW HILL NC 27562-9308	
2000 E WILLIAMS ST	0740865571	YANG, LEE CHU LEE, AMY S	223 LOCHWOOD WEST DR	CARY NC 27518-9757	
417 CAROVA BND	0730743794	YANG, XUAN	4668 WILCOX AVE	SANTA CLARA CA 95054-1388	
430 DEERCROFT DR	0730645601	YU, NORMAN YU, SUKI	8802 70TH RD	FOREST HILLS NY 11375-6620	
405 CAROVA BND	0730743691	ZHENG, WEI	522 BUXTON GRANT DR	CARY NC 27519-8691	
		Current Tenant	3151 Apex PEAKWAY	APEX NC 27502	
		Current Tenant	5516 Bobbitt RD	APEX NC 27539	
		Current Tenant	5524 Bobbitt RD	APEX NC 27539	
		Current Tenant	5525 Bobbitt RD	APEX NC 27539	
		Current Tenant	5700 Bobbitt RD	APEX NC 27539	
		Current Tenant	10110 Broadstone WAY	APEX NC 27502	
		Current Tenant	10120 Broadstone WAY	APEX NC 27502	
		Current Tenant	10130 Broadstone WAY	APEX NC 27502	
		Current Tenant	10140 Broadstone WAY	APEX NC 27502	
		Current Tenant	10210 Broadstone WAY	APEX NC 27502	
		Current Tenant	10220 Broadstone WAY	APEX NC 27502	
		Current Tenant	10230 Broadstone WAY	APEX NC 27502	
		Current Tenant	10240 Broadstone WAY	APEX NC 27502	
		Current Tenant	10310 Broadstone WAY	APEX NC 27502	
		Current Tenant	10320 Broadstone WAY	APEX NC 27502	
		Current Tenant	10330 Broadstone WAY	APEX NC 27502	
		Current Tenant	10340 Broadstone WAY	APEX NC 27502	
		Current Tenant	11110 Broadstone WAY	APEX NC 27502	
		Current Tenant	11120 Broadstone WAY	APEX NC 27502	
		Current Tenant	11130 Broadstone WAY	APEX NC 27502	
		Current Tenant	11140 Broadstone WAY	APEX NC 27502	
		Current Tenant	11150 Broadstone WAY	APEX NC 27502	
		Current Tenant	11160 Broadstone WAY	APEX NC 27502	
		Current Tenant	11170 Broadstone WAY	APEX NC 27502	
		Current Tenant	11180 Broadstone WAY	APEX NC 27502	
		Current Tenant	11210 Broadstone WAY	APEX NC 27502	
		Current Tenant	11220 Broadstone WAY	APEX NC 27502	
		Current Tenant	11230 Broadstone WAY	APEX NC 27502	
		Current Tenant	11240 Broadstone WAY	APEX NC 27502	
		Current Tenant	11250 Broadstone WAY	APEX NC 27502	
		Current Tenant	11260 Broadstone WAY	APEX NC 27502	
		Current Tenant	11270 Broadstone WAY	APEX NC 27502	
		Current Tenant	11280 Broadstone WAY	APEX NC 27502	
		Current Tenant	11310 Broadstone WAY	APEX NC 27502	
		Current Tenant	11320 Broadstone WAY	APEX NC 27502	
		Current Tenant	11330 Broadstone WAY	APEX NC 27502	
		Current Tenant	11340 Broadstone WAY	APEX NC 27502	
		Current Tenant	11350 Broadstone WAY	APEX NC 27502	
		Current Tenant	11360 Broadstone WAY	APEX NC 27502	
		Current Tenant	11370 Broadstone WAY	APEX NC 27502	
		Current Tenant	11380 Broadstone WAY	APEX NC 27502	

[illegible]

[illegible]

[illegible]

[illegible]

Current Tenant	9150 Broadstone WAY	APEX NC 27502
Current Tenant	9160 Broadstone WAY	APEX NC 27502
Current Tenant	9170 Broadstone WAY	APEX NC 27502
Current Tenant	9180 Broadstone WAY	APEX NC 27502
Current Tenant	9210 Broadstone WAY	APEX NC 27502
Current Tenant	9220 Broadstone WAY	APEX NC 27502
Current Tenant	9230 Broadstone WAY	APEX NC 27502
Current Tenant	9240 Broadstone WAY	APEX NC 27502
Current Tenant	9250 Broadstone WAY	APEX NC 27502
Current Tenant	9260 Broadstone WAY	APEX NC 27502
Current Tenant	9270 Broadstone WAY	APEX NC 27502
Current Tenant	9280 Broadstone WAY	APEX NC 27502
Current Tenant	9310 Broadstone WAY	APEX NC 27502
Current Tenant	9320 Broadstone WAY	APEX NC 27502
Current Tenant	9330 Broadstone WAY	APEX NC 27502
Current Tenant	9340 Broadstone WAY	APEX NC 27502
Current Tenant	9350 Broadstone WAY	APEX NC 27502
Current Tenant	9360 Broadstone WAY	APEX NC 27502
Current Tenant	9370 Broadstone WAY	APEX NC 27502
Current Tenant	9380 Broadstone WAY	APEX NC 27502
Current Tenant	5940 Old Smithfield RD	APEX NC 27539
Current Tenant	6025 Old Smithfield RD	APEX NC 27539
Current Tenant	1341 Perry RD	APEX NC 27502
Current Tenant	5800 Technology DR	APEX NC 27539
Current Tenant	3013 Tingen RD	APEX NC 27502
Current Tenant	2728 Veridea PKWY	APEX NC 27502
Current Tenant	2937 Veridea PKWY	APEX NC 27539
Current Tenant	2945 Veridea PKWY	APEX NC 27539
Current Tenant	3009 Veridea PKWY	APEX NC 27539
Current Tenant	3012 Veridea PKWY	APEX NC 27539
Current Tenant	3105 Veridea PKWY	APEX NC 27539
Current Tenant	3117 Veridea PKWY	APEX NC 27539
Current Tenant	3130 Veridea PKWY	APEX NC 27539
Current Tenant	3134 Veridea PKWY	APEX NC 27539
Current Tenant	3138 Veridea PKWY	APEX NC 27539
Current Tenant	3142 Veridea PKWY	APEX NC 27539
Current Tenant	3229 Veridea PKWY	APEX NC 27539
Current Tenant	1400 E Williams ST	APEX NC 27539
Current Tenant	1538 E Williams ST	APEX NC 27539
Current Tenant	1600 E Williams ST	APEX NC 27539
Current Tenant	1608 E Williams ST	APEX NC 27539
Current Tenant	1610 E Williams ST	APEX NC 27539
Current Tenant	1650 E Williams ST	APEX NC 27539
Current Tenant	1670 E Williams ST	APEX NC 27539
Current Tenant	1690 E Williams ST	APEX NC 27539
Current Tenant	1709 E Williams ST	APEX NC 27539
Current Tenant	1710 E Williams ST	APEX NC 27539
Current Tenant	1712 E Williams ST	APEX NC 27539
Current Tenant	1713A E Williams ST	APEX NC 27539
Current Tenant	1729 E Williams ST	APEX NC 27539
Current Tenant	1900 E Williams ST	APEX NC 27539
Current Tenant	1928 E Williams ST	APEX NC 27539

