

EXHIBIT 13

LAND DESCRIPTION: VICKERS BENNETT GROUP REZONING AREAS

AREA 1:

AKPAR IDs: 18914, 85875, 60653, 89206, 79965,69057,18856, 87996, 89395, 89272, 18857, 89281, 80493, 87093, 18847, 18848, 60719, 79288, 93154, 93155, 93156, 93157

LYING AND BEING IN WILLIAMS TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

COMMENCING AT NCGS CORS STATION "JORDAN LAKE CORS ARP" HAVING NC GRID (NAD83/2011) COORDINATES OF NORTHING: 739,273.05' & EASTING: 1,989,789.68'; THENCE N23°44'28"E A GRID DISTANCE OF 19,490.43 FEET TO AN IRON PIPE SET (IPS) LYING IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF US 15-501 AND JACK BENNETT ROAD HAVING NC GRID COORDINATES OF NORTHING: 752,026.86' & EASTING: 1,975,051.39'; THENCE A TIE LINE N 12°03'40"E FOR A DISTANCE OF 68.03' TO A RIGHT-OF-WAY MONUMENT (RWMON) BEING A WESTERN PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT, SAID RWMON ALSO BEING **THE POINT OF BEGINNING**.

THENCE FROM THE SAID **POINT OF BEGINNING** ALONG THE NORTHERN RIGHT-OF-WAY LINE OF JACK BENNETT ROAD THE FOLLOWING SEVEN CALLS:

- 1) S 37°25'53" E FOR A DISTANCE OF 89.66 FEET TO A RWMON;
- 2) S 81°06'54" E FOR A DISTANCE OF 6.78 FEET TO AN IPS;
- 3) CONTINUING S 81°06'54"E FOR A DISTANCE OF 451.57 FEET TO A RWMON;
- 4) S 70°42'48" E FOR A DISTANCE OF 266.75 FEET TO A COMPUTED POINT;
- 5) S 81°55'58" E FOR A DISTANCE OF 326.31 FEET TO A COMPUTED POINT;
- 6) S 85°14'48" E FOR A DISTANCE OF 142.61 FEET TO AN IRON PIPE FOUND (IPF);
- 7) S 84°36'10" E FOR A DISTANCE OF 1507.98 FEET TO AN IRON ROD FOUND (IRF);

THENCE LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF JACK BENNETT ROAD AND WITH WESTERN AND NORTHERN LINES OF DEWITT RAY DRISCOLL, JR. (DB 1514, PG. 317) N 05°20'24" E FOR A DISTANCE OF 170.40 FEET TO AN IPF; N 03°10'23" E FOR A DISTANCE OF 129.39 FEET TO AN IPF; AND NORTH 88°57'25" E FOR A DISTANCE OF 169.07 FEET TO AN IPF; THENCE WITH NORTHERN LINES OF LAZARA CABRERA REAL AND DANIELA GIURGUI (DB 1497, PG. 1070) N 88°56'47" E FOR A DISTANCE OF 134.88 FEET TO AN IPF; THENCE WITH WESTERN LINES OF LAURA F. HAYES ET AL. (DB 1071 PG. 848) N 02°34'48" W FOR A DISTANCE OF 235.50 FEET TO AN IPF; AND N 12°14'59" E FOR A DISTANCE OF 568.99 FEET TO AN IRS; THENCE WITH A WESTERN LINE OF PETER R. BUCH (DB 1605, PG. 1219) N 12°14'59" E FOR A DISTANCE OF 497.82 FEET TO AN IPF; THENCE WITH A SOUTHERN LINE OF CAROLYN H. WOOD (DB 1606, PG. 984) N 87°56' 06" W FOR A DISTANCE OF 241.99 FEET TO AN IPF; THENCE WITH A SOUTHERN LINE OF JOY C. CANCELLIERI (DB 1185, PG. 686) N 87°54'08" W FOR A DISTANCE OF 390.97 FEET TO AN IPF; THENCE WITH SOUTHERN LINES OF BRIAN JARMAN AND THEDA SAWYER N 87°50'33" W FOR A DISTANCE OF 138.09 FEET TO AN IPF; AND N 87°52' 28" W FOR A DISTANCE OF 419.45 FEET TO AN IPF; THENCE WITH NORTHERN, EASTERN, AND SOUTHERN LINES OF DAVID FOXX (DB 1790, PG. 92) S 84°14'51" E FOR A DISTANCE OF 219.82 FEET TO AN IPF; S 00°27'09" W FOR A DISTANCE OF 199.95 FEET TO AN IPF; N 85°54'48" W FOR A DISTANCE OF 342.84 FEET TO AN IPF; THENCE WITH EASTERN, SOUTHERN AND WESTERN LINES OF THE

