



Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of August 16, 2022 meeting agenda

PUBLIC COMMENT PERIOD

Notes on the Public Comment Period - Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

RECOGNITIONS

5. Community Satisfaction Award

CONSENT AGENDA

6. Approve the minutes of the July 12, 2022 workshop meeting and the July 19, 2022 business meeting.
7. NC DEQ Division of Water Infrastructure Fall 2022 Grant and Loan Funding Applications (TOHS #22-005)
8. Position Reclassifications for Office of Customer Care
9. Surplus of Boom Truck

PUBLIC HEARINGS

10. Voluntary Annexation A22-01, Green Oaks Tech Center - Legislative Public Hearing

NEW BUSINESS

11. Future Cass Holt Road Park Policy Direction
12. Condemnation Resolution - Holly Springs Rd. Widening East Right-of-Way and Easements
13. Franchise Ordinance for Public Service Company of North Carolina
14. Condemnation Resolution for Friendship Utility Lines

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION -

ADJOURNMENT

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:

linda.mckinney@hollyspringsnc.gov 919-557-3900



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions

Title: Community Satisfaction Award

Strategic Priority Area: Organizational Excellence

Staff Resource: Cassie Hack, Director, Communications & Marketing

Action(s):

No actions requested

Explanation:

- Presentation of the Leading the Way Award by ETC Institute, recognizing the Town's outstanding achievement in the delivery of services to residents.

Background:

- The Leading the Way Award was created to recognize local governments for outstanding achievement in the delivery of services to residents.
- Using community survey data, the Town of Holly Springs was found to rank in the top 10% of all local governments in the United States for performance in three core areas:
 - satisfaction with the overall quality of services
 - satisfaction with customer service provided by employees, and
 - satisfaction with the value residents think they receive for local taxes and fees.

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Consent Agenda

Title: Approve the minutes of the July 12, 2022 workshop meeting and the July 19, 2022 business meeting.

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Approve the minutes of the Council's workshop meeting held July 12, 2022 and the business meeting held July 19, 2022.

Explanation:

- Minutes in draft form are attached for the Council's review.
- If there are any corrections, please notify the Town Clerk in advance of Tuesday night's meeting so that corrected versions of the draft minutes can be circulated for review before adoption of the Consent Agenda.

Background:

Funding Source(s):

N/A

Attachment(s):

1. 7.12.22 minutes - DRAFT
2. 7.19.22 minutes - DRAFT

Mayor and Council Workshop

6 p.m. July 12, 2022

Holly Springs Law Enforcement Center and Zoom



MINUTES

The Holly Springs Town Council held a workshop meeting on Tuesday, July 12, 2022 at the Law Enforcement Center and via livestream. Mayor Mayefskie presided, calling the meeting to order at 6:00 p.m. A quorum was established as the Mayor and three Council members were present as the meeting opened.

Council Members Present in the room: Mayor Sean Mayefskie, Mayor Pro Tem Dan Berry, and Council members Aaron Wolff, and Kristi Bennett.

Council Members present via electronic means: none.

Council Members absent: Shaun McGrath and Tim Forrest

Staff Members Present in the room: Randy Harrington, Town Manager; Linda McKinney, Town Clerk (recording the minutes); Daniel Weeks, Assistant Town Manager; Scott Chase, Assistant Town Manager; Antwan Morrison, Finance Director; Corey Petersohn, Budget; Mathew Mutter, IT; John Schifano, Town Attorney; Cassie Hack, Director of Communications and Marketing; Kendra Parrish, Executive Director of Utilities and Infrastructure; Aaron Levitt, Utilities and Infrastructure; Carrie Kennedy, Utilities and Infrastructure; Elizabeth Goodson, Development Services; Matt Beard, Parks and Recreation.

1. Overview: Randy Harrington, Town Manager, gave an overview of the meeting agenda.

2. Debt Affordability

Kendra Parrish, Executive Director of Utilities and Infrastructure, said the purpose of this item was to present the newly developed Utility Fund Debt Affordability model to Council and request direction on its implementation. She reminded Council of the just completed rate study that had been presented to Council earlier. She listed the ten primary projects on the 5-year CIP along with estimates of their costs, followed by six secondary utility projects and their costs. The estimates for these projects were given in 2022 dollars. She said that Council also needed to keep in mind that there were seven additional projects on the horizon that would be needed to maintain service to residents and businesses. There was discussion about whether the cost estimates were totals, or the town share of a shared expense. Ms. Parrish introduced Doug and Andrew Carter of DEC, the Town's financial advisors.

Mr. Doug Carter explained the benchmarks being used to create the model, which is driven by rating metrics. He said that Debt Service Coverage was calculated as total revenue, minus operating expenses, with a minimum target of 1.75, meaning revenue must be 75% higher than debt service. This is important to meet the AA rating standard and to increase PAYGO to diversify capital funding. He said that Days Cash on Hand is calculated by dividing cash by operating expenses times 365. The minimum target for this is 200 days, which means the ending cash balance must be equal to 200 days of annual Operating Expenses. This is important for meeting the AA rating standards and to provide for adequate cash flow.

Mr. Carter said that he would present the assumptions used to create the debt model, explain the drivers behind the model, and present six possible scenarios. The assumptions are a ten-year planning period, customer/usage growth of 2.5% to 5.5% per year, and must meet

minimum annual targets of 1.75 DSC and 200 days cash on hand. The drivers are the CIP or the rate, depending on the scenario. He said that the comparison would be between three approaches and each approach evaluated under a full annual projected System Development Fees (SDF) collections model and a conservative SDF collections model. The three approaches are: funding the full CIP; funding those projects that can be funded with a 6% rate increase; or funding those projects that can be funded with a 4% rate increase. There was discussion about what happened to the model if the “actuals” were different from what is predicted.

Mr. Carter showed the amount of debt possible and PAYGO required under each of these approaches and how it would affect a residential bill assuming a $\frac{3}{4}$ ” connection and 4,000 gallons usage. Mr. Carter then showed what percentage of the 10-year Capital Needs would be funded under each scenario, and what the shortfall would be under the 6% and 4% scenarios.

Ms. Parrish described the impact to the development community and the existing customers for each scenario, and which projects would be covered and which not covered. Mr. Carter said that they used a 30-year amortization on this model.

Mr. Andrew Carter said that for the General Government Debt Model update, the Town’s current debt capacity is \$5 million dollars. He broke down the projected new General Government debt for the Fire Station 3, new fire truck, Operations Campus, Transportation Bond and Parks and Recreation Bond. He said those were affordable in the current model. He said that two debt issuances of \$30 million each in 2026 and 2028 would equal a 2.25 cent increase; two debt issuances of \$30 million each in 2024 and 2025 would equal 3.40 cents, and one debt issuance in 2025 would equal 5.50 cents.

Mayor Mayefskie asked what staff needed from Council, and Randy Harrington said that no specific decision was needed tonight, but staff would like Council to think about this model, and what their appetite was for rate increases versus not completing all the utility projects. Council asked about the timeline, and Mr. Harrington said that this would probably come back to Council at the retreat or the March workshop in 2023. Questions were asked about how our utility bills compared to neighboring municipalities. Ms. Parrish said that Holly Springs’ rates have been lower than our neighbors, and Mr. Harrington said that staff could share the School of Government dashboard of local utility rates with Council.

3. Cass Holt Road Park

Matt Beard, Parks and Recreation, gave an overview of the concept plan for the Cass Holt Road Park that was approved in March of 2022, and discussed the refinements that have been made to the concept. He said that to make it an attractive option to teens, there would be a tech lobby/community gathering space as well as a snack bar in the building. The gymnasium will have four multi-use courts that would be high school regulation size, and lined for different sports, as well as three meeting/classrooms with a warming kitchen to support them. Staff is proposing an adventure walking/training track which would be more than just a walking oval and would include other activities along the way. There would be an indoor playground and gathering space for younger families, as well as an office suite and storage to support the programs.

Mr. Beard outlined the preliminary construction costs with breakdowns for sitework, architectural items, public art, and offsite improvements, with a total estimated cost of between \$44 and \$47 million based on March 2022 figures.

He said that Council gave policy direction on funding and a timeline for the construction of the park in May and June of 2022. Next steps are initiating the design, which could be a 15 to 18-month process. In November of 2023 there would be a bond referendum with funding

sources in the FY24-25 budget, with the bond issuance and construction beginning in 2024 or 2025.

Mr. Beard introduced the design team and asked if Council had any questions for him or the design team. There were questions about what the sitework covered, and when the bond referendum should be held. There was discussion about a reimbursement referendum to allow work to proceed, and whether that should be decided tonight or if it should be added to the July 19th agenda or the September workshop. Mr. Harrington said that there was some funding in this year's budget to continue work, and it could be brought up at the August business meeting. Consensus was to address this at the August meeting.

4. Friendship Utility Investment Project/Budget Update

Aaron Levitt, Utilities and Infrastructure, said that this item would update Council on the progress with the Friendship Utilities project. He said that in August of 2021 Amgen announced the Friendship Site for their future facility. The Town, the state of NC, and the developer committed to serving the site with Town utilities. The State of North Carolina committed \$8 million in state funds with the remainder to be shared between the developer and the Town. The cost of oversizing the utilities would be the Town's responsibility. Challenges to the schedule were caused by the previous utility extension design needing revision, the oversizing of utilities for future development, and procuring material due to COVID and supply chain impacts.

Mr. Levitt said that the design has been finalized and permits are being obtained with the State Water permit approved and sewer, reclaimed, and land disturbance permits under review. He said that material procurement is a continued success with the majority of pipe and fittings on hand or in transit. He said that land acquisition is in progress.

Mr. Levitt said that the prior estimate of \$24 million has been affected by cost escalations and needed plan changes, and the current projected cost is around \$30 million. He said that negotiations are ongoing, but that the estimate is for \$8 million from the State Economic Development, \$10-12 million from the developer, with \$8-9 million cost share from the Town and an additional \$3-5 million from the Town for oversizing to meet future demand. He said that there would be added value as the pump station would initially serve about 400 acres with the capability to expand to serve over 900 acres with the addition of two pump stations. There would be no Town contribution for water and reclaimed water oversizing. This accommodates future phases of FUJI and Amgen with enhanced screening provided at the pump station.

There was discussion about how the increased costs were going to be funded. Antwan Morrison, Finance Director, said that it was included in the debt models shown earlier in the evening, that it would come out of PAYGO. Mr. Levitt said that some would also be covered by the System Development Fees coming in from these projects.

Mr. Harrington introduced Carrie Kennedy, a new member of the Utilities and Infrastructure department.

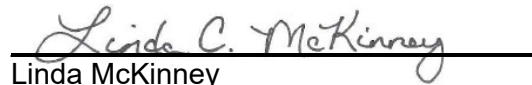
Open Discussion

Mayor Mayefskie asked if anyone had anything for open discussion. Council member Bennett said that this workshop was very helpful, and Council needs to address the things our residents have asked for, and figure out how to pay for them. Council member Berry said that

this was a dense agenda for the summer schedule and a lot of big decisions will need to be made in short order, so he appreciated all the detail given. Mayor Mayefskie said that staff will be getting lots of questions about this, so be prepared.

6. Adjournment: There being no further business for the evening, motion to adjourn was made by MPT Berry second by Council member Bennett and passed with a unanimous vote. The July 12, 2022 meeting of the Holly Springs Town Council was adjourned at 7:51 pm.

Respectfully Submitted on Tuesday, August 16, 2022.


Linda McKinney
Town Clerk



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, July 19, 2022. Mayor Mayefskie presided, calling the meeting to order at 7 p.m. A quorum was established as the Mayor and three Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Mayefskie, Mayor Pro Tem Dan Berry, Council members Aaron Wolff, and Kristi Bennett.

Council Member Present by Electronic Means: Council member Shaun McGrath.

Council Member Absent Timothy Forrest

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Scott Chase, *Assistant Town Manager*; Daniel Weeks, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Mathew Mutter, *IT*; Irena Krstanovic, *Director, Economic Development*; Anna Johnston, *Economic Development*; Kendra Parrish, *Director, Utilities and Infrastructure*; Michael Leonas, *Utilities and Infrastructure*; Carrie Kennedy, *Utilities and Infrastructure*; Dirk Siebenbrodt, *Utilities and Infrastructure*; Elizabeth Goodson, *Development Services*; Sean Ryan, *Development Services*; Corey Petersohn, *Administration*; Cassie Hack, *Director, Communications*; Kathy White, *Deputy Clerk*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Mark Savoldi of the Church of Jesus Christ of Latter Day Saints.

4. Agenda Adjustment: The July 19, 2022 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry

Second: Wolff

Vote: Unanimous

Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council, and the Clerk was asked for any written comments received prior to the meeting.

The following written comment was received: one comment requesting that the Council sign on to the Wake County Nondiscrimination Ordinance (NDO).

The following comments were received in person:

Kristen Williams said she was a resident of Holly Springs and a clergy person. She said, to all LGBTQA + people listening, you are beloved children of God, as are all humans. She told Council that she works in leadership and personal development, and much of her work involves identifying and confronting biases. She said it appears that confirmation bias is replete in the Town and especially the Council regarding the NDO. She said unchecked confirmation bias has been present in this room surrounding what the Bible says about human worth and human dignity. She then

removed her stole and speaking as a citizen, not clergy, said she has a problem with listening to Christian rhetoric on this or any topic in this room and in the course of doing government business.

Donna Friend said that she was here to ask the Council to reconsider their decision on the NDO. She said she met with the mayor for 90 minutes and it was a cordial meeting. But the reasons he gave for saying that the NDO is not needed was that it would be a burden on businesses. He said he talked to 13 businesses who told him it would be too costly and onerous. She said that Apex businesses would tell you that it is not a burden and they believe it is good business. She said the Mayor said he didn't believe there was discrimination because he didn't know of any cases and asked her to bring him examples. She explained that it was difficult for people to speak out without the protections of an NDO behind them. She said that her conversation with the Mayor, she shared her problem with those speaking against the ordinance used religious arguments, not a business argument. She said it was appalling to her that Councilwoman Bennett used social media to recruit constituents to speak against an ordinance that protects the rights of all the residents of Holly Springs. She said the Mayor said the ordinance would only be a piece of paper, but the Constitution is also a piece of paper. She asked the Council to consider how it looks to be the only town, with maybe one other, not to sign the NDO. Does it really make our town look inclusive or diverse?