Created by Town of Apex Planning Department
Date Created: 9/2/2025

Topic	ID	Scheduled Time	Duration (minutes)	# Registrants	# Cancelled registrants	# Approved registrants	# Denied registrants
Veridea SD-CZ Zoning Amendment	883 6939 8626	11/10/2025 18:00	90	23	0	23	0
Attendee Details							
First Name	Last Name	Email	Registration Time	Approval Status			
Megan	Pottenger		10/22/2025 10:03	approved			
Megan	Pottenger		10/23/2025 13:32	approved			
Greg	Hobby		10/29/2025 17:13	approved			
Sarah	Van Every		10/30/2025 11:39	approved			
Leticia	Shapiro		10/30/2025 14:46	approved			
Tricia	Kohn		10/30/2025 17:12	approved			
Darin	McBeath		11/1/2025 9:27	approved			
Linda Reenita	Barboza		11/6/2025 22:15	approved			
David	Parker		11/7/2025 9:35	approved			
Simon	George		11/7/2025 9:39	approved			
James	Eason		11/7/2025 11:21	approved			
Hunter	Winstead		11/10/2025 14:08	approved			
Will	Noyes		11/10/2025 15:18	approved			
Madeline	Fernandez		11/10/2025 17:13	approved			
Selva	Mohan		11/10/2025 17:22	approved			
Jason	Barron		11/10/2025 17:27	approved			
Catherine	Pendergraft		11/10/2025 17:43	approved			
Veerendra	Tati		11/10/2025 17:59	approved			
Carol	Woodell		11/10/2025 18:21	approved			
first name	last name		11/11/2025 9:13	approved			
first name	last name		11/11/2025 9:13	approved			
first name	last name		11/11/2025 9:13	approved			
first name	last name		11/11/2025 9:13	approved			

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Jason Barron, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Virtual Zoom Meeting (location/address) on November 10, 2025 (date) from 6:00 p.m. (start time) to 7:00 p.m. (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

November 21, 2025
Date

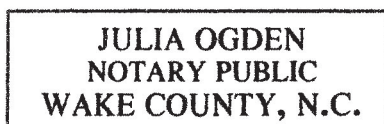
By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Julia Ogden, a Notary Public for the above State and County, on this the 21 day of November, 2025.

SEAL

[Signature]
Notary Public
Julia Ogden
Print Name



My Commission Expires: June 23, 2029

Registration Report

Report generated time 11/20/2025 17:37

Topic	ID	Scheduled Time	Duration (minutes)	# Registrants	# Cancelled registrants	# Approved registrants	# Denied registrants
Veridea SD-CZ Zoning Amendment	883 6939 8626	11/10/2025 18:00		90	23	0	23 0
Attendee Details							
First Name	Last Name	Email	Registration Time	Approval Status			
Megan	Pottenger	pottenger@mcadamsco.com	10/22/2025 10:03	approved			
Megan	Pottenger	megan.t.pottenger@gmail.com	10/23/2025 13:32	approved			
Greg	Hobby	ghobby67@gmail.com	10/29/2025 17:13	approved			
Sarah	Van Every	vanevery@mcadamsco.com	10/30/2025 11:39	approved			
Leticia	Shapiro	tshapiro@morningstarlawgroup.com	10/30/2025 14:46	approved			
Tricia	Kohn	kohntj619@gmail.com	10/30/2025 17:12	approved			
Darin	McBeath	ddmcbeath@yahoo.com	11/1/2025 9:27	approved			
Linda Reenita	Barboza	linda.r.barboza@gmail.com	11/6/2025 22:15	approved			
David	Parker	David@DCInsightllc.com	11/7/2025 9:35	approved			
Simon	George	Simon.george@ncchildrens.org	11/7/2025 9:39	approved			
James	Eason	eason@mcadamsco.com	11/7/2025 11:21	approved			
Hunter	Winstead	hwinstead@morningstarlawgroup.com	11/10/2025 14:08	approved			
Will	Noyes	wnoyes@rxr.com	11/10/2025 15:18	approved			
Madeline	Fernandez	mfernandez@rxr.com	11/10/2025 17:13	approved			
Selva	Mohan	2mmlccary@gmail.com	11/10/2025 17:22	approved			
Jason	Barron	jbarron@morningstarlawgoup.com	11/10/2025 17:27	approved			
Catherine	Pendergraft	caffeep57@gmail.com	11/10/2025 17:43	approved			
Veerendra	Tati	t.veerendra@gmail.com	11/10/2025 17:59	approved			
Carol	Woodell	Letsgozydeco@gmail.com	11/10/2025 18:21	approved			
first name	last name	test1@zoom.com	11/11/2025 9:13	approved			
first name	last name	test2@zoom.com	11/11/2025 9:13	approved			
first name	last name	test3@zoom.com	11/11/2025 9:13	approved			
first name	last name	test4@zoom.com	11/11/2025 9:13	approved			



December 3, 2025

Town of Apex
Planning Department
322 N. Mason Street
Apex, NC 27502

RE: Veridea Sustainable Development Plan Amendment for parcels south of US 1, east of I-540, and west and east of Veridea Parkway

To Whom It May Concern,

This letter is to inform you of a proposed amendment to the Veridea Sustainable Development Plan Conditional Zoning (SD-CZ) to (i) facilitate the development of the North Carolina Children's Hospital and campus, and (ii) revise certain conditions for the remainder of Veridea.

The Veridea Sustainable Development Plan was approved by the Town of Apex on May 9, 2011 (Rezoning #09CZ07).

In the summer of 2025, North Carolina Children's announced their intention to develop a new, state-of-the-art children's hospital within Veridea, bringing North Carolina's first freestanding children's hospital to the Triangle. The North Carolina Children's health care campus and its supporting uses (including but not limited to medical, research, academic, administrative, transport, patient and family respite and accommodations) have a specific set of needs for automobile and pedestrian circulation, massing, scale, and materials. These unique considerations require the enclosed technical exemptions to the SD-CZ Plan (Exhibit A).

Exhibit A proposes exemptions from technical standards found within the SD-CZ Plan. The exemptions would apply to the Hospital Site and surrounding supporting uses which will make up the campus. The exemptions that apply to the health care campus and surrounding supporting uses (including but not limited to medical, research, academic, administrative, transport, patient and family respite and accommodations, central utility plant, and adequate parking facilities) which will make up the campus are found in Part 1 of Exhibit A. These uses and parcels are approximately equivalent to +/- 193 acres of the Urban Core (UC) sustainable zone and +/- 29 acres of the Village Center (VC) sustainable zone within the Veridea development. Exemptions for the overall SD-CZ Zoned area are contained within Part 2 of Exhibit A.

Exemptions or modifications requested herein for the hospital campus relate to standards for glazing, lot width, block perimeter, build-to/maximum setbacks, rear loading, and location of parking and entrances. Exemptions or modifications requested herein for the remainder of Veridea relate to recreation land dedication, land reservation for future rail, and development thresholds. Where exemptions from text are requested, the full text is provided. Where exemptions from a table are requested, the full table is included as an attachment.

Where an exemption is granted from the SD-CZ plan, the development will default to the current UDO standards effective at the date of approval of this amendment.

A corresponding SD-CZ rezoning application has been filed in the Town's development portal.

