

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 23CZ01

Submittal Date: _____

Insert legal description below.

TRACT A PER FIELD:

PIN: 0751043020

COMMENCING AT AN EXISTING IRON PIPE LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF APEX INDUSTRIAL OWNER 2 LLC AS RECORDED IN DEED BOOK 18554 PAGE 2713 AND SHOWN ON BOOK OF MAPS 2016 PAGE 1902, WAKE COUNTY REGISTRY, BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF CAREY C. JONES MEMORIAL PARK, INC. AS RECORDED IN WILL BOOK 3 PAGE 41, WAKE COUNTY REGISTRY, AND HAVING NC GRID NAD ('83/2011) COORDINATES OF N: 712817.7170 FEET E: 2053329.7580 FEET, AND BEING THE POINT OF BEGINNING; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 86°56'41" WEST A DISTANCE OF 649.65 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE NORTHERN EDGE OF THE PRODUCTION DRIVE DRIVE RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 87°41'32" WEST A DISTANCE OF 644.36 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 87°48'30" WEST A DISTANCE OF 1260.18 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF DIXIE PIPE LINE COMPANY AS RECORDED IN DEED BOOK 1961 PAGE 380 AND SHOWN ON BOOK OF MAPS 1970 PAGE 106, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 87°51'29" WEST A DISTANCE OF 525.36 FEET TO A POINT; SAID POINT BEING THE SOUTH EASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF DIXIE PIPELINE COMPANY AS RECORDED IN DEED BOOK 1961 PAGE 380, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 24°31'04" WEST A DISTANCE OF 533.44 FEET TO A POINT, SAID POINT BEING THE BEGINNING; THENCE NORTH 24°31'04" WEST A DISTANCE OF 71.78 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE SOUTH EASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF APEX TOOL U.S. REAL ESTATE HOLDINGS, LLC AS RECORDED IN DEED BOOK 15329 PAGE 2263 AND SHOWN ON BOOK OF MAPS 1988 PAGE 586, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 01°38'58" EAST A DISTANCE OF 1059.83 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 714556.1640 FEET E: 2050032.3020 FEET; THENCE SOUTH 88°26'34" EAST A DISTANCE OF 122.40 FEET TO A CONCRETE MONUMENT, SAID MONUMENT BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF TEAM PROPERTIES, LP. AS RECORDED IN DEED BOOK 9302 PAGE 1964 AND SHOWN ON BOOK OF MAPS 2002 PAGE 209, WAKE COUNTY REGISTRY; THENCE SOUTH 88°37'56" EAST A DISTANCE OF 629.23 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE WESTERN EDGE OF THE BURMA DRIVE RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 01°18'20" WEST A DISTANCE OF 41.05 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 117.60 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CHORD DIRECTION OF SOUTH 21°04'51" WEST, AND A CHORD DISTANCE OF 115.27 FEET; THENCE SOUTH 41°00'19" WEST A DISTANCE OF 130.25 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 158.73 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 230.00, A CHORD DIRECTION OF SOUTH 21°09'41" WEST, AND A CHORD DISTANCE OF 155.60 FEET; THENCE SOUTH 01°23'27" WEST A DISTANCE OF 440.52 FEET TO A POINT; THENCE ALONG AND WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CHORD BEARING OF S 15°56'57" W AND A CHORD DISTANCE OF 84.94 FEET TO A POINT; THENCE SOUTH 29°24'01" WEST A DISTANCE OF 109.30 FEET TO A POINT; THENCE ALONG AND WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 230.05 FEET, A CHORD BEARING OF S 19°40'32" W AND A CHORD DISTANCE OF 77.71 FEET TO A POINT; THENCE ALONG AND WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 50°27'36" W AND A CHORD DISTANCE OF 32.48 FEET TO A POINT; THENCE S 00°57'55" W A DISTANCE OF 69.99 FEET TO A POINT, SAID POINT BEING LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF JAMES S. SMITH AND ROSE M. SMITH AS RECORDED IN DEED BOOK 18688 PAGE 1891, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 89°01'46" WEST A DISTANCE OF 334.16 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING LOCATED ON THE WESTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF APEX INDUSTRIAL OWNER 1 LLC ; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE NORTH 24°32'52" WEST A DISTANCE 66.57 FEET TO A POINT; THENCE NORTH 89°32'21" WEST A DISTANCE OF 66.24 FEET TO THE POINT OF BEGINNING, CONTAINING 15.8849 ACRES.