Nikita Noël said that she was a neighbor of Mayor Mayefskie's and she wanted to speak, because on June 21st she was too afraid to speak. She thought that others would be able to say things she wouldn't be able to say. She listened to her neighbors and community members hide behind their faith to say that discrimination should be allowed. It was hurtful, and something she wasn't prepared for. After the meeting she approached some of those who had spoken out against the NDO thinking that if they met someone like her they could see her as a person and realize that everyone deserves fairness, everyone deserves to live peacefully. What she was told was that they shouldn't have to embrace her; that if she didn't like it here she could leave and she should go somewhere else where she was accepted. To be told that we are an inclusive town and we don't need this, she can say that this is not an inclusive town. She was told, on the steps of Town Hall, to leave. She tries to live with compassion and doesn't begrudge people their beliefs, but this town needs to serve every resident. Everyone needs to feel safe.

Jackie Turnwald said that there was a specific tactic used by people in power when issues are brought to their attention that impact excluded groups: STD Stall, Talk, Divert. They stall, saying they need more information, asking for data that already exists; they talk around the issue looking for minute details to hang an objection on, and often ask for yet more information; and ultimately, they divert, trying to focus people's attention elsewhere. They hope that those historically excluded groups will not have the resources to continue showing up. The issue is that our town needs a non-discrimination ordinance. As a non-binary person who has the resources, Mx. Turnwald said they would continue to show up. From what they have learned, Council is saying we don't need an ordinance, but hasn't collected any data on discrimination in Holly Springs. They said that town employees have had diversity training, but the Council has not done any equity work. She asked Council to stop the Stall, Talk, Divert, tactics, and fill the gaps in the state and federal protections. Pass the NDO for Holly Springs because it is the right thing to do for our town.

Lesslie Corner said she was not here to present further arguments in favor of adopting the Wake County NDO. You have heard the arguments on both sides. And by refusing to pass the NDO this body is clearly stating that you wish to reserve the rights for yourselves and businesses to discriminate. That is not the kind of town I wish to live in. We need for you to do this today. Please do the right thing and adopt the NDO.

Leo Brown said that he was 16 and has lived here his entire life, and is in favor of the NDO. It would protect people like him who want to support small businesses. But when he knows there are places in town that will not accept him, because he is transgender, it makes it difficult. The NDO would

help protect everyone and would not hurt anyone. The only thing it would take away is the right to discriminate. He said he read the entire thing and it baffles him that Council doesn't want to pass it. He said that he had heard how people at this very podium spoke about people like him, comparing them to horrible things, and telling them they shouldn't have the same rights, and that they are unnatural. To him that is ridiculous. He said that his family is very supportive, but he has had people go out of their way to disrespect him as a person, refuse to acknowledge who he is and only acknowledge who he used to be. He knows people who go through much worse. The NDO would allow people to feel safe in public. You never know who owns a business you want to patronize and having the NDO would give people a sense of safety and security that they might not have anywhere else, which is something everyone needs. He ended by thanking Council member Wolff for his support in this matter.

Stacy Burns said she was the area coordinator for the Holly Springs Democrats. The last time she came to Council she listened to a man try to fit more vile hate into a three-minute speech than she had ever heard. She sat helplessly as the people around her shook with emotion, tears streaming down faces. As the emotion bubbled out, with sobs of anguish, the Mayor stopped him. She thought he was going to tell him that his hate speech has no place here. But instead of stopping him, you turned to the audience, your neighbors, community members that you have sworn to protect, and told them they needed to show respect to this man and his diatribe of hate. This man who compared the trans community to serial killers. They needed to show him respect or they would be removed from the building. That, she said, is when she realized he had no interest in fighting for us. And what a completely disappointing realization that was, to a proud Holly Springs resident. She said that she hopes that he will change his mind. But realizing that he will not fight for us, means that we must fight ourselves. She said, to everyone listening who has been made to feel unworthy by the recent words and actions of the majority of the Council and the Mayor, you are not alone. You are safe with her and with many members of this community. She said they will not stop or be silent and they will never respect hate.

Tessa Yamamoto said that she has respect for everyone who lives here and she doesn't feel that her opinions are more important than others. She said that Holly Springs is divided right now and she thinks the NDO will further divide the community. She said that she trusts that the Council will do everything in its power to keep the town safe and functional for all citizens. She said that she had received attacks online from those who do not agree with her opinion. She asked that Council save further division by not signing the NDO.

Amon Atwater said he was here to talk about the sewer being inadequate. He said he had spoken to the Mayor. He said there is an odor, and nothing had been done. He said he was speaking about toxic water and this that and the other. Down at Camp Lejeune people are filing suit. He said he will be under the situation if it continues to be the way it is. He said he is a Republican, but it doesn't matter where he is registered, he will act on what a fella is about. He wants the problem to be corrected. He said he was better off on a septic tank than he is on the sewer system the way it is now.

REQUESTS AND COMMUNICATIONS

5. Seqirus Update

Mayor Mayefskie introduced Dr. Dave Segal, Vice President of Manufacturing and Site Head for Seqirus. Dr. Segal gave a brief history of Seqirus and their work combating influenza, and the Holly Springs location specifically. He said that they are the largest cell-based manufacturing facility worldwide. He said they have a joint partnership with the US Government for pandemic preparedness. He spoke of the recently completed expansion of the Holly Springs facility and the more than 80 additional jobs created.

6. FUJIFILM Diosynth Biotechnologies Partnership Development Grant

Mayor Mayefskie introduced Sarah Gaskill, Head of Sustainability and Environmental, Social, and Governance for FUJIFILM Diosynth Biotechnologies. Ms. Gaskill said she was here to talk about the Partnership Development Grant with the NCBiotech Center and Holly Springs. She explained how the grant worked to partner with the Wake County Public Schools to support students and teachers in middle and high school in learning the life sciences, including STEM and sustainability. She said the exposure would give students a chance to know about careers they might not otherwise have heard of. She said that collaboration will begin in July of 2022 with a program launch late summer 2023 and continued support through 2024 and 2025. She explained the variety of support and engagement opportunities, how the funding would be split between teachers and students, and the timeline for the program moving forward. She asked the Council to share this information with their network to help get teachers and students excited about the program. She said they would be focusing on this at the Salamanders Game next week on Teacher Appreciation Night.

7. Regional Transportation Alliance

Mayor Mayefskie introduced Joe Milazzo, Executive Director of the Regional Transportation Alliance (RTA). Mr. Milazzo said that the RTA was a metropolitan private-public partnership that drives consensus and action on transportation, through focus and cooperation between the business community and elected and transportation leaders. He said the organizations join RTA for influence, insights, impact, recognition, relationships, and results. He outlined some accomplishments from the last twenty years, and explained their strategy for accelerated metropolitan mobility.

MPT Berry asked what were some of the reasons businesses had for joining the Alliance. Mr. Milazzo said that they were part of the Raleigh Chamber of Commerce. Businesses want to be part of the conversation when things are happening in order to recruit and retain talent. Mayor Mayefskie asked why a municipality should join. Mr. Milazzo said for the same reasons as businesses, but also so that they could hear what the business community is saying and the long-view that businesses can take because they don't have elections. Council member McGrath asked about RTA's engagement with CAMPO, specifically on the North-South corridor. Mr. Milazzo said that CAMPO is a member of RTA along with the counterpart in Durham. He said they have been in conversation on these issues. It will fit together as a system.

8. Pavement Condition Survey Results

Michael Leonas, Utilities and Infrastructure, said that the purpose of this item was to provide Council with an overview of the results of the 2022 Pavement Condition Survey and Asset Lifecycle Modeling. He said that in the 2021 Community Survey, the maintenance of Town streets was the number 4 community priority, and for 31% of respondents it was the most important item. He said that the Town has spent about \$500,000 per year on street maintenance since 2016. All of this is funded by the Powell Bill, and this was proposed to be increased to \$1 million per year. The methods used to maintain town streets ranges from crack sealing and patching to rehabilitation and reconstruction. He introduced Steven Lander, Director of Pavement Management with WithersRavenel, who conducted the 2022 Pavement Condition Survey.

Mr. Lander said that the Federal Highway Administration (FHWA) recommends a survey every 2 to 3 years, to give an unbiased perspective on the conditions of roads in a jurisdiction. WithersRavenel used software analysis to provide predictive modeling and optimized work plans. He explained the methodology of the Pavement Condition Survey that was done on about 156 miles of asphalt pavement streets in town. The survey was completed in April 2022 and seven common pavement surface distresses were observed: fatigue cracking; transverse cracking; block cracking; patching/potholes; surface defects; rutting/roughness; and reflective cracking.

Mr. Lander said that Holly Springs' streets have a Pavement Condition Index (PCI) of 80, which is on the border between Good and Fair. He showed where Holly Springs ranked considering both centerline miles of street and PCI with other North Carolina municipalities, and said that the remaining asset value of the Town's street system is \$86 million.

Mr. Lander said that Holly Springs is growing fast, with forty miles of new streets added since the last survey in 2016, and that those new streets skew the PCI for the town. If only the streets that were in existence in 2016 were considered, the PCI would go from 81 to 75. He showed the percentage of streets that were in each category of Very Good, Good, Fair, Poor and Very Poor, and how that had changed since 2016. Mr. Lander discussed how various maintenance activities could add life to the streets without complete repaving.

Mr. Landers said that, models were run, assuming those pavement maintenance activities were taking place. If the current funding of \$1 million per year is allotted to street maintenance over the next ten years the PCI would drop from 81 to 65. If that funding were increased to \$1.5 million, the drop would only be to 70, and if funding were increased to \$2 million per year the drop would be to 75. He said their recommendation would be to increase annual roadway funding as the budget allows, complete regular Pavement Condition Surveys every two to three years, and utilize the full toolbox to preserve, prevent, and correct pavement condition.

Council member Wolff asked Randy Harrington, Town Manager, what the Powell Bill funding was for this budget cycle. Mr. Harrington said we anticipate receiving \$800,000. What the town has done over the past few years was bundle two years of Powell Bill funding to get economies of scale out of the Powell Bill money.

MPT Berry asked if there was a dollar amount recommended to maintain the streets. Mr. Lander said it would probably take \$3 million to keep it even.

Council member McGrath asked about using technology to evaluate the pavement condition, particularly overhead ways. Mr. Lander said he keeps his eye on the latest technologies, but the best picture from a drone won't show the best information. He has tried using phones on a windshield mount while he did the survey and found the data did not correlate and was not useful information. Council member McGrath asked if there was a database to leverage information about where roads have held up better in some parts of town than others. He asked if there was there any data about that that we could use as new development comes on line. Mr. Lander said that would be great in an ideal world. But most of the time that information is scattered. So he recommends that the Town keep this pavement system live, so when you know the soil type in an area, you can make decisions accordingly and keep the system updated.

Council member Wolff asked about the change in Powell Bill that gave us more funding. Mr. Leonas said that as new streets come into the system, the Town's share of the money increases.

Mr. Harrington said we use this information to find which roads are in the worst condition to prioritize. Also we anticipate increased Powell Bill funding, but there might there be some money in the general fund that can be used so that we don't get behind. We will work on that this year, and bring it back to you for more information. Mayor Mayefskie asked what streets were included in that 156 miles. Mr. Leonas said it was mostly residential streets in subdivisions as other roads were DOT roads.

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by Mayor Pro Tem Berry, a second by Council member Wolff and a unanimous vote. The following actions were affected:

9. Minutes – Council approved the minutes of the June 14, 2022 workshop and the June 21, 2022 business meeting.

10. Green Oaks Tech Center Voluntary Annexation A22-01 – The Council adopted Resolution 22-26, resolution of sufficiency, and setting the public hearing for August 16, 2022.

A copy of Resolution 22-26 is attached to these minutes.

PUBLIC HEARINGS

11. Unified Development Ordinance Technical Corrections and Development Notifications 22-UDO-02

Sean Ryan, Development Services, said that the purpose of this hearing was to consider amendments to the Unified Development Ordinance (UDO). He said that these amendments were to correct technical errors or unintentional omissions, to help clarify requirements and standards, and to ensure that the UDO remains a user-friendly document. He said that 83% of the amendments were clarifications or corrections. An additional 13% were minor changes, with 2% each being major changes or changes required for legal compliance.

Mr. Ryan said that changes Council asked for were expanding the required notification for neighborhood meetings to 500 feet from a property and changing the public hearing notification from 300 feet to 500 feet. The requested change for Tobacco/Vape stores would remove them from Commercial/Mixed-Use Districts and add them to Business and Research Technology District (BRT) as a Conditional Zoning District (CD). There are also text changes regarding pedestrian connections.

Chris Deshazor, Planning Board, said that Planning Board recommended approval with a vote of 8-0-1. They made an additional motion to request that Council investigate the size of riparian buffers, which passed 8-0-1.

MPT Berry asked if we were preempted by the State on the riparian buffer issue. Mr. Ryan said that the issue came up because of a typo that was being corrected, but Planning Board wished them to look at larger buffers, which would present some legal challenges.

Mayor Mayefskie opened the public hearing.

There being no input, Mayor Mayefskie closed the public hearing.

Action: Motion to adopt Ordinance 22-29 to adopt the statement of compatibility and approve the UDO Text Amendments.

Motion by: Wolff

Second by: Berry

Vote: unanimous

A copy of Ordinance 22-29 is attached to these minutes.