Sincerely,

Veridea Development Team

Veridea SD Plan Amendment

Proposed Rezoning Changes

December 3, 2025

PART 1 North Carolina Children's (NCC) Campus Property

The Sustainable Development Plan south of US 1, east of I-540, and west of Veridea Parkway (PINs 0740191376, 0730996270, 0730977087, 0730977967, 0740081019, 0740070950, 0740082327, 0740082199, 0740078021, 0740180091, 0740180331, 0731902142 (portion of)) and a portion of the Sustainable Development Plan south of US 1 and east of Veridea Parkway (PINs 0741207566, 0741203157, 0740293940) (collectively, the "NCC Campus Property") will retain all of the conditions from rezoning #09CZ07 except:

Section 3.3.3 Written Statement from Responsible Person Required; Noncompliance

Modification to Section 3.3.3

Any site plan or Subdivision Plan submitted to the Town for approval for a project to be undertaken by a party other than the Responsible Person must be accompanied by a written statement from the Responsible Person indicating its approval of the Project. Such written statement shall also state the authorized development allocated to the Project (i.e., number of dwelling units and/or square feet of non-residential Retail, Office and/or Industrial Uses) as well as the development fee credits, if any, other credits, and/or liabilities and responsibilities assigned to or assumed by the Project. Provided however, any site plan or Subdivision Plan submitted to the Town for approval for a project to be undertaken on the NCC Campus Property shall not be required to be accompanied by a written statement from the Responsible Person indicating its approval of the Project. Such site plans or Subdivision Plans shall be subject to the terms of the SD Plan, as amended, and the Unified Development Ordinance where not inconsistent with the SD Plan.

Any event of non-compliance with any requirement of this SD Plan or the UDO that relates solely to a Project or Projects within Veridea shall not be attributed to Veridea as a whole, but rather shall be attributed only to that Project or Projects, such that any enforcement action taken by the Town shall be limited to the Project or Projects at issue.

In addition to any other remedy that may be available to the Town, if a violation of this SD Plan, Town Standards, Sustainability Standards applicable to Veridea or the UDO remains in existence with respect to a Project or Projects or a distinct area within Veridea after the Town complies with the procedures of UDO 11.5, the Town may withhold the issuing, approving or granting of grading permits, building permits, certificates of compliance or occupancy, site plans, subdivision plans or plats and other permits or approvals for the Project or Projects or distinct area in issue until the non-compliance is corrected and cured.

In addition to any other remedy that may be available to the Town, if a violation of this SD Plan, Town Standards, Sustainability Standards applicable to Veridea or the UDO which applies to Veridea as a whole remains in existence after the Town complies with the procedures of UDO 11.5, the Town may withhold the issuing, approving or granting of grading permits, site plans and subdivision plans or plats throughout Veridea until the non-compliance is corrected and cured.

Section 3.7: Energy Standards

Exemption from the energy efficiency goal of Section 3.7.2.v.

- v. The improvement of energy performance by 20% compared to baseline building performance ratings per ASHRAE/ IESNA Standard 90.1-2004.

Section 4: Community Design Standards

Exemption from 4.2.3.a. (i. – ii.)

- a. Buildings and frontages along the A-Grids shall reflect multi-modal and pedestrian standards of the SD Plan supporting pedestrian activity.
Thoroughfares within an A-Grid Zone may be developed according to B-Grid standards subject to the following special and limiting conditions:
 - i. Transition conditions within A-Grid Zones to adjacent B- Grid Zones; and
 - ii. Small internal Thoroughfares of limited length to respond to a specific condition of the site or a use. Notwithstanding these special and limiting conditions, no more than 15% of the aggregate length of Thoroughfares within an A-Grid Zone may be designated as a B-Grid and follow B-Grid standards. Location and other specifics of such B-Grid Thoroughfares shall be addressed within site plans.

Exemption from 4.2.3.b (i. – iii.)

- b. Buildings and frontages along the B-Grids may reflect automobile- oriented standards. B-Grids may be developed in whole or in part to A-Grid standards. It is the goal that B-Grid zones eventually become redeveloped as A-Grids. Therefore, site plans for B-Grids shall reflect in their planning and site engineering this goal by:
 - i. Establishing a B-Grid Thoroughfare grid and therefore a block layout that can be redeveloped into smaller blocks exhibiting the characteristics of an A-Grid;
 - ii. Establishing the B-Grid Thoroughfares in such a manner that they can be redeveloped into A-Grid Thoroughfares and frontages; and
 - iii. Locating utilities and site features so that they will not prohibit the establishment of an A-Grid development pattern, and do so without significant redesign or cost impacts. Site plans for B- Grid zones shall depict both the B-Grid configuration, and conceptually reflect how the B-Grid configuration may be redeveloped into an A-Grid.

Exemption from 4.3.5 – 4.3.7

4.3.5 Village Center – A-Grid (VC A-Grid) consists of higher Density Mixed Use buildings that accommodate retail, Office, rowhouses and apartments. It has a tight network of Thoroughfares, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

4.3.6 Village Center – B-Grid (VC B-Grid) consists of larger block sizes, and larger format uses supporting regional users. It has a coarse network of Thoroughfares, with sidewalks and steady street tree planting.

4.3.7 Urban Core – A-Grid (UC A-Grid) consists of the highest Density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; Thoroughfares have steady street tree planting and buildings are set close to wide sidewalks.

4.3.8 Urban Core – B-Grid (UC B-Grid) consists of the highest Density and height, with predominantly Office, lab, and research uses. It may have larger blocks; streets have steady street tree planting and buildings may be set back from the sidewalks.

Exemption from 4.5.1.e. & h.

- e. The Thoroughfare network shall be designed to define Blocks not exceeding the size indicated in Table 14. The perimeter shall be measured as the sum of Lot Frontage Lines.
- h. Each Lot shall be bounded by a vehicular Thoroughfare, except that 20% of the Lots within each Sustainable Zone may be bounded by a Passage, so long as the Thoroughfare assembly behind such Lots is constructed to Rear Alley standards, will meet emergency vehicle access requirements and is public.

Note: If subdivided, lot dimensions and minimum public frontage standards will default to UDO standards.

Exemption from 4.5.3.a. (i. -iii.)

- a. General to all zones OS, NG, NM, VC, UC
 - i. The Public Frontage contributes to the character of the Sustainable Zone, and includes the requisite types of Sidewalk, Curb, Planter, bicycle parking, and street trees.
 - ii. Public Frontages shall be designed as shown in Table 4A and Table 4B and allocated within Sustainable Zones as specified in Table 14d.
 - iii. Within the Public Frontages, the types of Public Planting and Public Lighting shall be as shown in Table 4A, Table 4B, Table 5 and Table 6.

Note: Public frontage standards will default to the Town of Apex UDO Section 7.5.

Section 5: Building Standards

Exemption from 5.4.1.a. – g.

- a. Newly platted Lots shall be dimensioned according to Table 14f and Table 15.
- b. Building Disposition shall be as shown in Table 9 and Table 14i.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 14g, Table 14h, and Table 15.
- d. One Principal Building at the Frontage and one Outbuilding to the rear of the Principal Building may be built on each Lot as shown in Table 17c.
- e. Lot coverage by buildings shall not exceed that specified in Table 14f and Table 15.
- f. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Table 14g and Table 15.
- g. Setbacks for Principal Buildings shall be as shown in Table 14g and Table 15.

Exemption from 5.4.2.a

- a. The Principal Entrance shall be on a Frontage Line.

Exemption from 5.5.1 (a., b., d., g.)

