

TRACT 1

BEING A PORTION OF TRACT 3 AS DESCRIBED IN DEED BOOK 1944, PAGE 319 OF THE WAKE COUNTY REGISTRY. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF US HIGHWAY 1, THE SOUTHEAST CORNER OF TRACT 1, AS SHOWN ON BOOK OF MAPS 2011, PAGE 412 OF THE WAKE COUNTY REGISTRY, THE POINT OF BEGINNING; THENCE WITH SAID COMMON LINE NORTH 03°14'00" EAST A DISTANCE OF 844.16 FEET TO AN IRON PIPE, THE SOUTHEAST CORNER OF THE LOT SHOWN ON BOOK OF MAPS 2020, PAGE 2221; THENCE WITH SAID COMMON LINE NORTH 01°06'11" WEST A DISTANCE OF 323.18 FEET TO AN IRON PIPE; THENCE NORTH 01°07'36" WEST A DISTANCE OF 165.72 FEET TO AN IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF CHURCH ROAD; THENCE WITH SAID RIGHT OF WAY, A CURVE TO THE LEFT, A RADIUS OF 5,079.54 FEET, AN ARC LENGTH OF 204.82 FEET, A CHORD BEARING OF NORTH 58°22'44" EAST, A CHORD LENGTH OF 204.80 FEET TO AN IRON PIPE; THENCE A CURVE TO THE LEFT, A RADIUS OF 670.49 FEET, AN ARC LENGTH OF 47.80 FEET, A CHORD BEARING OF NORTH 55°18'20" EAST, A CHORD LENGTH OF 47.79 FEET TO AN IRON PIPE; THENCE A CURVE TO THE LEFT, A RADIUS OF 303.13 FEET, AN ARC LENGTH OF 20.81 FEET, A CHORD BEARING OF NORTH 53°54'36" EAST, A CHORD LENGTH OF 20.81 FEET TO AN IRON PIPE, THE SOUTHWEST CORNER OF MARK MALETTA; THENCE WITH SAID COMMON LINE NORTH 87°20'28" EAST A DISTANCE OF 220.84 FEET TO AN IRON PIPE, THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON BOOK OF MAPS 2017, PAGE 488; THENCE WITH SAID COMMON LINE NORTH 87°01'51" EAST A DISTANCE OF 309.05 FEET TO AN IRON PIPE, THE NORTHWEST CORNER OF LOT 2 AS SHOWN ON BOOK OF MAPS 2017, PAGE 488; THENCE WITH SAID COMMON LINE SOUTH 13°59'07" EAST A DISTANCE OF 425.04 FEET TO AN IRON PIPE; THENCE NORTH 86°56'19" EAST A DISTANCE OF 374.70 FEET TO AN IRON PIPE, ON THE WESTERN RIGHT OF WAY OF NEW HILL HOLLEMAN ROAD; THENCE WITH SAID RIGHT OF WAY NORTH 86°56'01" EAST A DISTANCE OF 10.47 FEET TO AN IRON PIPE; THENCE SOUTH 13°13'14" EAST A DISTANCE OF 60.84 FEET TO AN IRON PIPE, ON THE NORTHERN RIGHT OF WAY OF US HIGHWAY 1; THENCE WITH SAID RIGHT OF WAY SOUTH 14°23'36" WEST A DISTANCE OF 11.25 FEET TO AN IRON PIPE; THENCE SOUTH 42°00'25" WEST A DISTANCE OF 445.50 FEET TO A CONCRETE MONUMENT; THENCE A CURVE TO THE RIGHT, A RADIUS OF 2,164.19 FEET, AN ARC LENGTH OF 370.44 FEET, A CHORD BEARING OF SOUTH 45°47'33" WEST, A CHORD LENGTH OF 369.99 FEET TO A CONCRETE MONUMENT; THENCE NORTH 25°45'50" WEST A DISTANCE OF 10.30 FEET TO A CONCRETE MONUMENT; THENCE A CURVE TO THE LEFT, A RADIUS OF 11,597.71 FEET, AN ARC LENGTH OF 565.72 FEET, A CHORD BEARING OF SOUTH 58°42'27" WEST, A CHORD LENGTH OF 565.66 FEET TO AN IRON PIPE; THENCE SOUTH 57°18'36" WEST A DISTANCE OF 40.99 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 32°41'24" EAST A DISTANCE OF 10.00 FEET TO AN IRON PIPE; THENCE SOUTH 57°18'52" WEST A DISTANCE OF 256.68 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,101,934 SQUARE FEET OR 25.30 ACRES.