NEW BUSINESS

12. Friendship Innovation Park Utilities

Aaron Levitt, Utilities and Infrastructure, said that the purpose of this item was to provide an update on the Friendship Utilities Design-Build project, and Council would be asked to consider approval of the construction contract with Southern Cross Timmons Group. He reminded the audience that in August of 2021 Amgen announced that it would build a facility at the Friendship site. The Town, the state, and the developer committed to serving the site with utilities. This included \$8 million in state Economic Development funds with the remainder to be shared by the developer and the Town. The cost of oversizing the utilities would be the Town's responsibility. He said there have been some challenges to the schedule due to the previous utility extension design needing revision, current demand modeling, oversizing the utilities for future development and material procurement issues due to COVID impacts. He showed the path for water, wastewater, and reclaimed water from the Utley Creek Water Reclamation facility to the Amgen site, and how much larger an area can be covered with the oversizing of the utilities.

Mr. Levitt said that the design has been finalized. State permits for water, reclaimed water, and land disturbance have been approved, as has the Environmental 401/404 permit. The State sewer permit and NCDOT permits are under review. The majority of pipe and pipe fittings are on hand or in transit as are the pump station generator and pumps, and land acquisition is in progress.

He said that the grand total project cost is \$29,669,373. The state economic development funds will cover \$7.76 million, the developer, Helix, will cover \$9.3 million, with the Town cost share equaling \$6.5 million. The cost of the utility oversizing will be \$6.1 million. He explained the infrastructure added value from this project would be a pump station to initially serve about 400 acres, which could be expanded to serve over 900 acres with additional pump installation. The Town will have no contribution for water and reclaimed water oversizing. Future phases of Fujifilm and Amgen have been accommodated, and enhanced screening provided at the pump station.

Mr. Levitt then outlined the next steps and a timeline to anticipate having construction completed on water by January 2023, with sewer and reclaimed water anticipated to be completed by summer of 2023.

MPT Berry thanked staff for their work on this. He said it was a good team effort, and he thanked the partners, both state and development partners. Council member McGrath said he echoed the Mayor Pro Tem's comments on the great partnerships to get the funding. He said that we continue to see these increasing costs and asked if we were trying to "bake in" some of these rising costs as we consider the System Development Fees (SDF). He said that this was another indicator that we need to follow a reasonable model. Mr. Levitt said that staff forecasts upcoming projects based on completed projects. And as the next SDF discussion comes up, this will become an actual cost.

Randy Harrington said that to reiterate MPT Berry's comments, he wanted to recognize Mr. Keener and Helix Ventures. This project has had extreme cost pressures and great time pressures. He thanked Aaron Levitt and the staff team who have worked so hard on this project.

Action 1: Motion to award the Friendship Innovation Park Utility contract (Phase 2 Construction) to Southern Cross Timmons Group in the amount of \$29,622,373 to serve the Friendship Innovation Park area with potable water, reclaimed water, and sewer.

Motion by: Berry

Second by: Bennett

Vote: unanimous

Action 2: Motion to authorize the Town Manager to negotiate, sign, and execute any other required agreements, amendments, or change orders necessary to deliver the Friendship Innovation Park utilities project that are consistent with prior Council action, direction, and within the project budget and approved funding sources.

Motion by: Berry

Second by: Bennett

Vote: unanimous

Action 3: Motion to approve the revised funding arrangement and adopt the Water Capital Project Ordinance 22-30.

Motion by: Berry

Second by: Wolff

Vote: unanimous

A copy of Ordinance 22-30 is attached to these minutes.

OTHER BUSINESS

Council member McGrath said that as we talk about long term planning and sustainability, we need to consider sustainability of our infrastructure. He said he would like to hear at next year's retreat how we can look at the sustainability of large infrastructure projects and life-cycle costs of this infrastructure.

Council member Wolff said he wanted to comment on the mandatory allocation that is coming out of our Powell Bill funds. This recent budget we received \$800k but there is a condition that \$100k has to go to Pine Springs for the traffic light they installed. Part of the condition for

approval of the Pine Springs project was the installation of the signal. We heard no objection from Pine Springs. And then we learned that the Board of Pine Springs had hired a lobbyist to get the General Assembly to require that we give \$100,000 to Pine Springs. That's 1/8 of our Powell Bill funds. We heard tonight that there is already a large gap between the funding we receive and what is needed. He asked for clarification of what projects Powell Bill funds can be used for. Mr. Harrington said they could be used for street maintenance, sidewalk maintenance, and in some conditions, snow removal. John Schifano, Town Attorney, said the key condition is that it needs to be town-owned roads, not NCDOT roads. Council member Wolff said there seems to be a contradiction in statutes here. The funding of Pine Springs development is done by a private entity. Now the Town is being instructed by the General Assembly to take public funding that is meant for our street maintenance, and give it to a private company. He said he is not happy with the way this happened, but it has been done. He said now he wants to be sure that we are acting in a statutorily correct way before we give this money to a private company.

MPT Berry congratulated Council member McGrath and his wife on their recent wedding anniversary.

MANAGER'S REPORT

Randy Harrington, Town Manager, said he had three items. First the NC Department of Environmental Quality recently announced that we are the recipients of three different grants: a \$400,000 grant related to asset management work on water infrastructure, and a similar \$400,000 grant for similar work on the waste water side. He gave credit to the staff in Utilities & Infrastructure for applying for these grants. On top of that, we also received a \$6 million grant for our portion of the Sanford Water Expansion project.

Secondly, upcoming Parks & Recreation events over the next month including August 5th Summer in the Springs with Joe Hero; and *Darshana: A Glimpse into Hindu Civilization* exhibit on August 13th at the Cultural Center.

Finally, he said that there are no more Council meetings until August 16th.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) to discuss two Economic Development matters; pursuant to N.C.G.S. 143-318.11(a)(3) to consult with the Town Attorney on a litigation matter of *John Doe v. Holly Springs*; and pursuant to N.C.G.S. 143-318.11(a)(6) to discuss the process of the Town Manager's annual review.

Motion by: Berry

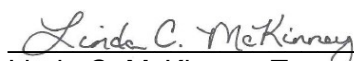
Second by: Wolff

Vote: Unanimous

Motion to seal the closed session minutes and leave closed session was made MPT Berry, seconded by Council member Wolff and passed with a unanimous vote.

Adjournment: MPT Berry made a motion to adjourn at 10:21 pm. It was seconded by Council member Wolff and passed with a unanimous vote.

Respectfully Submitted on Tuesday, August 16, 2022.



Linda C. McKinney, Town Clerk

Addenda pages as referenced in these minutes follow and are a part of the official record.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Consent Agenda

Title: NC DEQ Division of Water Infrastructure Fall 2022 Grant and Loan Funding Applications (TOHS #22-005)

Strategic Priority Area: Responsible & Balanced Growth

Safe & Friendly

Economic Prosperity & Diversity

Staff Resource: Rachel Ingham, Utilities and Infrastructure, Sara Emig, Utilities and Infrastructure, Seann Byrd, Utilities and Infrastructure, Kendra Parrish, Utilities and Infrastructure

Action(s):

Adopt Resolution 22-28 for the Clean Water State Revolving Fund (CWSRF) Application for the Utle Creek 6 to 8 million gallons per day (MGD) Upgrade Project.

Explanation:

- The Clean Water State Revolving Fund (CWSRF) Program was created by the 1987 amendments to the Federal Clean Water Act and has two funding cycles per year, typically in the spring and fall. Local Government units (counties, cities, towns, sanitary districts, etc.) are eligible to apply for funding of treatment and collection system projects.
- The requested action is approval of a resolution necessary to submit a funding application for the Utle Creek Water Reclamation Facility 6 to 8 million gallons per day (MGD) Upgrade project.
- The NC DEQ Division of Water Infrastructure Fall 2022 funding round includes monies allocated through the CWSRF and the Bipartisan Infrastructure Law (BIL), consisting of principal forgiveness and low interest rate loans.

Background:

- The Town Council has periodically received updates regarding the need for additional wastewater capacity to serve planned growth.
- Clean Water State Revolving Fund (CWSRF) features:
 - Loan awards capped at \$30 million per applicant.
 - Low-interest loan programs • Limited amount of principal forgiveness loans • Rate set at ½ market (20-Year Bond Index) • Current base interest rate is approximately 1.13% (will be set at application due date) • 20-year maximum term for base rate • 30-year maximum term possible for targeted interest rates • Debt approved by Local Government Commission
 - Construction must start within 24 months of issuance of a Letter-of-Intent to Fund.

- Closing fee of 2% (which cannot be financed).
- Funds are awarded through a competitive process based on a priority point rating system. Historically, less than 30% of applications have been funded.
- Projects are often not awarded funding with the first application; however, it provides an opportunity for the applicant to assess priority point ranking and revise applications for future rounds.
- Project applications can be submitted for successive funding rounds and can roll from one round to the next for multiple disbursement considerations. For instance, the Sanford Water Filtration Facility project received an American Rescue Plan Act grant for \$6M in the spring round of funding and will be revised and resubmitted for further consideration of Drinking Water State Revolving Fund and BIL funding.
- To be considered, municipalities must pass resolutions for each project application.

Funding Source(s):

N/A

Attachment(s):

1. Resolution 22-28_UCWRF 6 to 8 mgd Upgrade



Resolution No. 22-28

Date Adopted: August 16, 2022

Effective Date: August 16, 2022

RESOLUTION BY GOVERNING BODY OF THE TOWN OF HOLLY SPRINGS – UTLEY CREEK WATER RECLAMATION FACILITY 6 to 8 MGD UPGRADE

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction and studies of the wastewater treatment and collections systems, and

WHEREAS, The Town of Holly Springs has need for and intends to evaluate and upgrade the Utley Creek Water Reclamation Facility from 6 to 8 million gallons per day (MGD), and

WHEREAS, The Town of Holly Springs intends to request State loan and/or grant assistance for the project,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA:

1. That the Town of Holly Springs, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.
2. That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.
3. That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Holly Springs to make scheduled repayment of the loan, to withhold from the Town of Holly Springs any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.
4. That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.
5. That Sean Mayefskie, Mayor and Randy Harrington, Town Manager, the **Authorized Officials**, and successors so titled, are hereby authorized to execute and file an

application on behalf of the **Applicant** with the State of North Carolina for a grant to aid in the construction of the project described above.

6. That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.
7. That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.
8. This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the 16th day of August, 2022.

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Consent Agenda

Title: Position Reclassifications for Office of Customer Care

Strategic Priority Area: Organizational Excellence

Staff Resource: Daniel Weeks, Asst. Town Manager

Action(s):

Approve positions (413-012) Customer Service Representative (Grade D) and (422-003) Administrative Assistant (Grade E) to be reclassified as Customer Service Specialist (Grade E) within the Office of Customer Care.

Explanation:

- In the Fiscal Year 2022-23 Approved Budget, Council authorized the creation of the Office of Customer Care (OCC).
- The OCC is to be staffed with two new positions and two existing positions that would be reorganized from existing department positions.
- Administration has identified the existing positions to be reassigned:
 - A Customer Service Specialist (413-012) from Finance (effective Q1 of FY23)
 - An Administrative Assistant (422-003) from Public Works (effective Q3 or Q4 of FY23)
- Both positions will be reclassified to Customer Service Specialists.
- This requested action was expected in order to finalize the position transfers following budget adoption.

Background:

- The Town Manager presented in the Recommended Budget Presentation that the Office of Customer Care (OCC) would be staffed with two new requested positions and two existing positions to be identified.
- The two new positions approved in the FY23 Operating Budget were:
 - Customer Care Manager
 - Customer Service Specialist
- With the approved reclassifications, the OCC will be staffed with a manager and three customer service specialists.

Funding Source(s):

FY2022-23 Approved Operating Budget

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda

Title: Surplus of Boom Truck

Strategic Priority Area: Organizational Excellence

Staff Resource: Brent Quick, Justin Reasoner, Public Works

Action(s):

Authorize sale of surplus - 2007 Grapple Boom Truck

Explanation:

- This action was previously approved for replacement in FY2022. However, the replacement has been delayed in delivery due to supply chain issues. The initial piece of equipment needed to be repaired. The cost for repair exceeded the value of the equipment; therefore, the decision was made to surplus.
- The 2007 Grapple Boom Truck (Unit #159) was requested to be removed from service and will be replaced with a new asset.
- Pursuant to North Carolina General Statute 160A-267, personal property over \$30,000 requires Town Council authorization to surplus and sell the item.

Background:

- Finance has the authority to surplus any vehicle under \$30,000.
- The 2007 Ford F-750 Grapple Boom was recently placed on GovDeal's website.
- As a result of the ad, the vehicle received a high bid of \$35,100 from Kevin Harrington of Harrington Tree and Landscaping of Rockville, MD. This bidder is of no relation to any town employee, appointed, or elected official, and the exposure to selling this asset was national.

Funding Source(s):

N/A

Attachment(s):

None



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Public Hearings

Title: Voluntary Annexation A22-01, Green Oaks Tech Center - Legislative Public Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Bronwyn Bishop, Development Services

Action(s):

Adopt Annexation Ordinance A22-01.

Explanation:

- The Town has received a petition for voluntary annexation of 120.76 +/- acres located at the intersections of Green Oaks Parkway, Holly Springs New Hill Rd., and Thomas Mill Rd. for the development of the Green Oaks Tech Center Planned Unit Development (PUD). The Green Oaks Tech Center project is also being referred to as Yield 2.0 by the applicant.
- The owner of the property is CC TGA The Yield LLC.
- Annexation is being requested pursuant to plans to develop the property.

Background:

- The property is contiguous with Town Limits.
- Staff has received feedback from all departments and there are no issues with this annexation.
- The property meets all statutory requirements for annexation.