- a. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 7 and Table 14j.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 17. Prescriptions for the second and third Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages.
- d. Building stories, Stepbacks, and Expression Lines shall conform to Table 8 and Table 14j.
- g. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot.

Modification to 5.5.1. c.

- c. All Facades shall be glazed with clear glass no less than 30% of the first Story, however glazing shall be no less than 50% of the first Story in the VC Zone A-Grid and UC Zone A-Grid areas. Within the NCC Campus Property, this requirement shall only apply to buildings within 200 feet of the Veridea Parkway right-of-way with the exception of any inpatient, outpatient, or supporting medical use.

Exemption from 5.5.5.e.

- e. In the absence of a building Facade along any part of a Frontage Line, a Streetscreen may be built co-planar with the Facade or adjacent Facades.

Exemption from 5.8.1 (a. - c.)

- a. Parking shall be accessed by Rear Alleys or Rear Lanes, when available.

- b. Open parking areas and Parking Structures shall be masked from the Frontage by a Building or Streetscreen.
- c. For buildings on B-Grids, open parking areas and Parking Structures are allowed unmasked on the Frontage in the front Layer, except for corner Lots at intersections with the A-Grid.

Exemption from 5.8.4 (a. & c.)

- a. All parking lots, garages, and Parking Structures shall be located at the second or third Layer except along B-Grids where parking may be located in the first layer. (Table 17d)
- c. Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.

Modification to 5.8.4.b:

- 1. Vehicular entrances to parking lots, garages, and Parking Structures shall ~~be no wider than 24 feet at the Frontage for A-Grid Thoroughfares. Driveways at Frontages for B-Grid Thoroughfares shall be no wider than necessary to accommodate the straight and turn lanes in the first Layer. (Table 3B.f)~~ meet the requirements found in the *Town of Apex Standard Specifications and Standard Details* or be designed to accommodate the use subject to TRC approval.

Section 6: Tables

Note: Exempted tables are included as attachments to this letter, labeled as described below.

Table 1 – Sustainable Zone Descriptions

The NCC Campus Property shall be exempt from Table 1.

Tables 3B – Vehicular Lane and Parking Assemblies

The NCC Campus Property shall be exempt from Table 3B c., d., and e. streetside parking requirements.

Tables 4A & 4B – Public Frontages

The NCC Campus Property shall be exempt from Tables 4A & 4B.

Tables 4C – Thoroughfare Assemblies

The NCC Campus Property shall be exempt from Tables 4C.

Tables 4D – Thoroughfare Cross Sections

The NCC Campus Property shall be exempt from Tables 4D.

Table 6 – Public Planting

The NCC Campus Property shall be exempt from Table 6.

Table 7 – Private Frontages

The NCC Campus Property shall be exempt from Table 7.

Table 8 – Building Configuration

The NCC Campus Property shall be exempt from Table 8.

Table 9 – Building Disposition

The NCC Campus Property shall be exempt from Table 9.

Table 13 – Civic Space

The NCC Campus Property shall be exempt from Table 13.

Table 14 – Form-Based Code Summary

The NCC Campus Property shall be exempt from the struck through standards of Table 14 as shown below relating to block perimeter, rear-loading, lot width, and building disposition for the VC and UC sustainable zones. Other applicable standards shall be amended as indicated with the callout black boxes below.

c. Block Size

	OS OPEN SPACE ZONE	NG NEIGHBORHOOD GENERAL ZONE	NM NEIGHBORHOOD MIXED-USE ZONE	VC VILLAGE CENTER ZONE	UC URBAN CORE ZONE
c. BLOCK SIZE					
Block Perimeter: A-Grids	no maximum	3000 ft. max	2400 ft. max	2000 ft. max*	2000 ft. max*
Block Perimeter: B-Grids	not applicable	not applicable	not applicable	* 3500 ft. max with parking structures	

d. Thoroughfare

	OS OPEN SPACE ZONE	NG NEIGHBORHOOD GENERAL ZONE	NM NEIGHBORHOOD MIXED-USE ZONE	VC VILLAGE CENTER ZONE	UC URBAN CORE ZONE
d. THOROUGHFARES (see Table 3 and Table 4)					
Highway (HW)	permitted	permitted	not permitted	not permitted	not permitted
Boulevard (BV)	not permitted	not permitted	not permitted	permitted	permitted
Avenue (AV)	not permitted	permitted	permitted	permitted	permitted
Commercial Street (CS)	not permitted	not permitted	not permitted	permitted	permitted
Drive (DR)	not permitted	permitted	permitted	permitted	permitted
Street (ST)	permitted	permitted	permitted	permitted	not permitted
Road (RD)	permitted	permitted	not permitted	not permitted	not permitted
Rear Lane (RL)	permitted	permitted	permitted	not permitted	not permitted
Rear Alley (RA)	not permitted	permitted	required	required	required
Path (PT)	permitted	permitted	permitted	not permitted	not permitted
Passage (PS)	not permitted	permitted	permitted	permitted	permitted
Bicycle Trail (BT)	permitted	permitted	not permitted *	not permitted *	not permitted
Bicycle Lane (BL)	permitted	permitted	permitted	permitted	permitted
Bicycle Route (BR)	permitted	permitted	permitted	permitted	permitted

Amend to
"permitted"

Amend to
"permitted"

f. Lot Occupation

f. LOT OCCUPATION	OS OPEN SPACE ZONE	NG NEIGHBORHOOD GENERAL ZONE	NM NEIGHBORHOOD MIXED-USE ZONE	VC VILLAGE CENTER ZONE	UC URBAN CORE ZONE
Lot Width: A-Grids	variable	25 ft. min 120 ft. max	18 ft. min 400 ft. max	18 ft. min 600 ft. max	18 ft. min 700 ft. max
Lot Width: B-Grids	not applicable	not applicable	not applicable	no max	no max

Amend to
"no max"

i. Setbacks – Outbuilding

h. SETBACKS - OUTBUILDING (see Table 15)	OS OPEN SPACE ZONE	NG NEIGHBORHOOD GENERAL ZONE	NM NEIGHBORHOOD MIXED-USE ZONE	VC VILLAGE CENTER ZONE	UC URBAN CORE ZONE
(h.1) Front Setback	not applicable	20 ft. min +bldg setback	20 ft. min +bldg setback	40 ft. max from rear prop	not applicable
(h.2) Side Setback	not applicable	0 ft. or 3 ft. min	0 ft. or 3 ft. min	0 ft. min	not applicable
(h.3) Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft. min	not applicable

Amend to "not
applicable"

j. Building Disposition

i. BUILDING DISPOSITION (see Table 9)	OS OPEN SPACE ZONE	NG NEIGHBORHOOD GENERAL ZONE	NM NEIGHBORHOOD MIXED-USE ZONE	VC VILLAGE CENTER ZONE	UC URBAN CORE ZONE
Edgeyard	permitted	permitted	permitted	permitted	permitted
Sidyard	not permitted	permitted	permitted	permitted	not permitted
Rearyard	not permitted	permitted	permitted	permitted	permitted
Courtyard	not permitted	not permitted	permitted	permitted	permitted

Amend to
"permitted"

Table 15D – Form-Based Code Graphics – VC – Village Center

The NCC Campus Property shall be exempt from the Form-based code standards in Table 15 D.

Table 15E - Form-Based Code Graphics - UC - Urban Core

The NCC Campus Property shall be exempt from the Form-based code standards in Table 15 E.

