

Exhibit B to the Section C Addendum

Legal Description

EXHIBIT A

(Legal Descriptions)

PARCEL ONE:

Starting at a concrete NCDOT Right-of-way monument in the southwest quadrant of the intersection of U.S. Highway 15-501 and Mann's Chapel Road (N.C.S.R. 1532), said point being the intersection of each road's respective rights-of-way, proceeding South 83°57'59" West a distance of 57.57 feet, to an iron pipe (found), said point being the true Point of Beginning (POB) for the subject property; thence South 21°41'39" West a distance of 269.67 feet to an iron pipe (found) being the southwest corner of "The Pantry" property, thence along the southerly line of "The Pantry" property North 85°47'34" East a distance of 206.67 feet to an iron pipe (set) at the western right-of-way of U.S. Highway 15-501, thence along said right-of-way the following courses and distances: South 05°15'11" East a distance of 46.41 feet to an iron pipe (set) thence; South 19°13'43" West a distance of 40.36 feet to an iron pipe (set) thence; South 05°47'27" East a distance of 171.40 feet to an iron pipe (set); said point also being the northeast corner of the Allene Campbell property; thence continuing along and beyond the Allene Campbell line South 89°21'32" West a distance of 456.28 feet to an iron pipe (set), said point being the common corner of lots 307 and 306 of Cedar Village Subdivision (Plat Book 23 at Page 42), thence along the easterly line of said subdivision, North 03°38'28" West a distance of 500.50 feet to an iron pipe (set) at the southern right-of-way of Mann's Chapel Road thence along said right-of-way the following courses and distances: North 87°46'50" East a distance of 217.10 feet to a concrete NCDOT Right-of-way monument thence; South 81°41'55" East a distance of 116.79 feet to a concrete NCDOT Right-of-way monument thence; North 83°57'59" East a distance of 41.07 feet to a concrete NCDOT Right-of-way monument, said point being the point of beginning; comprising 4.434 acres, more or less, and being the remainder of the original Walters Property as described in a deed recorded in Deed Book 265 at Page 100, less the conveyance in fee simple for U.S. Highway 15-501 Right-of-way to the North Carolina Department of Transportation as recorded in Deed Book 790 at Page 347, Chatham County Register of Deeds, as shown on map prepared by Stallings Surveying, said survey dated January 24, 2006.

Said parcel being currently shown on Chatham County GIS as AKPAR #2641.

[Continued on the following page.]

PARCEL TWO:

Being all of that 0.998 acres, more or less, on a plat entitled, "Boundary & Topographic Survey for THE PANTRY #294" dated October 3, 1995, prepared by Triangle Surveyors, Inc. and recorded in Plat Slide 95-407, Chatham County Registry, to which plat reference is hereby made for greater certainty of description; and further being the same property described in that certain Deed from Edwin Kim Birmingham, *et al.*, to The Pantry, Inc. dated October 2, 1995, and recorded on October 6, 1995, in Book 675, Page 1074, Chatham County Registry, and that Deed from John Kirk Birmingham (unmarried) to The Pantry, Inc., dated October 2, 1995, and recorded on October 6, 1995, in Book 675, Page 1077, Chatham County Registry,

LESS AND EXCEPT the following described Right of Way property:

Beginning at a point located 46.55 feet westerly of and normal to Survey Station 151+85.000, Survey Line L1; thence in a northwesterly direction in a straight line to a point located 75.46 feet southerly of and normal to Survey Station 3+65.000, Survey Line Y31; thence in a westerly direction in a straight line to the point of intersection with the defendants' (The Pantry, Inc., *et al.*) western property line, said point being on a straight line connecting the following two points: the first point being 75.46 feet southerly of and normal to Survey Station 3+65.000, Survey Line Y31, and the second point being 82.02 feet southerly of and normal to Survey Station 3+35.000, Survey Line Y31; thence in a northeasterly direction along and with the defendants' western property line and extended western property line to the point of intersection with Survey Line Y31; then in an easterly direction along and with Survey Line Y31 to the point of intersection with Survey Line L; thence in a southerly direction along and with Survey Line L to the point of intersection with Survey Station 151+85.000, on Survey Line L; thence in a westerly direction in a straight line to the point of beginning, containing 0.176 acre, more or less, and being the same right of way area acquired by the North Carolina Department of Transportation pursuant to that certain Consent Judgment (99 CVS 0788) entered June 29, 2000, and recorded on July 17, 2000, in Book 833, Page 374, Chatham County Registry.