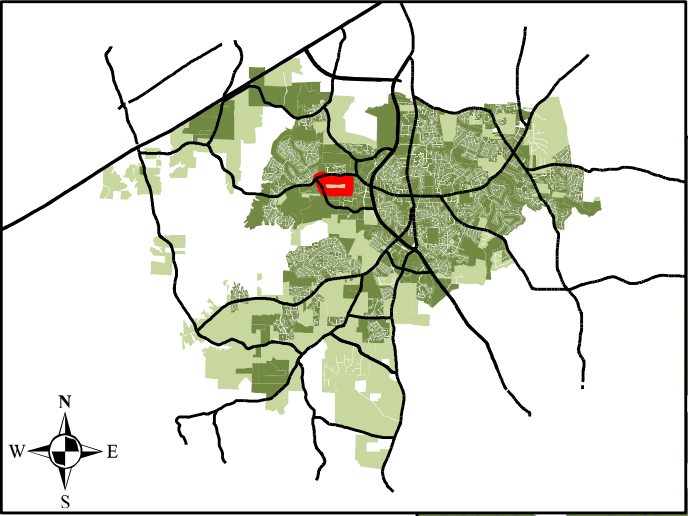
Funding Source(s):

N/A

Attachment(s):

1. A22-01 map
2. A22-01 Resolution of Sufficiency
3. A22-01 Green Oaks Tech - Ordinance - Draft

A 22-1 | Green Oaks Tech Center | 123.82 ac



Legend

-  Annexation
-  Subdivisions
-  Lakes
-  Town Limits
-  ETJ
-  Short Range Urban Service Area



Resolution No. 22-26

Date Adopted: July 19, 2022

Annexation No.: A22-01

**RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL DIRECTING THE TOWN CLERK
TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31 AND FIXING THE DATE
OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION**

WHEREAS, a petition requesting annexation of an area described in said petition was received by the Town of Holly Springs; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Holly Springs deems it advisable to proceed in response to this request for annexation, subject to the Clerk's satisfactory investigation of the sufficiency of the petition; and

WHEREAS, the area proposed for annexation is described as follows:

Lying and being in Holly Springs Township, Wake County, North Carolina, and more particularly described as follows:

COMMENCING on Town of Holly Springs Geodetic Monument "Alford 33", having published North Carolina State Plane Coordinates [NAD83(2011)] of N: 693,650.75' and E: 2,041,575.85' and observed coordinates of N: 693,650.52' and E: 2,041,575.94' and run thence North 88°38'48" East 1,067.79 feet to a 5/8" capped iron rebar set in the northern margin of the 60' wide public right-of-way of Thomas Mill Road, having North Carolina State Plane Coordinates [NAD83(2011)] of N: 693,675.74' and E: 2,042,643.43', in the western boundary of the land conveyed to Justin Stanley [Wake County Tax Parcel Number ("TPN") 0649238617] by instrument recorded in Book 17473, Page 2663 and shown on map recorded in Book of Maps 1996, Page 959, and marking the point and place of **BEGINNING**; and running thence from the point of **BEGINNING** with the northern margin of the right-of-way of Thomas Mill Road the following three (3) courses and distances:

(1) along an arc of a curve to the left, having a radius of 20,030.00 feet, an arc length of 3,302.29 feet, and subtended by a chord bearing and distance of North 88°28'49" West 282.73 feet to a found nail;

(2) North 88°48'51" West 1,015.21 feet to a 5/8" capped iron rebar set; and

(3) along an arc of a curve to the left, having a radius of 1,175.92 feet, an arc length of 3,302.29 feet, and subtended by a chord bearing and distance of South 84°11'15" West 286.68 feet to a 5/8" capped iron rebar set

thence leaving the northern margin of the right-of-way of Thomas Mill Road North 88°11'13" West 7.89 feet to a 1" iron pipe in the northeastern boundary of the land conveyed to the Town of Holly Springs [TPN 0649039606] by instrument recorded in Book 12469, Page 1755, and shown on maps recorded in Book of Maps 1988, Page 1549 and in Book of Maps 2006, Page 2524;

thence with the northern boundary of the Town of Holly Springs [TPN 0649039606] land (now or formerly) and the northern boundary of the land conveyed to Seqirus Inc. [TPN 0649034509] by instrument recorded in Book 16104, Page 1384, as shown on maps recorded in Book of Maps 2006, Page 1666 and in Book of Maps 2007, Page 807, North 88°11'13" West 974.46 feet to a 1/2" iron rod found on the eastern margin of the 100' wide public right-of-way of Green Oaks Parkway and shown on map recorded in Book of Maps 2007, Page 823;

thence with the eastern margin of the right-of-way of Green Oaks Parkway two (2) courses and distances as follows:

- (1) North 18°23'58" West 138.21 feet to a 5/8" capped rebar set and
- (2) with the arc of a circular curve to the left, having a radius of 2801.25 feet, an arc length of 796.66 feet, and a chord bearing and distance of North 26°32'03" West 793.97 feet to a 1/2" iron pipe found in the southeastern corner of the land conveyed to Helix Ventures, LLC [TPN 0639945880] by instrument recorded in Book 18131, Page 1303, and shown on map recorded in Book of Maps 2019, Page 2148;

thence leaving the eastern margin of the right-of-way of Green Oaks Parkway and with the eastern boundary of the Helix Ventures, LLC land (now or formerly) North 02°27'53" East 371.78 feet to a 1 1/2" iron pipe found in the northeastern corner of the Helix Ventures, LLC land (now or formerly) and in the southern boundary of the land conveyed to Garland Johnson, Jr. [TPN 0639955037] by instrument recorded in Book 8389, Page 1882, and shown on map recorded in Book of Maps 1996, Page 1251; thence with the southern and western boundaries of the Garland Johnson, Jr. land (now or formerly) two (2) courses and distances as follows:

- (1) North 87°38'36" West 325.29 feet to a 1/2" iron pipe found having North Carolina State Plane Coordinates [NAD83(2011)] of N: 694,932.59' and E: 2,039,371.39' in the southeastern corner of the land conveyed to the Town of Holly Springs [TPN 0639953025] by instrument recorded in Book 14910, Page 1064, and shown on map recorded in Book of Maps 2006, Page 2291 and
- (2) with the eastern boundary of the Town of Holly Springs [TPN 0639953025] land North 00°39'52" East 227.71 feet to a 5/8" capped iron rebar set in the northwestern corner of the Johnson land (now or formerly) and in the southern margin of the variable width public right-of-way of Holly Springs New Hill Road (SR 1152) and shown on map recorded in Book of Maps 2015, Page 2042;

thence with the southern margin of the right-of-way line of Holly Springs New Hill Road (SR 1152) twenty four (24) courses and distances as follows:

- (1) with the arc of a circular curve to the right, having a radius of 773.33 feet, an arc length of 124.90 feet, and subtended by a chord bearing and distance of North 66°38'06" East 124.77 feet to a point;
- (2) with the arc of a circular curve to the right, having a radius of 773.33 feet, an arc length of 16.62 feet and subtended by a chord bearing and distance of North 71°52'40" East 16.62 feet to a point;
- (3) North 73°12'27" East 132.69 feet to a 1/2" iron pipe found;
- (4) North 73°04'14" East 59.45 feet to a point;
- (5) North 73°03'31" East 131.22 feet to a 5/8" capped iron rebar set;
- (6) North 73°55'43" East 188.83 feet to a 5/8" capped iron rebar set;
- (7) North 73°52'07" East 17.96 feet to a point;
- (8) with the arc of a circular curve to the right, having a radius of 2,266.40 feet, an arc length of 224.67 feet, and subtended by a chord bearing and distance of North 76°49'46" East 224.58 feet to a point;
- (9) North 79°40'51" East 176.77 feet to a point;
- (10) with the arc of a circular curve to the right, having a radius of 6,846.07 feet, an arc length of 296.39 feet, and subtended by a chord bearing and distance of North 80°55'18" East 296.37 feet to a point;
- (11) North 82°09'42" East 94.51 feet to a point;
- (12) with the arc of a circular curve to the right, having a radius of 1,158.19 feet, an arc length of 383.88 feet, and subtended by a chord bearing and distance of South 88°02'31" East 382.13 feet to a

point;

(13) South 78°46'18" East 273.79 feet to a point;

(14) South 78°21'23" East 83.98 feet to a 5/8" capped iron rebar set;

(15) with the arc of a circular curve to the left, having a radius of 1,003.15 feet, an arc length of 115.92 feet, and subtended by a chord bearing and distance of South 84°09'58" East 115.86 feet to a point;

(16) with the arc of a circular curve to the left, having a radius of 1,030.15 feet, an arc length of 20.00 feet, and subtended by a chord bearing and distance of South 87°59'22" East 20.00 feet to a point;

(17) with the arc of a circular curve to the left, having a radius of 1,154.78 feet, an arc length of 196.85 feet, and subtended by a chord bearing and distance of North 86°16'50" East 196.61 feet to a point;

(18) North 80°34'13" East 61.09 feet to a point;

(19) North 78°58'48" East 147.16 feet to a point;

(20) North 78°57'11" East 168.97 feet to a 5/8" capped iron rebar set;

(21) North 04°28'40" East 10.91 feet to a 5/8" capped iron rebar set;

(22) with the arc of a circular curve to the right, having a radius of 1981.74 feet, an arc length of 185.39 feet, and subtended by a chord bearing and distance of North 85°07'22" East 185.32 feet to a 1/2" iron pipe;

(23) with the arc of a circular curve to the right, having a radius of 1,121.22 feet, an arc length of 183.65 feet, and subtended by a chord bearing and distance of South 87°30'18" East 183.45 feet to a point; and

(24) South 82°48'45" East 148.70 feet to an axle in the northwestern corner of the land conveyed to Lisa Leslie and husband, Calvin Leslie [TPN 0649257396] by instrument recorded in Book 15009, Page 1599;

thence leaving the southern margin of the right-of-way of Holly Springs New Hill Road (SR 1152) and with the western boundary of the Leslie land (now or formerly) South 02°34'21" West 474.43 feet to a 3/4" iron pipe found in the northwestern corner of the land conveyed to Delores B. Wilson [TPN 0649248247] by instrument recorded in Book 1903, Page 506; and

thence with the western boundary of the Delores B. Wilson land (now or formerly) two (2) courses and distances as follows:

(1) South 02°54'48" West 614.06 feet to a 3/4" iron pipe found and

(2) South 03°37'31" West 681.36 feet to a 1/2" iron pipe found in the southwestern corner of the Delores B. Wilson land (now or formerly) and the northwestern corner of the Justin Stanley land (now or formerly); and

thence with the western boundary of the Justin Stanley land (now or formerly) South 03°37'31" West 53.24 feet to the point and place of **BEGINNING**, containing 119.394 acres, more or less, as shown on ALTA/NSPS Land Title Survey prepared by Terry L. Westendorf, North Carolina Professional Land Surveyor L-3232 of Timmons Group (North Carolina License Number C-1652), dated June 17, 2021, and designated as Job Number 47690.

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, that:

Section 1. The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Holly Springs Town Council the result of her investigation.

Section 2. Subject to the Town Clerk's satisfactory result of her investigation, a public hearing on the question of annexation of the area described herein will be held at the Town Hall Council

Chambers, located at 128 S. Main Street, at 7 p.m. (or as soon thereafter as is practicable) on Tuesday, August 16, 2022.

Section 3. Notice of the public hearing shall be published in the Raleigh News & Observer, newspapers having general circulation in the Town of Holly Springs, at least ten (10) days prior to the date of the public hearing.

Adopted this, the 19th day of July, 2022.



Sean Mayefskie, Mayor

ATTEST:



Linda McKinney, Town Clerk





Annexation Ordinance No.: **A22-01**

Please mail after recordation to:

Town of Holly Springs
Town Clerk's Office
P. O. Box 8
Holly Springs, NC 27540

**An Ordinance to Extend the Corporate Limits
of the Town of Holly Springs, North Carolina**

WHEREAS, the Town Council of the Town of Holly Springs has been petitioned pursuant to the provisions of N.C.G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Town Council of the Town of Holly Springs has directed the Town Clerk to investigate the sufficiency of the petition for annexation; and

WHEREAS, following the certification of the sufficiency of the petition by the Town Clerk, the Town Council fixed a date for a public hearing on the question of annexation and caused a notice thereof to be published in a paper of general circulation in the Town of Holly Springs once ten days prior to the date of the hearing; and

WHEREAS, the Town Council found as a fact following public hearing on the matter that the petition for annexation is sufficient and meets all of the requirements set forth in N.C.G.S. 160A-31;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HOLLY SPRINGS,
NORTH CAROLINA:**

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Holly Springs effective as of the 16th day of August, 2022.

Being 120.76 +/- acres located at the intersections of Green Oaks Parkway, Holly Springs New Hill Road, and Thomas Mill Road, as shown on the map recorded in Book of Maps ____, Page ____ in the Wake County Register of Deeds office.

Adopted this, the 16th day of August, 2022.

ATTEST TO:

Linda C. McKinney, Town Clerk

Sean Mayefskie, Mayor

I, Linda C. McKinney, Town Clerk of the Town of Holly Springs, do hereby certify that the foregoing is a true and accurate copy of an annexation ordinance duly adopted by the Town Council of the Town of Holly Springs, North Carolina, at a meeting held August 16, 2022, at 7 o'clock p.m. at the Town Hall in the Town of Holly Springs.

IN WITNESS WHEREOF, I have here unto set my hand and have caused the official corporate seal of said Town to be affixed, this the 16th day of August, 2022

Linda C. McKinney, Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

New Business

Title: Future Cass Holt Road Park Policy Direction

Strategic Priority Area: Engaged, Healthy, & Active Community

Staff Resource: Antwan Morrison, Finance, LeeAnn Plumer, Parks & Recreation

Action(s):

- Provide policy direction to fund the design and construction of a new park on Cass Holt Road through a future General Obligation bond referendum in November 2023.
- Adopt Reimbursement Resolution 22-29 to reimburse expenditures for the park on Cass Holt Road from the future park bond funding.