In addition to the standards and conditions of the Sustainable Development Plan for Veridea (#09CZ07), as amended, the NCC Campus Property shall comply with the following:

1. All lots shall front on a public street.
2. Hospital, behavioral health, and accessory/supportive uses including but not limited to central utility plants, shared services (i.e. laboratory, sterile processing, security, network support, logistics, housekeeping, maintenance, laundry, supply chain, dietary and food preparation), parking structures, ambulatory surgery centers (with or without Emergency Department), and physician office buildings shall be considered a Civic Use for SD Zoning and UDO regulatory requirements including calculations related to maximum development of respective uses within the SD Zoning boundary.
3. For the area west of Veridea Parkway only, four (4) bus stops shall be constructed. The location of the stops will be finalized and shown on the first Major Site Plan within the NCC Campus Property. All bus stops shall be within ¼ -mile radius of a healthcare building. Bus stops shall

meet Town of Apex Standard Specifications including landing pad, amenity pad, and pedestrian circulation path. Each bus stop (at a minimum) will include the following, pending Planning Director or designee approval:

- 1 bus shelter
- 1 trash receptacle
- 1 bench
- 2 bicycle racks
- Pedestrian connections to surrounding street network to ADA and PROWAG guidelines.

PART 2 Veridea Properties Zoned SD-CZ

The Sustainable Development Plan for Veridea (#09CZ07), is amended as follows, with additions underlined and deletions being shown by stricken-through text:

Elimination of Rail

The rail requirements of the SD Plan no longer apply. Any references within the SD Plan to rail shall not be applicable.

Modification to 3.4.2.2 Specific Recreation Requirements

Section 3.4.2.2 is deleted in its entirety and replaced as follows:

3.4.2.2 Specific Recreation Requirements

(i) Developer shall grant to the Town a public access easement over the stormwater and linear parks areas shown generally on the attached **Exhibit A-1**. Developer shall work collaboratively with the Town to program the space within this easement. The Town, in its sole discretion, shall approve all uses of the space within the easement and Developer and Town shall execute an agreement detailing scheduled uses of the easement space prior to approval of the Master Subdivision Final Plat that contains said easement;

(ii) Developer shall construct a 25,000sf programmable recreation center at its sole cost and expense to be designed with interior finishes consistent with other Town of Apex recreation center facilities. This recreation center shall be located south of Adesso Way and north of Forest Light Way as shown generally on the attached **Exhibit A-1**. The programmable recreational facility may include but is not limited to gymnasium, adaptive classroom/ program/ camp spaces, and associated support spaces such as restrooms, offices and storage to be determined in agreement with PRCR staff and as part of the developer agreement. Prior to construction of the recreation center, Town must approve the design, construction schedule, construction cost, and location of the recreation center. Construction will not

begin until Town and the Developer have executed a Development Agreement outlining the roles and obligations associated with the design and construction of the recreation center;

(iii) A site plan for this recreation center shall be submitted to the Town of Apex prior to issuance of a building permit for the 1,000th dwelling unit or platting of the 4,000th lot within Veridea, whichever comes first. Construction of this recreation center shall be completed within three (3) years of Developer's receipt of building permit approval. In the event construction has not been completed within this time, including the issuance of a Certificate of Occupancy, no building permits will be issued for any additional dwelling units within the Veridea Development until construction of the recreation center is complete.

(iv) The costs and expenses incurred by Developer in construction of the recreation facility required by subsection (iii) hereof shall be credited against parks and recreation fees due for residential development within Veridea and shall be outlined in the Development Agreement. This credit shall be in favor of Developer exclusively and may be applied by Developer from time-to-time for the permitting of residential dwellings constructed by third parties. Further, any parks and recreation fees paid for any development within Veridea prior to construction of the recreation center shall be paid over to Developer on an agreed upon schedule as construction of the recreation center progresses. In the event that parks and recreation fees-in-lieu received by the Town prior to commencement of the recreation center exceed the cost of the recreation center, such excess amounts shall be retained by the Town and all residential development within Veridea thereafter shall be required to pay applicable Parks and Recreation fees-in-lieu in accordance with Town and state requirements for the same.

(v) Subject to the foregoing, all development within Veridea shall be subject to all applicable Parks and Recreation fees-in-lieu in accordance with Town and state requirements for the same.

(vi) These Developer commitments related to the construction of the recreation center shall be reduced to a development agreement between the Town and Developer which shall be executed prior to the issuance of the 750th building permit. In addition to the foregoing terms, the Development Agreement shall include an agreed upon construction schedule for the recreation center and shall provide the Town a remedy to take over construction in the event that Developer fails to comply with said construction schedule beyond any applicable cure periods.

Modification to 3.5.3.d Land Reservation for Future Rail

~~d. ——— Land Reservation: Land shall be reserved for the future Regional Public Transit System within Veridea. With regard to the Regional Public Transit System alignment and associated rights of way ("ROW") outside of Veridea, the location along Veridea's perimeter where the Regional Public Transit System will enter and exit Veridea in the vicinity of the interchange of US 1 with the Triangle Expressway will be determined by Triangle Transit, and/or other regional transit organization, and/or the Town. As Veridea is developed, site plans and Subdivision Plans will be shared with Triangle Transit, and/or other relevant regional transit organization, to assist such entities in the planning for and selection of the final alignment of the Regional Public Transit System.~~

The reservation of land to accommodate the Regional Public Transit System will be made as follows:

- i. ~~Land shall be reserved in a manner consistent with the development pattern of the Sustainability Zone in which it resides, and may overlap dedications made for other public uses such as Thoroughfares and utilities as long as the overlap is not contrary to sound planning and engineering practice that ensures that the reservation and dedication are sufficient for all planned infrastructure;~~
- ii. ~~Reservation shall include an area for transit station functions which shall be located within a UC zone, and shall be reserved in a manner that is in keeping with an urban development pattern of that zone as defined by the SD Plan, and may overlap reservations and, dedications made for other public uses such as Thoroughfares and utilities as long as the overlap is not contrary to sound planning and engineering practice that ensures that the reservation and dedication are sufficient for all planned infrastructure;~~
- iii. ~~Determination of the form, character, location, and relationship to adjacent development, relationship to other reservations and/or dedications and dimensions shall occur during site planning jointly by the Responsible Person, the TRC or Town Council, as appropriate.~~
- iv. ~~The reservation of land will prohibit permanent development within the designated reserve area until 2035 at which time, if there are no plans that financially commit the Triangle Transit, and/or other regional transit organization, and/or the Town to implement a regional rail plan that includes the Development, the Responsible Person may consider the reservation null and void.~~
- v. ~~Land reserved hereunder will be dedicated to Triangle Transit, and/or other regional transit organization, and/or the Town once the applicable entity secures funding and commits to construct the Regional Public Transit System within the Development.~~
- vi. ~~Buildout of any of single land use of the three (3) uses identified in Article 4.2.2.b.i-iii shall not exceed 85% of the total authorized development for the respective use, unless Town Council otherwise approves in accordance with UDO 2.3.16 F) 3) a), until the commencement of a Regional Public Transit System that will serve Veridea.~~

With the removal of regional rail from the Town's Transportation Plan, the reference to regional rail in this section shall no longer apply and shall be replaced with a requirement that a bus transit center site shall be identified within Veridea (but not within the NCC Campus Property) with the first site plan submittal that includes the area identified as the location of the Bus Transit Center on the Transit Plan Map. The site plan for the transit center shall be submitted to the Town prior to approval of the site plan or subdivision plan containing the 2,000th dwelling unit within Veridea.