VICKERS BENNETT GROUP (DB 2061, PG. 169) S 00°15'24" W FOR A DISTANCE OF 57.14 FEET TO AN IPF; THENCE S 87°24'27" W FOR A DISTANCE OF 317.18 FEET TO AN IPF; THENCE N 01°57'05" W 293.78 FEET TO A COMPUTED POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF VICKERS ROAD (ALLOWING FOR A 50' PUBLIC RIGHT-OF-WAY);

THENCE WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR CALLS:

- 1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 816.42 FEET AND A CHORD BEARING AND DISTANCE OF S 86°53'53" W 122.11 FEET TO A COMPUTED POINT;
- 2) S 82°36'33" W FOR A DISTANCE OF 71.16 FEET TO A COMPUTED POINT;
- 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 847.62 FEET AND A CHORD BEARING AND DISTANCE OF S 87°52'05" W 155.39 FEET TO A COMPUTED POINT;
- 4) N 86°52'22" W FOR A DISTANCE OF 271.63 FEET TO A COMPUTED POINT;

THENCE LEAVING THE SOUTHERN RIGHT-OF-WAY LINE OF VICKERS ROAD WITH EASTERN AND SOUTHERN LINES OF AREC 19, LLC (DB 1713, PG. 919) S 04°21'12" W FOR A DISTANCE OF 423.11 FEET TO A COMPUTED POINT; THENCE N 86°55'32" W FOR A DISTANCE OF 561.65 FEET TO A COMPUTED POINT; THENCE WITH WESTERN AND SOUTHERN LINES OF RONALD R. KNOWLES AND BRENDA S. KNOWLES (DB 676, PG. 944) S 03°36'01" W FOR A DISTANCE OF 94.09' TO A COMPUTED POINT; S 16° 16' 44" W FOR A DISTANCE OF 244.90 FEET TO AN IPF; AND N 73°05'25" W FOR A DISTANCE OF 452.27 FEET TO A COMPUTED POINT ON THE WESTERN RIGHT-OF-WAY LINE OF US HWY 15-501, THENCE WITH SAID RIGHT-OF-WAY LINE S 17°13'31" E FOR A DISTANCE OF 74.78 FEET TO A RIGHT-OF-WAY MONUMENT (RWMON); THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2001.31 FEET AND A CHORD BEARING AND DISTANCE OF S 07°15'03" E 558.15 FEET TO A RWMON, SAID RWMON BEING THE **POINT AND PLACE OF BEGINNING**.

HAVING AN AREA OF 3,925,706 SQUARE FEET, 90.122 ACRES MORE OR LESS.

AREA 2:

AKPAR: 18636

LYING AND BEING IN WILLIAMS TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

BEING ALL OF TRACT #1 AS SHOWN ON THAT PLAT BY THE CE GROUP ENTITLED "RECOMBINATION SURVEY PROPERTY OF THE VICKERS BENNETT GROUP, LLC" DATED DECEMBER 9, 2019 AND LAST REVISED JANUARY 6, 2020, AS RECORDED IN PLAT BOOK 2020, PAGE 7, CHATHAM COUNTY REGISTRY.

HAVING AN AREA OF 513,192 SQUARE FEET, 11.781 ACRES MORE OR LESS.