Explanation:

- Town Council adopted the Cass Holt Road Park Master plan concept in March 2022, which includes a variety of amenities identified through the public input process.
- Anticipated park amenities include a multi-use recreation center, splash pad, multi-use turf fields, pickle ball courts, greenway trail, and passive enjoyment areas along with site associated infrastructure investments.
- The cost to design and construct the proposed park is estimated to be \$45,000,000 - \$60,000,000.
- Due to the significant capital investment required, funding for the project will require a debt issuance. The Town Manager recommends consideration of a future bond referendum as the primary source to fund the parks and recreation investments.
- Using an estimate of a \$60 million debt issuance, preliminary analysis by the Town's financial advisor indicates a required property tax rate increase to fund the debt of between 2.25 and 5.5 cents per \$100 valuation - depending on the Council's future determination of the timing of the debt issuance and the planned park construction timeline.
- Proposed timeline:
 - Summer 2022 - Council to provide policy direction guidance
 - 2022-2023 - Initiate design for Cass Holt Road Park (15-18 month process)
 - November 2023 - Parks bond referendum
 - May 2024 - Final property tax rate recommendation - along with other potential reallocations within existing funding sources - in the Fiscal Year 2024-25 budget to fund debt and bond issuance.
 - 2024/25 begin construction of the park.
- Any policy direction approved at the August 16, 2022 Council meeting does not obligate the Council to a final funding plan or specific future property tax rate increase amount. Additionally, future actions will be required to formally set a bond referendum date and approve required debt applications with the Local Government Commission. Approval of

Town Council Business Meeting
August 16, 2022

the proposed actions above simply provides formal Council endorsement and direction to staff to begin designing the park and begin preparing for an anticipated November 2023 Parks & Recreation bond referendum. This preparation will also include continued refinement of potential funding scenarios which could include a property tax rate increase, reallocation of revenues from the existing property tax rate, fee adjustments, expenditure reductions, or some combination of sources to sufficiently fund debt service on the new park.

Background:

- Council received an update on the park conceptual plan and preliminary debt funding information at the July 12, 2022 Workshop.
- At the July 12, 2022 Workshop Council requested consideration of a policy direction for the Cass Holt Rd. park at the August 16 Council meeting to provide further input and discussion from all governing body members.

Funding Source(s):

N/A

Attachment(s):

1. 22-29 Reimbursement Resolution for Parks and Rec



Resolution No. 22-29

Date Adopted: August 16, 2022

Effective Date: August 16, 2022

**REIMBURSEMENT RESOLUTION –
PARKS AND RECREATION PROJECTS**

BE IT RESOLVED by the Town Council of the Town of Holly Springs, North Carolina, as follows:

Section 1. The Town intends to undertake a project, advance its own funds to pay project costs, and then reimburse itself from financing proceeds for these early expenditures. The Finance Officer has advised the Council that it is desirable for the Council to adopt this resolution to document the Town's plans, in order to comply with certain federal tax rules relating to this type of reimbursement.

Section 2. The resolution covers certain park and recreation improvements to include, but not limited to, construction of a community park, artificial turf fields, splash pad, pickleball courts, skatepark, various support amenities, recreation center and other related park and recreation projects. Project costs include design, construction, and construction administration along with other infrastructure and civil site work required for the project, together with the payment of the related financing costs and other necessary or incidental costs.

Section 3. The Town intends to finance the project. The expected type of financing (which is subject to change) is general obligation bonds. The expected maximum amount of bonds or other obligations to be issued or contracted for the project is \$60,000,000.

Section 4. The Town intends that funds that have been advanced, or may be advanced, from the General Fund, or any other Town fund, for project costs will be reimbursed from the financing proceeds.

This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the 16th day of August, 2022.

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

New Business

Title: Condemnation Resolution - Holly Springs Rd. Widening East Right-of-Way and Easements

Strategic Priority Area: Safe & Friendly

Responsible & Balanced Growth

Engaged, Healthy, & Active Community

Staff Resource: John Schifano, Town Attorney, Tim Athy, Utilities and Infrastructure

Action(s):

Adopt Resolution 22-27 to authorize eminent domain action to acquire right-of-way and easements from various property owners for the Holly Springs Rd. Widening East Transportation Bond project.

Explanation:

- As part of the project's Right-of-Way (ROW) Acquisition Phasing Plan, the NCDOT authorized the construction of the bridge while allowing the Town to simultaneously acquire ROW for areas beyond the bridge.
- The ROW Acquisition process that was implemented is in accordance with town, NCDOT and federal regulations.
- Multiple attempts, including written, verbal, and in-person meetings have been made with property owners and/or negotiations for these ROW and easement conveyances have not been successful with all property owners.
- The Town Attorney requests Town Council to authorize eminent domain to expropriate private property with payment of compensation for easement conveyances.
- If the resolution is passed, the Town Attorney will provide notice to the affected property owners and continue to work towards voluntary acquisition. If a settlement cannot be reached, the town will initiate civil lawsuits under North Carolina's "quick take" eminent domain process. Therefore, the construction of the project will not be delayed during the pendency of any lawsuits.

Background:

- On February 1, 2022, Town Council approved the construction and construction engineering/inspection/administration contracts for the Holly Springs Road Widening (east) project.
- Construction mobilization began on April 18, 2022 (construction duration is anticipated to take up to three years).
- Completion of the bridge construction phase is anticipated for the end of 2022.

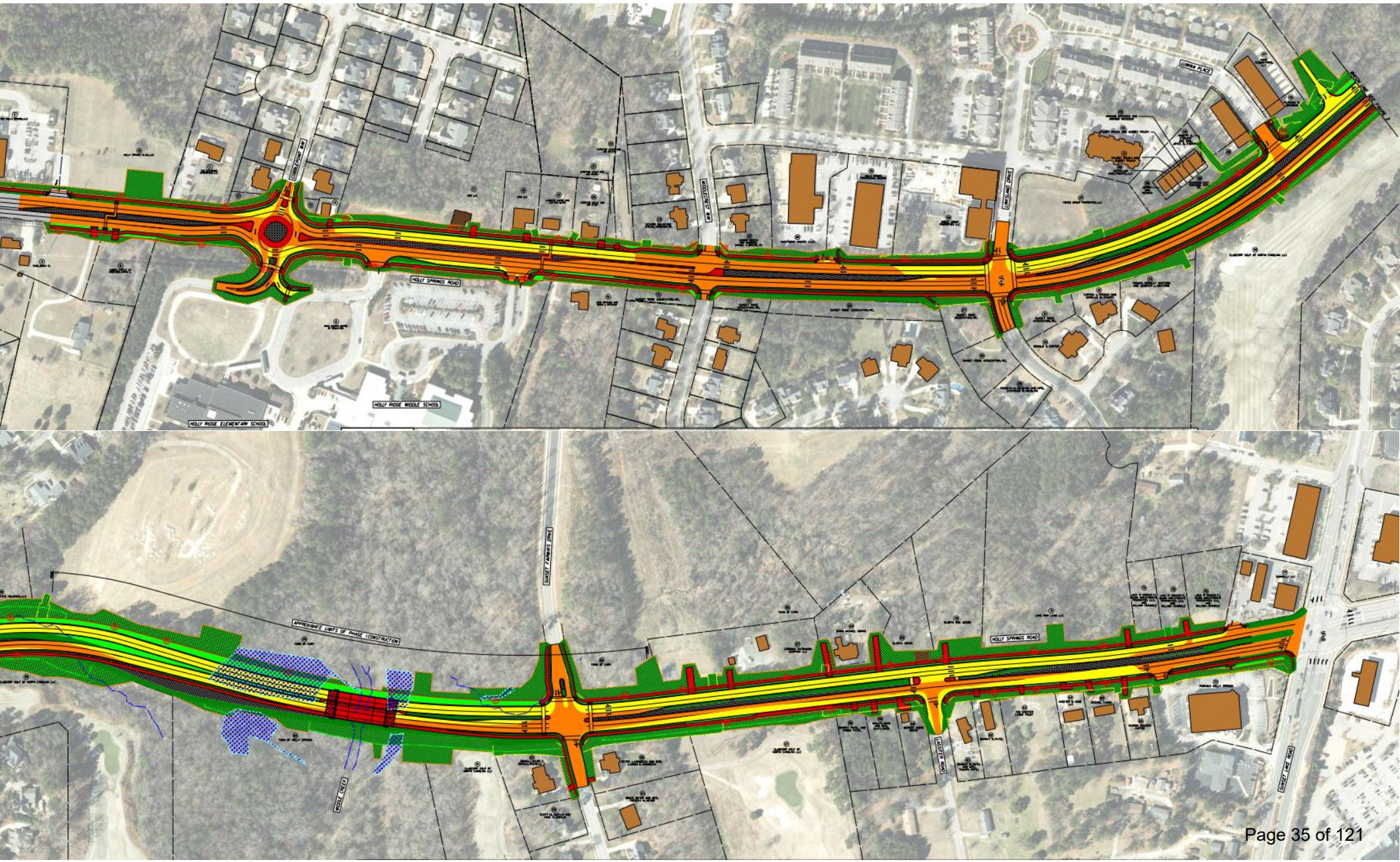
Funding Source(s):

- 2018 Transportation Bond
- Streets Improvement Capital Project Fund

Attachment(s):

1. 2022-07-28 Project_Map
2. Condemnation Resolution for HS Road
3. Exhibit A to condemnation resolution

Holly Springs Road Widening (east) Flint Point Lane to Sunset Lake Road





Resolution No. 22-27

Date Adopted: August 16, 2022

Effective Date: August 16, 2022

**RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL
AUTHORIZING CONDEMNATION PURSUANT TO CHAPTERS 40A and
136 OF THE NORTH CAROLINA GENERAL STATUTES AND SESSION
LAW 2005-57 (HOUSE BILL 393) TO ACQUIRE CERTAIN PROPERTY OF
THOSE PERSONS LISTED ON THE ATTACHED EXHIBIT "A"**

WHEREAS, the governing body of the Town of Holly Springs hereby determines that it is necessary and in the public interest to acquire certain property owned by those persons listed on Exhibit "A" for the following public purpose: 1) opening, widening, extending or improving a public road known as Holly Springs Road; and,

WHEREAS, the proper officials or representatives of the Town of Holly Springs have been unable to acquire the needed interest in this property by negotiated conveyance; and

WHEREAS, the Town is authorized pursuant to N.C. Gen. Stat. §§ 40A and 136 utilizing the procedures contained within those statutes to acquire such interest in property for the public purpose heretofore stated;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA:

1. The Town of Holly Springs shall acquire by condemnation, for the purposes stated above, the property and interest described on "Exhibit A"; and;
2. The attorneys representing the Town of Holly Springs are directed to initiate the necessary proceedings under Chapters 40A and 136 of the North Carolina General Statutes to acquire the property herein described; and;
3. This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the ____ day of _____, 2022.

Town of Holly Springs by

ATTEST:

Sean Mayefskie, Mayor

Linda McKinney, Town Clerk

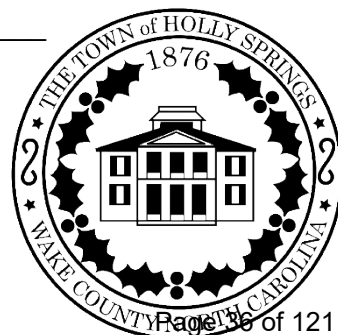


EXHIBIT A

Owner Jeffrey Dean Allen
Susan Jones Allen

Owner
Address:

Exhibit A, Page 1
104 Cobblepoint Way
Holly Springs, NC 27540

Property Address: 104 Cobblepoint Way
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 0659434812 Tax ID: 0304524

Legal Description: BEING that approximate 0.25 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 11594, Page 2493, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Jeffrey Dean Allen

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time. Legal Description of area taken BEING all that tract of land containing an area of +/- 0.005 acres (228 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north and west by other lands of Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493), on the east by the western right-of-way line (allowing 51 feet) of Cobblepoint Way, and on the south by the lands of Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as tie lines the following seven calls: (1) south 83 deg. 17 min. 58 sec. west 1115.70 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd north 78 deg. 15 min. 56 sec. east 258.27 feet to a calculated point, (3) north 78 deg. 15 min. 56 sec. east 308.28 feet to a calculated point, (4) north 78 deg. 47 min. 58 sec. east 162.76 feet to a calculated point, (5) north 78 deg. 47 min. 50 sec. east 103.02 feet to a calculated point, (6) with a curve to the left having a radius of 30.00, an arc length of 41.13 feet, and a chord bearing and distance of north 39 deg. 31 min. 37 sec. east 37.98 feet to a calculated point, and (7) north 00 deg. 15 min. 25 sec. east 27.40 feet to an iron pipe found, said iron pipe being the southeastern corner of the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property, said iron pipe also being the POINT of BEGINNING; thence with the southern line of the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property south 78 deg. 50 min. 20 sec. west 13.85 feet to calculated point; thence with new lines in the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property the following two calls: (1) with a curve to the left having a radius of 45.00, an arc length of 14.29 feet, and a chord bearing and distance of north 11 deg. 25 min. 28 sec. east 14.23 feet to an iron rod set, and (2) north 35 deg. 48 min. 08 sec. east 18.61 feet to an iron rod set, said iron rod being the western right-of-way line (allowing 51 feet) of Cobblepoint Way; thence with the western right-of-way line (allowing 51 feet) of Cobblepoint Way south 00 deg. 15 min. 25 sec. west 26.36 feet to a calculated point, the BEGINNING point.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.02 acres (688 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by other lands of Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493), on the north by lands of Darrell Scott Futrell & Amy Bridgers Futrell (Deed Book 14769, Page 2529), on the east by the western right-of-way line (allowing 51 feet) of Cobblepoint Way, and on the south by the lands of Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as tie lines the following eight calls: (1) south 83 deg. 17 min. 58 sec. west 1115.70 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd north 78 deg. 15 min. 56 sec. east 258.27 feet to a calculated point, (3) north 78 deg. 15 min. 56 sec. east 308.28 feet to a calculated point, (4) north 78 deg. 47 min. 58 sec. east 162.76 feet to a calculated point, (5) north 78 deg. 47 min. 50 sec. east 103.02 feet to a calculated point, (6) with a curve to the left having a radius of 30.00, an arc length of 41.13 feet, and a chord bearing and distance of north 39 deg. 31 min. 37 sec. east 37.98 feet to a calculated point, (7) north 00 deg. 15 min. 25 sec. east 27.40 feet to a calculated point, and (8) south 78 deg. 50 min. 20 sec. west 13.85 feet to calculated point, said point being in the southern line of the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property said point also being the POINT of BEGINNING; thence with the southern line of the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property south 78 deg. 50 min. 20 sec. west 6.57 feet to calculated point; thence with new lines in the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property the following two calls: (1) north 12 deg. 53 min. 37 sec. east 50.86 feet to a calculated point, and (2) north 01 deg. 35 min. 01 sec. east 28.02 feet to a calculated point, said point being in the southern line of the Darrell Scott Futrell & Amy Bridgers Futrell (Deed Book 14769, Page 2529) property; thence with the northern line of the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property south 89 deg. 44 min. 20 sec. east 8.24 feet to calculated point, said calculated being the western right-of-way line (allowing 51 feet) of Cobblepoint Way; thence with the western right-of-way line (allowing 51 feet) of Cobblepoint Way south 0 deg. 15 min. 25 sec. west 47.23 feet to an iron rod set, thence with the new right-of-way of Cobblepoint Way (allowing 51 feet) the following two calls: (1) south 35 deg. 48 min. 08 sec. west 18.61 feet to an iron rod set, and (2) with a curve to the right having a radius of 45.00, an arc length of 14.29 feet, and a chord bearing and distance of south 11 deg. 25 min. 28 sec. west 14.23 feet to an iron rod set, and a chord bearing and distance of south 65 deg. 52 min. 54 sec. west 81.77 feet to a calculated point, the BEGINNING point.	