Prior to approval of the site plan or subdivision plan for the 3,000th dwelling unit within Veridea, Developer shall construct and install the following Bus Transit Center Improvements:

- Restroom accessible to bus operators. In the event the recreation center required by Section 3.4.2.2 is not located within 500 feet of the Bus Transit Center, the restrooms required herein shall be constructed and installed independent of the recreation center;
- Bus layover area including at least two (2) bus layover parking spaces;

- Park and ride area including at least ten (10) standard vehicle parking spaces (inclusive of ADA space where required);
- Two bus stops (one for each direction of travel) with dimensions per the Town of Apex Standard Specification, including a thirty foot (30') landing pad between the curb and pedestrian circulation, and a six foot (6') by thirty foot (30') amenity pad behind the pedestrian circulation path. The bus stops shall include the following amenities:
 - i. One (1) bus shelter (two (2) total)
 - ii. One (1) trash receptacle (two (2) total)
 - iii. One (1) bench (two (2) total)
 - iv. Two (2) bicycle racks (four (4) total)
 - v. Direct pedestrian connections to surrounding street network to ADA and PROWAG guidelines
 - vi. Final location to be approved by Planning Director

The Town, in its sole discretion, will approve the design and construction of Bus Transit Center Improvements before this condition is considered satisfied. In the event that the Town provides Developer with notice that a fully funded bus route has been approved that will provide service within Veridea prior to the schedule outlined above, then the site plan for the transit center shall be submitted within six (6) months of receipt of said notice and the center shall be constructed and completed within two (2) years of receipt of permit approval for the same.

Modification to 3.5.5.g.ii Perry Road improvements

Veridea shall not exceed 50% build-out of any single land use until ~~both the interchange of Perry Road at US 1 and the interchange of Old Holly Springs Apex Road at Triangle Expressway are open to traffic~~ an overpass for Perry Road is constructed across US HWY 1 in accordance with the Apex Transportation Plan.

Exemption from 4.2.2.b maximum authorized development intensities for Hospital and Behavior Health Center Components of NCC Campus Property

Hospital, behavioral health, and accessory/supportive uses including but not limited to central utility plants, shared services (i.e. laboratory, sterile processing, security, network support, logistics, housekeeping, maintenance, laundry, supply chain, dietary and food preparation), parking structures, ambulatory surgery centers (with or without Emergency Department), and physician office buildings shall be considered a Civic Use for SD Zoning and UDO regulatory requirements including calculations related to maximum development of respective uses within the SD Zoning boundary.

Exemption from 4.2.4 Development Thresholds

Upon commencement of development work on the North Carolina Children's Hospital Campus development thresholds 1-5 contained within Section 4.2.4 shall be deemed satisfied.

Modification to Various Sections

With the exception of references within Section 3.4.2.2, all other references to “building permit” or “certificate of occupancy” as a development threshold shall be replaced with “Site Plan Final Plat or Master Subdivision Final Plat”, as determined by staff.





TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #25CZ18
Veridea SD-CZ Amendment

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

- Applicant:** Todd Rechler, RXR Realty
- Authorized Agent:** Jason Barron & Leticia Shapiro, Morningstar Law Group
- Property Addresses:** 0, 0 (portion of), 0 (portion of) Old Holly Springs Apex Rd; **0, 0, 0, 0, 0, 0, 0, 0, 0, 0** (portion of), 2901, 2937, 2945, 3009, 3012, **3130, 3134, 3138, 3142**, 3200, 3229 Veridea Pkwy; **0 Technology Dr (portion of); 6300 King David Ct;** 0, 0, 0, 0 US 1 Hwy; 0, 0, 0, 0, 1712, 1716 E. Williams St
- Acreage:** ±1,097.15 acres
- Property Identification Numbers (PINs):** 0730852539, 0730865572, 0730977087, **0730977967**, 0730996270, 0740052449, **0740070950, 0740078021, 0740081019, 0740082199, 0740082327, 0740167653**, 0740180091, 0740180331, 0740191376, 0740240814 (portion of), 0740241030 (portion of), 0740241461 (portion of), **0740283126**, 0740287376, 0740293940, 0740360895, 0740289979, 0740489140, 0740586619, 0740783479, 0740888498, 0740990489, **0740558687 (portion of)**, 0740992174, 0740992565, 0740992632, 0741207566, 0741614057, 0741203157, **0741117192**, 0740389302
- 2045 Land Use Map Designation:** Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment
- Existing Zoning of Properties:** Sustainable Development-Conditional Zoning (SD-CZ #09CZ07, #23CZ01, #24CZ01, #25CZ08), Rural Residential (RR), Light Industrial (LI), & Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ01)
- Note: The Town Council voted on November 13, 2025, to approve Rezoning #25CZ15 which included the 10 parcels shown in bold font above from RR, LI & PUD-CZ to SD-CZ for Veridea. That rezoning may become official on December 9, 2025, prior to the public hearing for this rezoning.
- Proposed Zoning of Properties:** Sustainable Development-Conditional Zoning (SD-CZ)
- Public Hearing Location:** Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Separate comments must be provided for the two public hearings by the deadlines specified below.

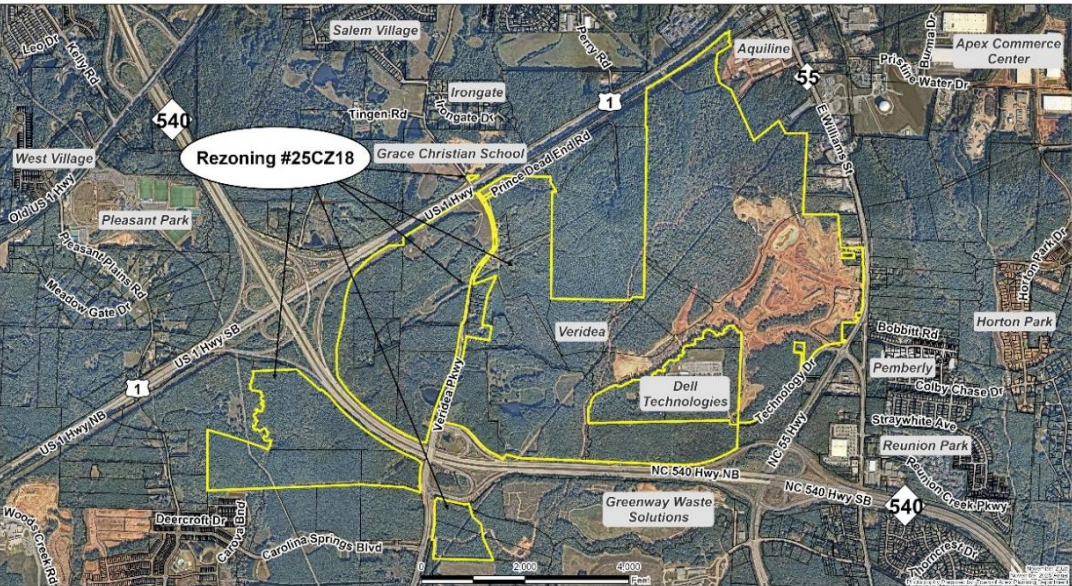
Planning Board Public Hearing Date and Time: December 8, 2025 4:30 PM

You may attend the meeting in person or view the meeting through the Town’s YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.
If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (322 N. Mason Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

Town Council Public Hearing Date and Time: December 9, 2025 6:00 PM

You may attend the meeting in person or view the meeting through the Town’s YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.
If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Office of the Town Clerk (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>.