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PROPERTY DESCRIPTION PER FIELD:

TRACT B (PIN: 0751132324)

COMMENCING FROM AN EXISTING IRON PIPE ON THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF BURMA DRIVE AND THE NORTHERN RIGHT-OF-WAY OF PRISTINE WATER DRIVE, SAID PIPE BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY JAMES S. SMITH AND ROSE M. SMITH AS RECORDED IN DEED BOOK 18688 PAGE 1891, WAKE COUNTY REGISTRY AND HAS NC GRID (NAD '83/2011) COORDINATES OF N: 712,998.112 FEET AND E: 2,050,466.263 FEET; THENCE CROSSING BURMA DRIVE S 87°54'08" E A DISTANCE OF 95.02 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON NORTHERN RIGHT-OF-WAY OF PRISTINE WATER DRIVE; THENCE ALONG AND WITH A CURVE TO THE RIGHT ALONG THE TRANSITION TO THE EASTERN RIGHT-OF-WAY OF BURMA DRIVE, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD DIRECTION OF N 42°50'08" W AND A CHORD DISTANCE OF 35.37 FEET TO A POINT; THENCE N 02°11'12" E A DISTANCE OF 420.91 FEET TO A POINT; THENCE ALONG AND WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CHORD BEARING OF N 15°47'36" E AND A CHORD DISTANCE OF 79.99 FEET TO A POINT; THENCE N 29°24'05" E A DISTANCE OF 79.59 FEET TO A POINT; THENCE ALONG AND WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF N 16°40'35" E AND A CHORD DISTANCE OF 121.61 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERN PROPERTY CORNER OF TRACT 2 AS RECORDED IN DEED BOOK 18555 PAGE 1712, WAKE COUNTY REGISTRY AND SHOWN IN BOOK OF MAPS 2021 PAGES 523-524, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY S 88°36'35" E A DISTANCE OF 1,453.23 FEET TO A POINT, SAID POINT BEING A SOUTHWESTERN PROPERTY CORNER OF TRACT C AS RECORDED IN DEED BOOK 18554 PAGE 2706, WAKE COUNTY REGISTRY AND SHOWN IN BOOK OF MAPS 2021 PAGE 2111, WAKE COUNTY REGISTRY; THENCE S 32°01'16" W A DISTANCE OF 792.68 FEET TO A POINT; THENCE S 85°52'48" W A DISTANCE OF 498.34 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF PRISTINE WATER DRIVE; THENCE N 86°07'12" W A DISTANCE OF 341.51 FEET TO A POINT; THENCE ALONG AND WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 260.00 FEET, A CHORD BEARING OF N 86°59'21" W AND A CHORD DISTANCE OF 7.89 FEET TO A POINT; THENCE N 87°51'29" W A DISTANCE OF 55.90 FEET TO AN EXISTING IRON PIPE; THENCE N 87°51'29" W A DISTANCE OF 218.89 FEET TO THE POINT OF BEGINNING, CONTAINING 21.5372 ACRES.

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TRACT C PER FIELD;