TRACT 2

BEING A PORTION OF TRACT 3 AS DESCRIBED IN DEED BOOK 1944, PAGE 319 OF THE WAKE COUNTY REGISTRY. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF US HIGHWAY 1, THE SOUTHEAST CORNER OF TRACT 1, AS SHOWN ON BOOK OF MAPS 2011, PAGE 412 OF THE WAKE COUNTY REGISTRY, THE POINT OF COMMENCEMENT; THENCE WITH SAID COMMON LINE NORTH 03°14'00" EAST A DISTANCE OF 844.16 FEET TO AN IRON PIPE, THE SOUTHEAST CORNER OF THE LOT SHOWN ON BOOK OF MAPS 2020, PAGE 2221; THENCE WITH SAID COMMON LINE NORTH 01°06'11" WEST A DISTANCE OF 323.18 FEET TO AN IRON PIPE; THENCE NORTH 01°07'36" WEST A DISTANCE OF 234.68 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF CHURCH ROAD, THE POINT OF BEGINNING; THENCE NORTH 01°07'36" WEST A DISTANCE OF 67.07 FEET TO AN IRON PIPE, THE SOUTHWEST CORNER OF MARK MALETTA; THENCE WITH SAID COMMON LINE NORTH 87°20'28" EAST A DISTANCE OF 119.26 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF CHURCH ROAD; THENCE WITH SAID RIGHT OF WAY, A CURVE TO THE RIGHT A RADIUS OF 5,019.54 FEET, AN ARC LENGTH OF 138.39 FEET, A CHORD BEARING OF SOUTH 58°21'31" WEST, A CHORD LENGTH OF 138.38 FEET TO THE POINT OF BEGINNING. CONTAINING 4,042 SQUARE FEET OR 0.09 ACRES.

CHURCH ROAD

BEING A PORTION OF CHURCH ROAD AS DESCRIBED IN DEED BOOK 8097, PAGE 182 OF THE WAKE COUNTY REGISTRY. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF US HIGHWAY 1, THE SOUTHEAST CORNER OF TRACT 1, AS SHOWN ON BOOK OF MAPS 2011, PAGE 412 OF THE WAKE COUNTY REGISTRY, THE POINT OF COMMENCEMENT; THENCE WITH SAID COMMON LINE NORTH 03°14'00" EAST A DISTANCE OF 844.16 FEET TO AN IRON PIPE, THE SOUTHEAST CORNER OF THE LOT SHOWN ON BOOK OF MAPS 2020, PAGE 2221; THENCE WITH SAID COMMON LINE NORTH 01°06'11" WEST A DISTANCE OF 323.18 FEET TO AN IRON PIPE; THENCE NORTH 01°07'36" WEST A DISTANCE OF 165.72 FEET TO AN IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF CHURCH ROAD, THE POINT OF BEGINNING; THENCE NORTH 01°07'36" WEST A DISTANCE OF 68.96 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF CHURCH ROAD; THENCE WITH SAID RIGHT OF WAY, A CURVE TO THE LEFT A RADIUS OF 5,019.54 FEET, AN ARC LENGTH OF 138.39 FEET, A CHORD BEARING OF NORTH 58°21'31" EAST, A CHORD LENGTH OF 138.38 FEET TO A POINT; THENCE NORTH 87°20'28" EAST A DISTANCE OF 114.17 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF CHURCH ROAD; THENCE WITH SAID RIGHT OF WAY, A CURVE TO THE RIGHT, A RADIUS OF 303.13 FEET, AN ARC LENGTH OF 20.81 FEET, A CHORD BEARING OF SOUTH 53°54'36" WEST, A CHORD LENGTH OF 20.81 FEET TO A POINT; THENCE A CURVE TO THE RIGHT, A RADIUS OF 670.49 FEET, AN ARC LENGTH OF 47.80 FEET, A CHORD BEARING OF SOUTH 55°18'20" WEST, A CHORD LENGTH OF 47.79 FEET TO A POINT; THENCE A CURVE TO THE RIGHT, A RADIUS OF 5,079.54 FEET, AN ARC LENGTH OF 204.82 FEET, A CHORD BEARING OF SOUTH 58°22'44" WEST, A CHORD LENGTH OF 204.80 FEET TO THE POINT OF BEGINNING; CONTAINING 12,427 SQUARE FEET OR 0.29 ACRES.