The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/52120>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #25CZ18 Veridea SD-CZ Amendment

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Acreage: ±1,097.15 acres

Property Identification Numbers (PINs): 0730852539, 0730865572, 0730977087, **0730977967**, 0730996270, 0740052449, **0740070950, 0740078021, 0740081019, 0740082199, 0740082327, 0740167653, 0740180091, 0740180331, 0740191376, 0740240814 (portion of), 0740241030 (portion of), 0740241461 (portion of), 0740283126, 0740287376, 0740293940, 0740360895, 0740289979, 0740489140, 0740586619, 0740783479, 0740888498, 0740990489, 0740558687 (portion of), 0740992174, 0740992565, 0740992632, 0741207566, 0741614057, 0741203157, 0741117192, 0740389302**

2045 Land Use Map Designation: Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment

Existing Zoning of Properties: Sustainable Development-Conditional Zoning (SD-CZ #09CZ07, #23CZ01, #24CZ01, #25CZ08), Rural Residential (RR), Light Industrial (LI), & Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ01)

Note: The Town Council voted on November 13, 2025, to approve Rezoning #25CZ15 which included the 10 parcels shown in bold font above from RR, LI & PUD-CZ to SD-CZ for Veridea. That rezoning may become official on December 9, 2025, prior to the public hearing for this rezoning.

Proposed Zoning of Properties: Sustainable Development-Conditional Zoning (SD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Separate comments must be provided for the two public hearings by the deadlines specified below.

Planning Board Public Hearing Date and Time: December 8, 2025 4:30 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (322 N. Mason Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

Town Council Public Hearing Date and Time: December 9, 2025 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Office of the Town Clerk (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imapx>.

The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/52120>.

Dianne F. Khin, AICP
Planning Director

Published Dates: November 21-December 9, 2025



TOWN OF APEX

PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ18 Veridea SD Plan Amendment



TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ18

Veridea SD Plan Amendment

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del Ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación y el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Todd Rechler, RXR Realty

Agente autorizado: Jason Barron & Leticia Shapiro, Morningstar Law Group

Dirección de las propiedades: 0, 0 (portion of), 0 (portion of) Old Holly Springs Apex Rd; **0, 0, 0, 0, 0, 0, 0, 0, 0, 0** (portion of), 2901, 2937, 2945, 3009, 3012, **3130, 3134, 3138, 3142**, 3200, 3229 Veridea Pkwy; **0 Technology Dr (portion of); 6300 King David Ct;** 0, 0, 0, 0 US 1 Hwy; 0, 0, 0, 0, 1712, 1716 E. Williams St

Superficie: ±1,097.15 acres

Números de identificación de las propiedades: 0730852539, 0730865572, 0730977087, **0730977967**, 0730996270, 0740052449, **0740070950, 0740078021, 0740081019, 0740082199, 0740082327, 0740167653**, 0740180091, 0740180331, 0740191376, 0740240814 (portion of), 0740241030 (portion of), 0740241461 (portion of), **0740283126**, 0740287376, 0740293940, 0740360895, 0740289979, 0740489140, 0740586619, 0740783479, 0740888498, 0740990489, **0740558687 (portion of)**, 0740992174, 0740992565, 0740992632, 0741207566, 0741614057, 0741203157, **0741117192**, 0740389302

Designación en el Mapa de Uso Territorial para 2045: Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment

Ordenamiento territorial existente de las propiedades: Sustainable Development-Conditional Zoning (SD-CZ #09CZ07, #23CZ01, #24CZ01, #25CZ08), Rural Residential (RR), Light Industrial (LI), & Planned Unit Development-Conditional Zoning (PUD-CZ #07CZ01)

Nota: El Concejo Municipal votó el 13 de noviembre de 2025 para aprobar la Rezonificación #25CZ15, que incluía los 10 lotes mostrados en negrita arriba de RR, LI y PUD-CZ a SD-CZ para Veridea. Esa rezonificación podría volverse oficial el 9 de diciembre de 2025, antes de la audiencia pública para esta rezonificación.

Ordenamiento territorial propuesto para las propiedades: Sustainable Development-Conditional Zoning (SD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Los comentarios para cada una de las dos audiencias públicas deben presentarse por separado en los plazos especificados a continuación.

Fecha y hora de la audiencia pública de la Junta de Planificación: 8 de diciembre de 2025 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

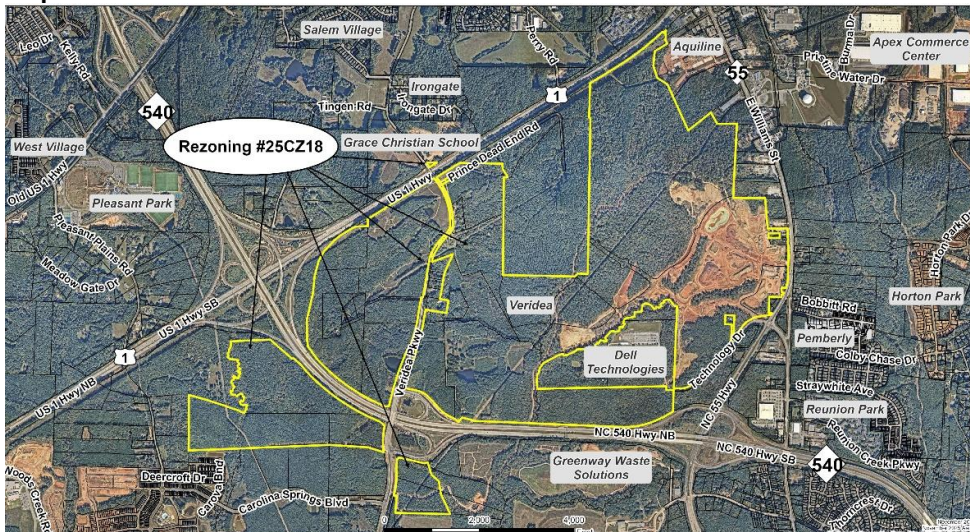
Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (322 N. Mason Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Fecha y hora de la audiencia pública del Consejo Municipal: 9 de diciembre de 2025 6:00 PM

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la oficina del Secretario Municipal (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí:

<https://maps.raleighnc.gov/imaps>.

Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/52120>.