BEGINNING AT AN EXISTING IRON PIPE LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF APES INDUSTRIAL OWNER 2 LLC AS RECORDED IN DEED BOOK 18554 PAGE 2713 AND SHOWN ON BOOK OF MAPS 2016 PAGE 1902, WAKE COUNTY REGISTRY, BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF CAREY C. JONES MEMORIAL PARK, INC. AS RECORDED IN WILL BOOK 3 PAGE 41, WAKE COUNTY REGISTRY, AND HAVING NC GRID NAD (83:2011) COORDINATES OF N: 712817.7170 FEET E: 2053329.7580 FEET, AND BEING THE POINT OF BEGINNING; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 86°56'41" WEST A DISTANCE OF 649.65 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE NORTHERN EDGE OF THE PRODUCTION DRIVE DRIVE RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 87°41'32" WEST A DISTANCE OF 644.36 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 87°48'30" WEST A DISTANCE OF 1260.18 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF DIXIE PIPE LINE COMPANY AS RECORDED IN DEED BOOK 1961 PAGE 380 AND SHOWN ON BOOK OF MAPS 1970 PAGE 106, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE NORTH 87°51'29" WEST A DISTANCE OF 525.36 FEET TO A POINT; SAID POINT BEING THE SOUTH EASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF DIXIE PIPELINE COMPANY AS RECORDED IN DEED BOOK 1961 PAGE 380, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 24°31'04" WEST A DISTANCE OF 533.44 FEET TO A POINT, SAID POINT BEING THE SOUTH WESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF TRACT A AS RECORDED IN DEED BOOK DEED BOOK 18554 PAGE 2706 AND SHOWN ON BOOK OF MAPS 2021 PAGE 2111, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 89°32'21" EAST A DISTANCE OF 66.24 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 24°32'52" EAST A DISTANCE OF 66.57 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE NORTH WESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF SMITH, JAMES STEPHEN & SMITH, ROSE M. AS RECORDED IN DEED BOOK 18688 PAGE 1891 AND SHOWN ON BOOK OF MAPS 1984 PAGE 1899, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE SOUTH 24°30'09" EAST A DISTANCE OF 402.22 FEET TO A POINT; THENCE SOUTH 87°56'20" EAST A DISTANCE OF 174.08 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE SOUTHERN EDGE OF THE THE BURMA DRIVE RIGHT-OF-WAY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH 87°48'50" EAST A DISTANCE OF 60.00 FEET TO A POINT, SAID POINT BEING THE SOUTH WESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF TRACT B AS RECORDED IN DEED BOOK 18554 PAGE 2706 AND SHOWN ON BOOK OF MAPS 2021 PAGE 2111, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID PROPERTY LINE SOUTH 88°03'12" EAST A DISTANCE OF 35.02 FEET; THENCE SOUTH 87°51'29" EAST A DISTANCE OF 274.79 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 7.89 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 260.00 FEET, A CHORD DIRECTION OF SOUTH 86°59'21" EAST, AND A CHORD DISTANCE OF 7.89 FEET; THENCE SOUTH 86°07'12" EAST A DISTANCE OF 341.51 FEET TO A POINT; THENCE NORTH 85°52'48" EAST A DISTANCE OF 498.34 FEET TO A POINT; THENCE NORTH 32°01'16" EAST A DISTANCE OF 792.68 FEET TO A POINT; THENCE NORTH 88°36'35" WEST A DISTANCE OF 115.72 FEET TO A POINT, SAID POINT BEING THE SOUTH EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF BIN - BD1201 LLC AS RECORDED IN DEED BOOK 18555 PAGE 1712 AND SHOWN ON BOOK OF MAPS 2021 PAGE 523-524, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 24°37'57" EAST A DISTANCE OF 290.77 FEET TO AN EXISTING IRON PIPE, SAID IRON PIPE BEING LOCATED ON THE SOUTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OF PROTEIN PRODUCTION LLC AS RECORDED IN DEED BOOK 18413 PAGE 1500 AND SHOWN ON BOOK OF MAPS 2021 PAGE 43, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 49°41'38" EAST A DISTANCE OF 179.06 FEET TO A POINT; THENCE NORTH 85°31'44" EAST A DISTANCE OF 127.10 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 53°56'15" EAST A DISTANCE OF 136.26 FEET TO A POINT; THENCE NORTH 56°58'05" EAST A DISTANCE OF 89.85 FEET TO A POINT; THENCE NORTH 58°11'14" EAST A DISTANCE OF 158.89 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 36°19'07" EAST A DISTANCE OF 277.70 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 46°40'04" EAST A DISTANCE OF 63.68 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 11°52'28" WEST A DISTANCE OF 68.24 FEET TO AN EXISTING IRON PIPE; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 110.65 FEET TO AN EXISTING IRON PIPE, SAID CURVE HAVING A RADIUS OF 370.00 FEET, A CHORD DISTANCE OF NORTH 03°18'26" WEST, AND A CHORD DISTANCE OF 110.24 FEET, SAID IRON PIPE BEING THE SOUTH WESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF PRODUCTION DRIVE BUSINESS CNT MASTER CRD AS RECORDED IN DEED BOOK 12779 PAGE 2532 AND SHOWN ON BOOK OF MAPS 2006 PAGE 1762; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH 88°36'08" EAST A DISTANCE OF 515.27 FEET TO AN EXISTING CONCRETE MONUMENT SAID MONUMENT BEING THE NORTH WESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OF CAREY C. JONES MEMORIAL PARK, INC.; THENCE SOUTH 02°18'33" WEST A DISTANCE OF 1658.21 FEET TO THE POINT OF BEGINNING, CONTAINING 45.5280 ACRES