Owner HOLLYSPRINGS PLACE, LLC

Owner
Address:

Property Address: 825 Holly Springs Road
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 0659349104 Tax ID: 0349878

Legal Description: BEING that approximate 11.54 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 16811, Page 628, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : HOLLYSPRINGS PLACE, LLC

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time. Legal Description of area taken BEING all that tract of land containing an area of +/- 0.05 acres (2,019 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north by other lands of Holly Springs Place LLC (Deed Book 16811, Page 628), on the east by the lands of Expanding The Experience LLC (Deed Book 16074, Page 2770), on the south by the northern right-of-way line (width varies) of Holly Springs Rd., and on the west by the lands of RGK Holly Springs LLC (Deed Book 12528, Page 1544), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as tie lines the following two calls: (1) south 83 deg. 17 min. 58 sec. west 1115.70 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd. and (2) with the northern right-of-way line (width varies) of Holly Springs Rd north 78 deg. 15 min. 56 sec. east 258.27 feet to a calculated point, said point being the southwestern corner of the Holly Springs Place LLC (Deed Book 12528, Page 1544) property, said point also being the POINT of BEGINNING; thence with the western line of the Holly Springs Place LLC (Deed Book 12528, Page 1544) Property north 11 deg 13 min. 35 sec. west 7.94 feet to calculated point; thence with new lines in the Holly Springs Place LLC (Deed Book 12528, Page 1544) property the following two calls: (1) with a curve to the right having a radius of 50055.00, an arc length of 63.99 feet, and a chord bearing and distance of north 78 deg. 45 min. 42 sec. east 63.99 feet to an iron rod set, and (2) north 78 deg. 47 min. 54 sec. east 245.35 feet to a calculated point, said point being in the western line of the Expanding The Experience LLC (Deed Book 16074, Page 2770) property; thence with the eastern line of the Holly Springs Place LLC (Deed Book 12528, Page 1544) property south 00 deg. 36 min. 27 sec. west 5.22 feet to calculated point, said calculated point in the northern right-of-way line (width varies) of Holly Springs Rd; thence with the northern right-of-way line (width varies) of Holly Springs Rd south 78 deg. 15 min. 56 sec. west 308.28 feet to a calculated point, the BEGINNING point.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.25 acres (10,986 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north by other lands of Holly Springs Place LLC (Deed Book 16811, Page 628), on the east by the lands of Expanding The Experience LLC (Deed Book 16074, Page 2770), on the south by the new northern right-of-way line (width varies) of Holly Springs Rd., and on the west by the lands of RGK HollySprings LLC (Deed Book 12528, Page 1544), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd RoadWidening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated September 18, 2020, last revised October 28, 2020 and being more particularly described as follows: COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as tie lines the following three calls: (1) south 83 deg. 17 min. 58 sec. west 1115.70 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd, (2) with the northern right-of-way line (width varies) of Holly Springs Rd with a curve to the right having a radius of 50055.00 feet, an arc length of 252.90, and a chord bearing and distance of north 78 deg. 34 min. 49 sec. east 252.90 feet to a calculated point, said point being the southwestern corner of the Holly Springs Place LLC (Deed Book 12528, Page 1544) property, and (3) with the western line of the Holly Springs Place LLC (Deed Book 12528, Page 1544) Property north 11 deg 13 min. 35 sec. west 7.94 feet to a calculated point, said point being the POINT of BEGINNING; thence with the western line of the Holly Springs Place LLC (Deed Book 12528, Page 1544) property north 11 deg. 13 min. 35 sec. west 13.83 feet to a calculated point; thence with new lines in the Holly Springs Place LLC (Deed Book 12528, Page 1544) property the following six calls: (1) north 78 deg. 32 min. 42 sec. east 38.62 feet to a calculated point, (2) north 79 deg. 20 min. 38 sec. east 144.30 feet to a calculated point, (3)) north 08 deg. 59 min. 13 sec. west 66.83 feet to a calculated point, (4) north 78 deg. 47 min. 54 sec. east 101.92 feet to a calculated point, (5) south 13 deg. 51 min. 25 sec. east 70.07 feet to a calculated point, and (6) north 79 deg. 14 min. 25 sec. east 20.61 feet to a calculated point, said calculated point being in the western line of the Expanding The Experience LLC (Deed Book 16074, Page 2770) property; thence with the eastern line of the Holly Springs Place LLC (Deed Book 12528, Page 1544) property south 00 deg. 36 min. 27 sec. west 9.41 feet to a calculated point, said point being in the new northern right-of-way line (width varies) of Holly Springs Rd; thence with the new northern right-of-way line (width varies) of Holly Springs Rd the following two calls: (1) south 78 deg. 47 min. 54 sec. west 245.35 feet to an iron rod set, and (2) with a curve to the left having a radius of 50055.00, an arc length of 63.99 feet, and a chord bearing and distance of south 78 deg. 45 min. 42 sec. west 63.99 feet to a calculated point, said point set being in the western line of the Holly Springs Place LLC (Deed Book 12528, Page 1544) property, the BEGINNING point.	

Exhibit A, Page 5
113 Eno Drive
Holly Springs, NC 27540

Owner Blue Nile Properties, LLC

Owner
Address:

Property Address: 10308 Holly Springs Road
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659432768 Tax ID: 0282555

Legal Description: BEING that approximate 0.92 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 18326, Page 635, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Blue Nile Properties, LLC

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.02 acres (845 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north by other lands of Expanding The Experience LLC (Deed Book 16074, Page 2770), on the east by the lands of Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660), on the south by the northern right-of-way line (width varies) of Holly Springs Rd., and on the west by the lands of Holly Springs Place LLC (Deed Book 16811, Page 628), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as tie lines the following three calls: (1) south 83 deg. 17 min. 58 sec. west 1,115.70 feet to a calculated point, said point being in the northern rightof-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd. north 78 deg. 15 min. 56 sec. east 258.27 feet to a calculated point, and (3) north 78 deg. 15 min. 56 sec. east 308.28 feet to a calculated point, said point being the southwestern corner of the Expanding The Experience LLC (Deed Book 16074, Page 2770) property, said point also being the POINT of BEGINNING; thence with the western line of the Expanding The Experience LLC (Deed Book 16074, Page 2770) Property north 0 deg 36 min. 27 sec. east 5.22 feet to calculated point; thence with new lines in the Expanding The Experience LLC (Deed Book 16074, Page 2770) property the following two calls: (1) north 78 deg. 47 min. 54 sec. east 133.12 feet to an iron rod set, and (2) with a curve to the left having a radius of 315.00, an arc length of 29.94 feet, and a chord bearing and distance of north 76 deg. 03 min. 45 sec. east 29.93 feet to a calculated point, said point being in the western line of the Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660) property; thence with the eastern line of the Expanding The Experience LLC (Deed Book 16074, Page 2770) property south 0 deg. 15 min. 28 sec. west 6.67 feet to calculated point, said calculated point in the northern right-of-way line (width varies) of Holly Springs Rd.; thence with the northern right-of-way line (width varies) of Holly Springs Rd south 78 deg. 47 min. 58 sec. west 162.76 feet to a calculated point, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.03 acres (1,398 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north by other lands of Expanding The Experience LLC (Deed Book 16074, Page 2770), on the east by the lands of Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660), on the south by the new northern right-of-way line (width varies) of Holly Springs Rd., and on the west by the lands of Holly Springs Place LLC (Deed Book 16811, Page 628), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as tie lines the following four calls: (1) south 83 deg. 17 min. 58 sec. west 1115.70 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd. north 78 deg. 15 min. 56 sec. east 258.27 feet to a calculated point, and (3) north 78 deg. 15 min. 56 sec. east 308.28 feet to a calculated point, and (4) north 0 deg 36 min. 27 sec. east 5.22 feet to calculated point, said point being the POINT of BEGINNING; thence with the western line of the Expanding The Experience LLC (Deed Book 16074, Page 2770) Property north 0 deg 36 min. 27 sec. east 9.41 feet to calculated point; thence with new lines in the Expanding The Experience LLC (Deed Book 16074, Page 2770) property north 79 deg. 14 min. 25 sec. east 162.42 feet to a calculated point, said point being in the western line of the Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660) property; thence with the eastern line of the Expanding The Experience LLC (Deed Book 16074, Page 2770) property south 0 deg. 15 min. 28 sec. west 6.66 feet to calculated point, thence with the new northern right-of-way line (width varies) of Holly Springs Rd. the following two calls: (1) with a curve to the right having a radius of 315.00, an arc length of 29.94 feet, and a chord bearing and distance of south 76 deg. 03 min. 45 sec. west 29.93 feet to an iron rod set, and (2) south 78 deg. 47 min. 54 sec. west 133.12 feet to a calculated point, said point set being in the western line of the Expanding The Experience LLC (Deed Book 16074, Page 2770) property, the BEGINNING point.	

Exhibit A, Page 7
PO BOX 324
Holly Springs, NC 27540

Owner Cobble Ridge Homeowners Association, Inc.

Owner
Address:

Property Address: 100 Cobblepoint Way
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659434714 Tax ID: 0304525

Legal Description: BEING that approximate 0.15 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 11781, Page 1660, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Cobble Ridge Homeowners Association, Inc.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time. Legal Description of area taken BEING all that tract of land containing an area of +/- 0.07 acres (2,909 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north by other lands of Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660) and Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493), on the east by the western right-of-way line (allowing 51 feet) of Cobblepoint Way, on the south by the northern right-of-way line (width varies) of Holly Springs Rd., and on the west by the lands of Expanding The Experience LLC (Deed Book 16074, Page 2770), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as tie lines the following four calls: (1) south 83 deg. 17 min. 58 sec. west 1115.70 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd north 78 deg. 15 min. 56 sec. east 258.27 feet to a calculated point, (3) north 78 deg. 15 min. 56 sec. east 308.28 feet to a calculated point, and (4) north 78 deg. 47 min. 58 sec. east 162.76 feet to a calculated point, said point being the southwestern corner of the Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660) property, said point also being the POINT of BEGINNING; thence with the western line of the Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660) Property north 0 deg 15 min. 28 sec. east 6.67 feet to calculated point; thence with new lines in the Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660) property the following three calls: (1) with a curve to the left having a radius of 315.00, an arc length of 82.00 feet, and a chord bearing and distance of north 65 deg. 52 min. 54 sec. east 81.77 feet to an iron rod set, (2) north 58 deg. 25 min. 28 sec. east 21.74 feet to an iron rod set, and (3) with a curve to the left having a radius of 45.00, an arc length of 29.77 feet, and a chord bearing and distance of north 39 deg. 28 min. 26 sec. east 29.23 feet to a calculated point, said point being in the southern line of the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property; thence with the northern line of the Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660) property north 78 deg. 50 min. 20 sec. east 13.85 feet to calculated point, said calculated point in the western right-of-way line (allowing 51 feet) of Cobblepoint Way; thence with the western right-of-way line (allowing 51 feet) of Cobblepoint Way south 0 deg. 15 min. 25 sec. west 27.40 feet to a calculated point, said point being where the western right-of-way line (allowing 51 feet) of Cobblepoint Way begins to turn into the

northern right-of-way line (width varies) of Holly Springs Rd.; thence with a curve to the right having a radius of 30.00, an arc length of 41.13 feet, and a chord bearing and distance of south 39 deg. 31 min. 37 sec. west 37.98 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd.; thence with the northern right-of-way line (width varies) of Holly Springs Rd. south 78 deg. 47 min. 50 sec. west 103.02 feet to a calculated point, the BEGINNING point.

Purpose: Holly Springs Road Widening (2019) Phase 2

Interest: Temporary Construction Easement

Interest Description: a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.