Dianne F. Khin, AICP
Directora de Planificación

**TOWN OF APEX**

PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS**ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ18****Veridea SD Plan Amendment**

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §1600-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del Ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación y el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Todd Rechler, RXR Realty

Agente autorizado: Jason Barron & Leticia Shapiro, Morningstar Law Group

Dirección de las propiedades: 0, 0 (portion of), 0 (portion of) Old Holly Springs Apex Rd; 0, 0, 0, 0, 0, 0, 0, 0 (portion of), 2901, 2937, 2945, 3009, 3012, **3130, 3134, 3138, 3142**, 3200, 3229 Veridea Pkwy; **0 Technology Dr (portion of); 6300 King David Ct;** 0, 0, 0, 0 US 1 Hwy; 0, 0, 0, 0, 1712, 1716 E. Williams St

Superficie: ±1,097.15 acres

Números de identificación de las propiedades: 0730852539, 0730865572, 0730977087, **0730977967**, 0730996270, 0740052449, **0740070950, 0740078021, 0740081019, 0740082199, 0740082327, 0740167653**, 0740180091, 0740180331, 0740191376, 0740240814 (portion of), 0740241030 (portion of), 0740241461 (portion of), **0740283126**, 0740287376, 0740293940, 0740360895, 0740289979, 0740489140, 0740586619, 0740783479, 0740888498, 0740990489, **0740558687** (portion of), 0740992174, 0740992565, 0740992632, 0741207566, 0741614057, 0741203157, **0741117192**, 0740389302

Designación en el Mapa de Uso Territorial para 2045: Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment

Ordenamiento territorial existente de las propiedades: Sustainable Development-Conditional Zoning (SD-CZ #09C207, #23C201, #24C201, #25C208), Rural Residential (RR), Light Industrial (LI), & Planned Unit Development-Conditional Zoning (PUD-CZ #07C201)

Nota: El Concejo Municipal votó el 13 de noviembre de 2025 para aprobar la Rezonificación #25CZ15, que incluyó los 10 lotes mostrados en negrita arriba de RR, LI y PUD-CZ a SD-CZ para Veridea. Esa re zonificación podría volverse oficial el 9 de diciembre de 2025, antes de la audiencia pública para esta re zonificación.

Ordenamiento territorial propuesto para las propiedades: Sustainable Development-Conditional Zoning (SD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Los comentarios para cada una de las dos audiencias públicas deben presentarse por separado en los plazos especificados a continuación.

Fecha y hora de la audiencia pública de la Junta de Planificación: 8 de diciembre de 2025 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace:

<https://www.youtube.com/c/townofapexgov>

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (322 N. Mason Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Fecha y hora de la audiencia pública del Consejo Municipal: 9 de diciembre de 2025 6:00 PM

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace:

<https://www.youtube.com/c/townofapexgov>

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la oficina del Secretario Municipal (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:

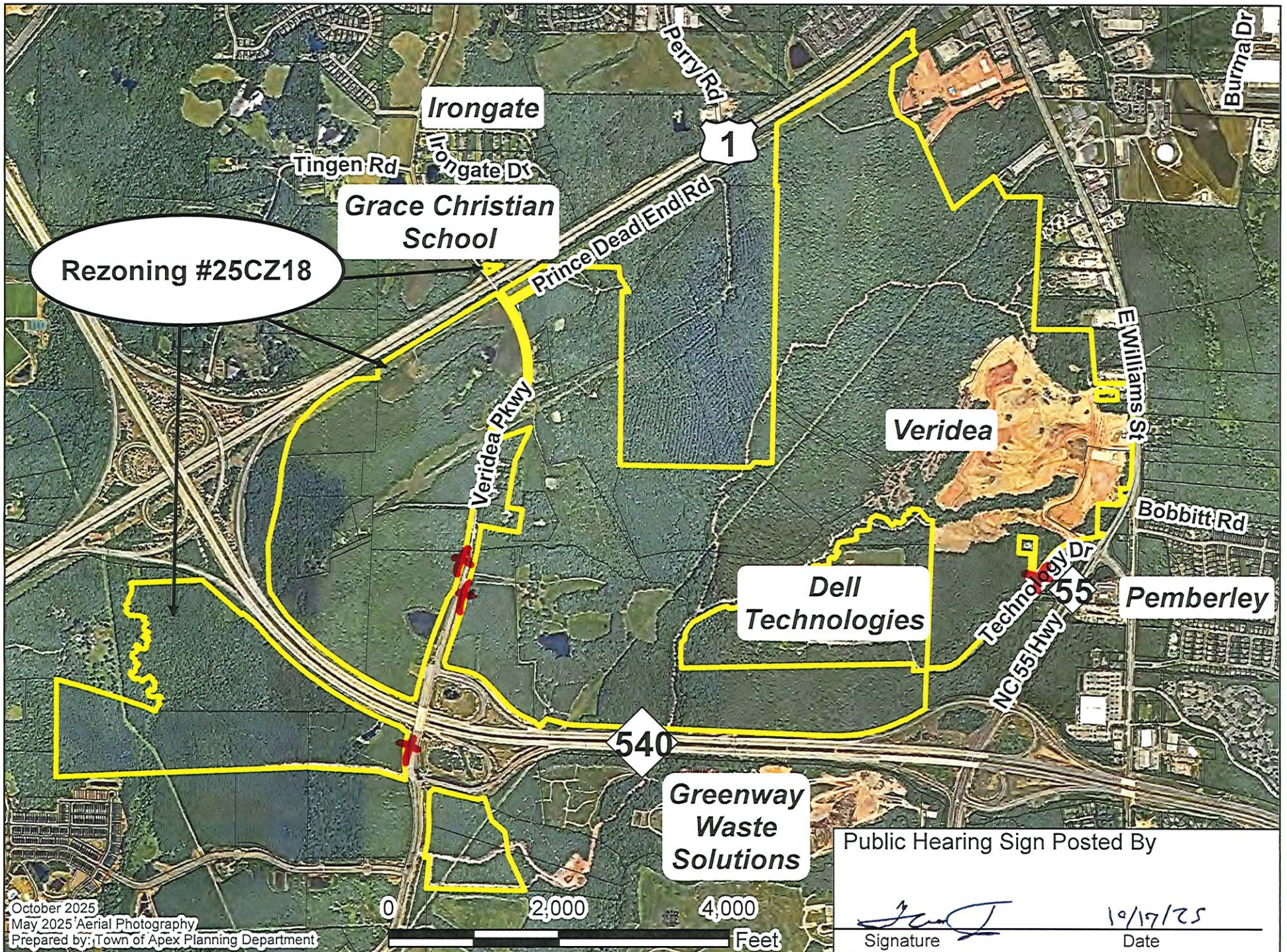
Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí:

<https://maps.raleighnc.gov/maps>

Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/52120>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 21 de noviembre - 9 de diciembre de 2025





TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

AFFIDAVIT CERTIFYING

Public Notification – Written (Mailed) Notice

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #25CZ18 Veridea SD-CZ Amendment

Project Location: 0, 0 (portion of), 0 (portion of) Old Holly Springs Apex Rd; 0, 0, 0, 0, 0, 0, 0, 0, 0 (portion of), 2901, 2937, 2945, 3009, 3012, 3130, 3134, 3138, 3142, 3200, 3229 Veridea Pkwy; 0 Technology Dr (portion of); 6300 King David Ct; 0, 0, 0, 0 US 1 Hwy; 0, 0, 0, 0, 1712, 1716 E. Williams St

Applicant or Authorized Agent: Todd Rechler

Firm: RXR Realty

Planning Board Public Hearing Date: December 8, 2025

Town Council Public Hearing Date: December 9, 2025

Project Planner: Amanda Bunce

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on November 21, 2025, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

11-21-25

Date

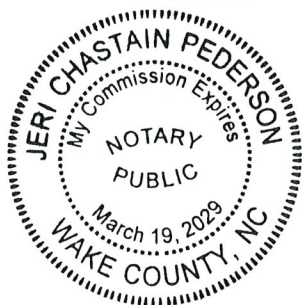
Amanda Bunce

Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above

State and County, this the 21 day of November, 202 5.



Jeri Chastain Pederson

Notary Public

SEAL

My Commission Expires: 03 / 19 / 2029