Said parcel being currently shown on Chatham County GIS as AKPAR #2642.

PARCEL THREE:

Being all those tracts or parcels of land denominated as lots 305, 306, 307, 308 and 309, CEDAR VILLAGE SUBDIVISION, as shown on that plat and survey recorded in Plat Book 23, Page 42, Chatham County Registry.

Together with a perpetual, non-exclusive easement for ingress, egress, and regress and for the installation and maintenance of utilities, from Mann's Chapel Road to the lots herein conveyed, as shown as that "Private Road" on the plat recorded in Plat Book 23, Page 42, Chatham County Registry, and reserving the same for Grantor's access to additional property located in Cedar Village Subdivision.

Said parcel being currently shown on Chatham County GIS as AKPAR #2562, 2564, 2563, 2542 and 2560.

EXHIBIT A
(Legal Descriptions)

Parcel 2642:

Parcels 2641, 2562, 2564, 2563, 2542 and 2560:

BEGINNING for the same at an iron pipe found of the southerly right-of-way line of Manns Chapel Rd (SR-1532 – width varies), said point being also located at the northeasterly most corner of the lands described in a deed dated November 10, 2018 from Manns Chapel, LLC to Manns Chapel II, LLC and recorded among the Land Records of Chatham County, North Carolina in Deed Book 2020, Page 19;

Thence leaving said right-of-way of Manns Chapel Road and running with and binding on said lands of Mann Chapel II, LLC aforesaid, as now surveyed, referring all courses of this description to the meridian of the North Carolina State Plane Coordinate System (NAD'83/NSRS2011), the following two (2) courses and distances, viz:

1. **South 21 degrees 47 minutes 34 seconds West, 269.87 feet** to an iron pipe found;
2. **North 85 degrees 50 minutes 48 seconds East, 206.67 feet** to an iron pipe now set on the westerly right-of-way line of US 15-501 (width varies);

Thence, running with and binding on said westerly right-of-way line of US 15-501, the following three (3) courses and distances, viz:

3. **South 05 degrees 19 minutes 24 seconds East, 46.41 feet** to a concrete NCDOT marker found;
4. **South 19 degrees 52 minutes 52 seconds West, 40.59 feet** to a concrete NCDOT marker found;
5. **South 05 degrees 56 minutes 43 seconds East, 171.32 feet** to an iron pipe found;

Thence, leaving said westerly right-of-way line of US 15-501 and running with and binding on a portion of the outlines of lands of Manns Chapel II, LLC aforesaid

6. **South 89 degrees 25 minutes 14 seconds West, 227.97 feet** to an iron pipe found at the northeasterly most corner of Lot 309 as laid out and shown on plat entitled "Cedar Village" dated April 4, 1978 and recorded among the aforementioned Land Records in Plat Book 23, Page 42;

Thence running with and binding on the outlines of Lot 309 aforesaid

7. **South 11 degrees 37 minutes 48 seconds West, 93.37 feet** to an iron pipe found on the northerly side of "Private Road" as laid out and shown on the aforementioned plat;

Thence running with and binding on the northerly and easterly sides of "Private Road" aforesaid, and on the outlines of Lots 309 through 305 as laid out and shown on the aforementioned plat, the following two (2) courses and distances, viz:

8. **South 88 degrees 43 minutes 53 seconds West, 298.80 feet** to an iron pipe found;
9. **North 02 degrees 37 minutes 45 seconds West, 204.41 feet** to an iron pipe now set at the northwesterly most corner of Lot 305 aforesaid;

Thence running with and binding on the common division line between Lots 304 and 305 as laid out on the aforementioned plat

10. **North 86 degrees 24 minutes 59 seconds East, 91.66 feet** to an iron pipe now set on the outlines of Lands of Manns Chapel II, LLC aforesaid;

Thence running with and binding on a portion of said outlines

11. **North 03 degrees 35 minutes 01 seconds West, 500.50 feet** to an iron pipe found on the aforementioned southerly right-of-way line of Manns Chapel Road;

Thence running with and binding on said southerly right-of-way line of Manns Chapel Road, the following three (3) courses and distances, viz:

12. **North 87 degrees 51 minutes 51 seconds East, 216.98 feet** to a concrete NCDOT monument found;
13. **South 81 degrees 37 minutes 03 seconds East, 116.76 feet** to a concrete NCDOT monument found;
14. **North 81 degrees 51 minutes 18 seconds East, 41.25 feet** to the point and place of **BEGINNING**.

Containing an area of 5.331 acres of land, more or less.