Legal Description of area taken

BEING all that tract of land containing an area of +/- 0.01 acres (577 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north by other lands of Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660) and Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493), on the east by the new western right-of-way line (allowing 51 feet) of Cobblepoint Way, on the south by the new northern right-of-way line (width varies) of Holly Springs Rd., and on the west by the lands of Expanding The Experience LLC (Deed Book 16074, Page 2770), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows:

COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as tie lines the following five calls: (1) south 83 deg. 17 min. 58 sec. west 1115.70 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd north 78 deg. 15 min. 56 sec. east 258.27 feet to a calculated point, (3) north 78 deg. 15 min. 56 sec. east 308.28 feet to a calculated point, (4) north 78 deg. 47 min. 58 sec. east 162.76 feet to a calculated point, and (5) north 0 deg 15 min. 28 sec. east 6.68 feet to calculated point, said point also being the POINT OF BEGINNING; thence with the western line of the Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660) Property north 0 deg 15 min. 28 sec. east 6.66 feet to calculated point; thence with new lines in the Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660) property the following three calls: (1) north 79 deg. 14 min. 25 sec. east 25.98 feet to a calculated point, (2) north 60 deg. 23 min. 53 sec. east 88.90 feet to a calculated point, and (3) north 12 deg. 53 min. 37 sec. east 10.94 feet to a calculated point, said point being in the southern line of the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property; thence with the northern line of the Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660) property north 78 deg. 50 min. 20 sec. east 6.57 feet to calculated point, said point being where the new western right-of-way line (allowing 51 feet) of Cobblepoint Way begins to turn into the new northern right-of-way line (width varies) of Holly Springs Rd.; thence with the new right-of-way of Cobblepoint Way (allowing 51 feet) as it turns into the new right-of-way of Holly Springs Rd. (width varies) the following three calls: (1) with a curve to the right having a radius of 45.00, an arc length of 29.77 feet, and a chord bearing and distance of south 39 deg. 28 min. 26 sec. west 29.23 feet to an iron rod set, (2) south 58 deg. 25 min. 28 sec. west 21.74 feet to an iron rod set, and (3) with a curve to the right having a radius of 315.00, an arc length of 82.00 feet, and a chord bearing and distance of south 65 deg. 52 min. 54 sec. west 81.77 feet to a calculated point, the BEGINNING point.

Owner COBBLE RIDGE HOMEOWNERS ASSOCIATION, I
Owner Address:

Property Address: 101 Cobblepoint Way
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659435767 Tax ID: 0304526

Legal Description: BEING that approximate 0.07 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 11781, Page 1660, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : COBBLE RIDGE HOMEOWNERS ASSOCIATION, IN

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time. Legal Description of area taken BEING all that tract of land containing an area of +/- 0.02 acres (992 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north by other lands of Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1657) and Jimmy Juhl & Elizabeth Juhl (Deed Book 17183, Page 793), on the east by the lands of Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660), on the south by the northern right-of-way line (width varies) of Holly Springs Rd., and on the west by the eastern right-of-way line (allowing 51 feet) of Cobblepoint Way, being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as a tie line north 66 deg. 59 min. 04 sec. west 165.04 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd., said point also being the POINT of BEGINNING; thence with the northern right-of-way line (width varies) of Holly Springs Rd. south 78 deg. 47 min. 50 sec. west 31.00 feet to a calculated point; thence as Holly Springs Rd. (width varies) begins to turn into the eastern right-of-way line of Cobblepoint Way (allowing 51 feet) with a curve to the right having a radius of 30.00 feet, an arc length of 52.97, and a chord bearing and distance of north 50 deg. 19 min. 23 sec. west 46.35 feet to a calculated point; thence with the eastern right-of-way line (allowing 51 feet) of Cobblepoint Way north 0 deg. 00 min. 16 sec. west 15.19 feet to a calculated point, said point being in the southern line of the Jimmy Juhl & Elizabeth Juhl (Deed Book 17183, Page 793) property; thence with the northern line of the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1657) property north 78 deg. 59 min. 13 sec. east 11.02 feet to a calculated point; thence with new lines in the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1657) property the following five calls: (1) south 24 deg. 37 min. 42 sec. east 5.80 feet to an iron rod set, (2) with a curve to the left having a radius of 30.00 feet, an arc length of 26.33, and a chord bearing and distance of south 20 deg. 11 min. 16 sec. east 25.49 feet to an iron rod set, (3) with a curve to the left having a radius of 25.00 feet, an arc length of 8.28, and a chord bearing and distance of south 54 deg. 49 min. 04 sec. east 8.24 feet to an iron rod set, (4) south 64 deg. 18 min. 26 sec. east 14.88 feet to an iron rod set, and (5) north 78 deg. 47 min. 54 sec. east 24.40 feet to a calculated point, said point being in the western line of the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660) property; thence with the eastern line of the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1657) property south 0 deg. 14 min. 16 sec.

west 5.21 feet to a calculated point, the BEGINNING point.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.

Legal Description of area taken

BEING all that tract of land containing an area of +/- 0.008 acres (339 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north by other lands of Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1657) and Jimmy Juhl & Elizabeth Juhl (Deed Book 17183, Page 793), on the east by the lands of Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660), on the south by the new northern right-of-way line (width varies) of Holly Springs Rd., and on the west by the new eastern right-of-way line (allowing 51 feet) of Cobblepoint Way, being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows:
 COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as tie lines the following two calls: (1) north 66 deg. 59 min. 04 sec. west 165.04 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd., and (2) with the eastern line of the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1657) property north 0 deg. 14 min. 16 sec. east 5.21 feet to a calculated point, said point also being the POINT of BEGINNING; thence with the new northern right-of-way line (width varies) of Holly Springs Rd. as it turns into Cobblepoint Way (allowing 51 feet) the following five calls: (1) south 78 deg. 47 min. 54 sec. west 24.40 feet to an iron rod set, and (2) south 64 deg. 18 min. 26 sec. east 14.88 feet to an iron rod set, said point being where the new northern right-of-way line of Holly Springs Rd. (width varies) begins to turn into the new eastern right-of-way line of Cobblepoint Way (allowing 51 feet), (3) with a curve to the right having a radius of 25.00 feet, an arc length of 8.28, and a chord bearing and distance of north 54 deg. 49 min. 04 sec. west 8.24 feet to an iron rod set, said point being in the new eastern right-of-way line (allowing 51 feet) of Cobblepoint Way, (4) with a curve to the right having a radius of 30.00 feet, an arc length of 26.33, and a chord bearing and distance of north 20 deg. 11 min. 16 sec. west 25.49 feet to an iron rod set, and (5) north 23 deg. 37 min. 42 sec. west 5.80 feet to a calculated point, said point being in the southern line of the Jimmy Juhl & Elizabeth Juhl (Deed Book 17183, Page 793) property; thence with the northern line of the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1657) property north 78 deg. 59 min. 13 sec. east 4.70 feet to a calculated point; thence with new lines in the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1657) property the following three calls: (1) south 05 deg. 28 min. 49 sec. east 18.75 feet to a calculated point, (2) south 51 deg. 21 min. 04 sec. east 28.84 feet to a calculated point, and (3) north 78 deg. 47 min. 54 sec. east 26.90 feet to a calculated point, said point being in the western line of the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660) property; thence with the eastern line of the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1657) property south 0 deg. 14 min. 16 sec. west 5.10 feet to a calculated point, the BEGINNING point.

Owner COBBLE RIDGE HOMEOWNERS ASSOCIATION, I
 Owner Address:

Property Address: 10250 Holly Springs Road
 Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659436729 Tax ID: 0256593

Legal Description: BEING that approximate 0.08 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 11781, Page 1657, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : COBBLE RIDGE HOMEOWNERS ASSOCIATION, IN

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.007 acres (306 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north by other lands of Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660), on the east by the lands of 2MM LLC (Deed Book 17737, Page 2424), on the south by the northern right-of-way line (width varies) of Holly Springs Rd., and on the west by the lands of Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1657), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as a tie line north 66 deg. 59 min. 04 sec. west 165.04 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd., said point also being the POINT of BEGINNING; thence with the western line of the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660) property north 00 deg. 14 min. 16 sec. east 5.21 feet to a calculated point; thence with new lines in the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660) property the following three calls: (1) north 78 deg. 47 min. 54 sec. east 4.07 feet to a calculated point, (2) north 78 deg. 47 min. 54 sec. east 35.03 feet to a calculated point, and (3) north 78 deg. 47 min. 54 sec. east 20.82 feet to a calculated point, said point being in the western line of the 2MM LLC (Deed Book 17737, Page 2424) property; thence with the western line of the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660) property south 00 deg. 15 min. 33 sec. west 5.21 feet to a calculated point, said calculated point in the northern right-of-way line (width varies) of Holly Springs Rd; thence with the northern right-of-way line (width varies) of Holly Springs Rd. south 78 deg. 47 min. 50 sec. west 59.92 feet to a calculated point, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.00 acres (18 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north and east by other lands of Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660), on the south by the new northern right-of-way line (width varies) of Holly Springs Rd., and on the west by the lands of Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1657), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows:COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as tie lines the following two calls: (1) north 66 deg. 59 min. 04 sec. west 165.04 feet to a calculated point, said point being in the northern right-ofway line (width varies) of Holly Springs Rd., and (2) with the western line of the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660) property north 0 deg. 14 min. 16 sec. east 5.21 feet to a calculated point, said point also being the POINT of BEGINNING; thence with the western line of the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660) property north 0 deg. 14 min. 16 sec. east 5.10 feet to a calculated point; thence with new lines in the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660) property the following two calls: (1) north 78 deg. 47 min. 54 sec. east 3.06 feet to a calculated point, and (2) south 11 deg. 12 min. 06 sec. east 5.00 feet to a calculated point, said calculated point in the new northern right-of-way line (width varies) of Holly Springs Rd; thence with the new northern right-of-way line (width varies) of Holly Springs Rd. south 78 deg. 47 min. 54 sec. west 4.07 feet to a calculated point, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.003 acres (121 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north and west by other lands of Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660), on the east by the lands of 2MM LLC (Deed Book 17737, Page 2424), and on the south by the northern right-of-way line (width varies) of Holly Springs Rd., being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd RoadWidening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as tie lines the following four calls: (1) north 66 deg. 59 min. 04 sec. west 165.04 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the western line of the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660) property north 0 deg. 14 min. 16 sec. east 5.21 feet to a calculated point, (3) with the new northern rightof-way line (width varies) of Holly Springs Rd. north 78 deg. 47 min. 54 sec. east 4.07 feet to a calculated point, and (4) north 78 deg. 47 min. 54 sec. east 35.03 feet to a calculated point, said point also being the POINT of BEGINNING; thence with a new line in the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660) property north 52 deg. 06 min. 59 sec. east 25.95 feet to a calculated point; thence with the western line of the Cobble Ridge Homeowners Association, Inc (Deed Book 11781, Page 1660) property south 0 deg. 15 min. 33 sec. west 11.89 feet to a calculated point; thence with the new northern right-of-way line (width varies) of Holly Springs Rd. south 78 deg. 47 min. 54 sec. west 20.82 feet to a calculated point, the BEGINNING point.	

Exhibit A, Page 14
PO Box 83
Pinehurst, NC 28370

Owner Sunset Ridge Association, Inc.

Owner
Address:

Property Address: 0 Middlecrest Way
 Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659535893 Tax ID: 0302320

Legal Description: BEING that approximate 0.4 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 17180, Page 902, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Sunset Ridge Association, Inc.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time.
Legal Description of area taken #2: BEING all that tract of land containing an area of +/- 0.01 acres (295 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by the eastern right-of-way line (allowing 51 feet) of Middlecrest Way, on the north by the southern right-of-way line (width varies) of Holly Springs Rd., on the east and south by other lands of Sunset Ridge Association (Deed Book 17180, Page 902), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 2 having coordinates of Northing = 693,841.57 feet, Easting = 2,055,457.43 feet; thence as tie lines the following seven calls: (1) south 79 deg. 55 min. 45 sec. east 32.61 feet to a calculated point, said iron rod being the northwestern corner of the Sunset Ridge Association, INC property (Deed Book 17180, Page 902), (2) with the southern right-of-way line (width varies) of Holly Springs Rd north 78 deg. 35 min. 55 sec. east 46.57 feet to a calculated point, (3) north 78 deg. 27 min. 26 sec. east 97.93 feet to a calculated point, (4) north 76 deg. 47 min. 08 sec. east 28.21 feet to a calculated point, (5) with the southern right-of-way line (width varies) of Holly Springs Rd as it turns into the western right-of-way line (allowing 51 feet) of Middlecrest Way with a curve to the right having a radius of 18.00 feet, an arc length of 28.81, and a chord bearing and distance of south 56 deg. 34 min. 38 sec. east 25.83 feet to a calculated point, said rod being in the western right-of-way line (allowing 51 feet) of Middlecrest Way (6) with the western right-of-way line (allowing 51 feet) of Middlecrest Way south 10 deg. 42 min. 51 sec. east 10.37 feet to an iron rod set, and (7) north 77 deg. 11 min. 10 sec. east 51.04 feet to an iron rod set, said rod being in the eastern right-of-way line (allowing 51 feet) of Middlecrest Rd., said iron rod being the POINT of BEGINNING; thence with eastern right-of-way line (allowing 51 feet) of Middlecrest Way north 10 deg. 42 min. 51 sec. west 8.91 feet to a calculated point; thence with the eastern right-of-way line (allowing 51 feet) of Middlecrest Way as it turns into the southern right-of-way line (width varies) of Holly Springs Rd with a curve to the right having a radius of 18.00 feet, an arc length of 27.89, and a chord bearing and distance of north 33 deg. 41 min. 52 sec. east 25.18 feet to a calculated point, said rod being in the southern right-of-way line (width varies) of Holly Springs Rd; thence with the southern right-of-way line (width varies) of Holly Springs Rd. north 78 deg. 04 min. 38 sec. east 50.07 feet to an iron rod set; thence with new lines in the Sunset Ridge Association, INC. property the following two calls: (1) with a curve to the right having a radius of 9,055.00 feet, an arc length of 43.12 feet, and a chord bearing and distance of south 76 deg. 43 min. 35 sec. west 43.11 feet to an iron rod set, and (2) south 32 deg. 40 min. 54 sec. west 35.82 feet an iron rod set, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time.
Legal Description of area taken #1: BEING all that tract of land containing an area of +/- 0.02 acres (1,032 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by lands of Jose Arteaga and Maria L. Arteaga (Deed Book 17679, Page 1368), on the north by the southern right-of-way line (width varies) of Holly Springs Rd., on the east by the western right-of-way line (allowing 51 feet) of Middlecrest Way, and on the south by other lands of Sunset Ridge Association (Deed Book 17180, Page 902), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 2 having coordinates of Northing = 693,841.57 feet, Easting = 2,055,457.43 feet; thence as a tie line south 79 deg. 55 min. 45 sec. east 32.61 feet to calculated point, said point being the northwestern corner of the Sunset Ridge Association, INC property (Deed Book 17180, Page 902), said point being the POINT of BEGINNING; thence with southern right-of-way line (width varies) of Holly Springs Rd. the following three calls; (1) north 78 deg. 35 min. 55 sec. east 46.57 feet to a calculated point, (2) north 78 deg. 27 min. 26 sec. east 97.93 feet to a calculated point, and (3) north 76 deg. 47 min. 08 sec. east 28.21 feet to an iron set; thence with the southern right-of-way line (width varies) of Holly Springs Rd as it turns into the western right-of-way line (allowing 51 feet) of Middlecrest Way with a curve to the right having a radius of 18.00 feet, an arc length of 28.81, and a chord bearing and distance of south 56 deg. 34 min. 38 sec. east 25.83 feet to a calculated point, said rod being in the western right-of-way line (allowing 51 feet) of Middlecrest Way; thence with the western right-of-way line (allowing 51 feet) of Middlecrest Way south 10 deg. 42 min. 51 sec. east 10.37 feet to an iron rod set; thence with new lines in the Sunset Ridge Association, INC. property the following four calls: (1) north 56 deg. 38 min. 43 sec. west 16.78 feet to an iron rod set, (2) north 56 deg. 38 min. 43 sec. west 18.02 feet to an iron rod set, (3) with a curve to the right having a radius of 9,055.00 feet, an arc length of 127.85 feet, and a chord bearing and distance of south 77 deg. 54 min. 16 sec. west 127.85 feet to a calculated point, and (4) with a curve to the right having a radius of 77,055.00 feet, an arc length of 38.70 feet, and a chord bearing and distance of south 78 deg. 19 min. 24 sec. west 38.70 feet to a calculated point, said point being in the eastern property line of Jose Arteaga and Maria L. Arteaga (Deed Book 17679, Page 1368); thence with the eastern property line of Jose Arteaga and Maria L. Arteaga (Deed Book 17679, Page 1368) north 07 deg. 06 min. 56 sec west 4.69 feet a calculated point, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken #2: BEING all that tract of land containing an area of +/- 0.04 acres (1,715 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by the eastern right-of-way line (allowing 51 feet) of Middlecrest Way lands, on the north by the new southern right-of-way line (width varies) of Holly Springs Rd, on the east and on the south by other lands of Sunset Ridge Association (Deed Book 17180, Page 902), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 2 having coordinates of Northing = 693,841.57 feet, Easting = 2,055,457.43 feet; thence as tie lines the following seven calls: (1) south 79 deg. 55 min. 45 sec. east 32.61 feet to a calculated point, said iron rod being the northwestern corner of the Sunset Ridge Association, INC property (Deed Book 17180, Page 902), (2) with the southern right-of-way line (width varies) of Holly Springs Rd north 78 deg. 35 min. 55 sec. east 46.57 feet to a calculated point, (3) north 78 deg. 27 min. 26 sec. east 97.93 feet to a calculated point, (4) north 76 deg. 47 min. 08 sec. east 28.21 feet to a calculated point, (5) with the southern right-of-way line (width varies) of Holly Springs Rd as it turns into the western right-of-way line (allowing 51 feet) of Middlecrest Way with a curve to the right having a radius of 18.00 feet, an arc length of 28.81, and a chord bearing and distance of south 56 deg. 34 min. 38 sec. east 25.83 feet to a calculated point, said rod being in the western right-of-way line (allowing 51 feet) of Middlecrest Way (6) with the western right-of-way line (allowing 51 feet) of Middlecrest Way south 10 deg. 42 min. 51 sec. east 10.37 feet to an iron rod set, and (7) north 77 deg. 11 min. 10 sec. east 51.04 feet to an iron rod set, said rod being in the eastern right-of-way line (allowing 51 feet) of Middlecrest Rd., said iron rod being the POINT of BEGINNING; thence with the new southern right-of-way line (width varies) of Holly Springs Rd the following two calls: (1) north 32 deg. 40 min. 54 sec. east 35.82 feet an iron rod set, and (2) with a curve to the left having a radius of 9,055.00 feet, an arc length of 43.12 feet, and a chord bearing and distance of north 76 deg. 43 min. 35 sec. east 43.11 feet to an iron rod set; thence with the southern right-of-way line (width varies) of Holly Springs Rd. north 78 deg. 04 min. 38 sec. east 93.36 to an iron rod found in the northwestern property corner of other lands of Sunset Ridge Association, INC. (Deed Book 17180 Page 902); thence with the western property line of Sunset Ridge Association, INC. (Deed Book 17180 Page 902) south 01 deg. 24 min. 18 sec. east 12.10 feet to a calculated point; thence with new lines in the property of Sunset Ridge Association property (Deed Book 17180, Page 902) the following two calls: (1) south 77 deg. 48 min. 49 sec. west 143.77 feet to a calculated point, and (2) south 34 deg. 28 min. 13 sec. west 21.62 feet to a calculated point, said point being in the eastern right-of-way line (allowing 51 feet) of Middlecrest Way; thence with the eastern right-of-way line (allowing 51 feet) of Middlecrest Way north 10 deg. 42 min. 51 sec. west 0.95 feet to an iron rod set, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken #1: BEING all that tract of land containing an area of +/- 0.05 acres (1,960 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by lands Jose Arteaga and Maria L. Arteaga (Deed Book 17679, Page 1368), on the north by the new northern right-of-way line (width varies) of Holly Springs Rd, on the east by the western right-of-way line (allowing 51 feet) of Middlecrest Way, and on the south by other lands of Sunset Ridge Association (Deed Book 17180, Page 902), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 2 having coordinates of Northing = 693,841.57 feet, Easting = 2,055,457.43 feet; thence as tie lines the following two calls: (1) south 79 deg. 55 min. 45 sec. east 32.61 feet to an iron rod set, said iron rod being the northwestern corner of the Sunset Ridge Association property (Deed Book 17180, Page 902), and (2) with the western line of the Sunset Ridge Association property (Deed Book 17180, Page 902) south 07 deg. 06 min. 56 sec east 4.69 feet to a calculated point, said iron rod being the POINT of BEGINNING; thence with the new southern right-of-way line (width varies) of Holly Springs Rd. the following three calls: (1) with a curve to the left having a radius of 77,055.00 feet, an arc length of 38.70 feet, and a chord bearing and distance of north 78 deg. 19 min. 24 sec. east 38.70 feet to an iron rod set, (2) with a curve to the left having a radius of 9,055 feet, an arc length of 127.85 feet, and a chord bearing and distance of north 77 deg. 54 min. 16 sec. east 127.85 feet to an iron rod set, and (3) south 56 deg. 38 min. 43 sec. east 18.02 feet to an iron rod set; thence with a new line in the Sunset Ridge Association property (Deed Book 17180, Page 902) south 78 deg. 47 min. 54 sec. west 180.11 feet to a calculated point in the eastern property line of Jose Arteaga and Maria L. Arteaga (Deed Book 17679, Page 1368); thence north 07 deg. 06 min. 56 sec. west 10.35 feet to a calculated point, the BEGINNING point.	

Owner Sandra Boccio
Samuel V. Boccio, Jr.

Owner
Address:

Property Address: 209 Middle Crest Way
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659547068 Tax ID: 0307060

Legal Description: BEING that approximate 0.46 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 10672, Page 0653, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Sandra Boccio

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time.
Legal Description of area taken	
New R/W BEING all that tract of land containing an area of +/- 0.03 acres (1,001 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by the eastern right-of-way line (allowing 60 feet) of Middlecrest Way, on the north by other lands of Sandra Boccio and husband Samuel V. Boccio, Jr. (Deed Book 10672, Page 653), on the east by Investment Choices II, LLC, and on the south by the northern right-of-way line (width varies) of Holly Springs Rd., being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 21, 2021 and being more particularly described as follows: COMMENCING at BL 2 having coordinates of Northing = 693,841.57 feet, Easting = 2,055,457.43 feet; thence as tie lines the following six calls: (1) north 11 deg. 26 min. 06 sec. east 95.61 feet to a calculated point, said point being the southwestern corner of the Richard Idalski and spouse Naomi Idalski property (Deed Book 17517, Page 2121), (2) with western line of the Richard Idalski and spouse Naomi Idalski property (Deed Book 17517, Page 2121) north 20 deg. 03 min. 10 sec. west 5.37 feet to a calculated point, (3) with new lines in the Richard Idalski and spouse Naomi Idalski property with a curve to the left having a radius of 76,945.00 feet, an arc length of 31.84 feet, and a chord bearing and distance of north 78 deg. 19 min. 15 sec. east 31.84 feet to an iron rod set, (4) with a curve to the left having a radius of 8,945.00 feet, an arc length of 121.50 feet, and a chord bearing and distance of north 77 deg. 55 min. 11 sec. east 121.50 feet to an iron rod set, (5) north 32 deg. 27 min. 09 sec. east 35.36 feet to a calculated point, said point being in the western right-of-way line (allowing 60 feet) of Middlecrest Way, and (6) north 77 deg. 10 min. 39 sec. east 60.04 feet to a calculated point, said point being in the eastern right-of-way line (allowing 60 feet) of Middlecrest Way, said point being the POINT OF BEGINNING; thence with new lines in the Sandra Boccio and husband Samuel V. Boccio, Jr. property the following three calls: (1) south 58 deg. 13 min. 32 sec. east 35.44 feet to an iron rod set, (2) with a curve to the left having a radius of 8945.00 feet, an arc length of 7.63 feet and a chord bearing and distance of north 76 deg. 47 min. 57 sec. east 7.63 feet to an iron rod set, and (3) with a curve to the left having a radius of 8945.00 feet, an arc length of 115.86 feet and a chord bearing and distance of north 76 deg. 24 min. 13 sec. east 115.86 feet to a calculated point, said point being in the western line of the Investment Choices II, LLC property; thence with the eastern line of the Sandra Boccio and husband Samuel V. Boccio, Jr. property south 17 deg. 48 min. 57 sec. east 5.70 feet to a calculated point in the northern right-of-way line (width varies) of Holly Springs Rd.; thence with the	

northern right-of-way line (width varies) of Holly Springs Rd. south 76 deg. 26 min. 46 sec. west 123.74 feet to a calculated point; thence turning into the eastern right-of-way line (allowing 60 feet) of Middlecrest Way with a curve to the right having a radius of 25.00 feet, an arc length of 39.06 feet, and a chord bearing and distance of north 58 deg. 47 min. 53 sec. west 35.20 feet to a calculated point; thence with the eastern right-of-way line (allowing 60 feet) of Middlecrest Way with a curve to the left having a radius of 530.00 feet, an arc length of 6.06 feet, and a chord bearing and distance of north 14 deg. 22 min. 11 sec. west 6.06 feet to a calculated point, the BEGINNING point.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.

Legal Description of area taken

BEING all that tract of land containing an area of +/- 0.004 acres (173 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by the eastern right-of-way line (allowing 60 feet) of Middlecrest Way, on the north by other lands of Sandra Boccio and husband Samuel V. Boccio, Jr. (Deed Book 10672, Page 653), on the east by Investment Choices II, LLC, and on the south by the new northern right-of-way line (width varies) of Holly Springs Rd., being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated September 18, 2020, last revised October 26, 2020 and being more particularly described as follows:
 COMMENCING at BL 2 having coordinates of Northing = 693,841.57 feet, Easting = 2,055,457.43 feet; thence as tie lines the following six calls: (1) north 11 deg. 26 min. 06 sec. east 95.61 feet to a calculated point, said point being the southwestern corner of the Richard Idalski and spouse Naomi Idalski property (Deed Book 17517, Page 2121), (2) with western line of the Richard Idalski and spouse Naomi Idalski property (Deed Book 17517, Page 2121) north 20 deg. 03 min. 10 sec. west 5.37 feet to a calculated point, (3) with new lines in the Richard Idalski and spouse Naomi Idalski property with a curve to the left having a radius of 76,945.00 feet, an arc length of 31.84 feet, and a chord bearing and distance of north 78 deg. 19 min. 15 sec. east 31.84 feet to an iron rod set, (4) with a curve to the left having a radius of 8,945.00 feet, an arc length of 121.50 feet, and a chord bearing and distance of north 77 deg. 55 min. 11 sec. east 121.50 feet to an iron rod set, (5) north 32 deg. 27 min. 09 sec. east 35.36 feet to a calculated point, said point being in the western right-of-way line (allowing 60 feet) of Middlecrest Way, and (6) north 77 deg. 10 min. 39 sec. east 60.04 feet to a calculated point, said point being in the eastern right-of-way line (allowing 60 feet) of Middlecrest Way, said point being the POINT of BEGINNING; thence with the eastern right-of-way line (allowing 60 feet) of Middlecrest Way with a curve to the left having a radius of 530.00 feet, an arc length of 4.82 feet, and a chord bearing and distance of north 14 deg. 57 min. 29 sec. west 4.82 feet to a calculated point; thence with a new line in the Sandra Boccio and husband Samuel V. Boccio, Jr. property south 60 deg. 55 min. 10 sec. east 44.40 feet to an iron rod set, in the new northern right-of-way line (width varies) of Holly Springs Rd.; thence with the new northern right-of-way line (width varies) of Holly Springs Rd. the following two calls: (1) with a curve to the right having a radius of 8945.00 feet, an arc length of 7.63 feet and a chord bearing and distance of south 76 deg. 47 min. 57 sec. west 7.63 feet to an iron rod set, and (2) north 58 deg. 13 min. 32 sec. west 35.44 feet to a calculated point, the BEGINNING point.

Owner Sunset Ridge Association, Inc.

Owner
Address:

Exhibit A, Page 20
PO Box 83
Pinehurst, NC 28370

Property Address: 0 Gablewood Lane
 Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659631955 Tax ID: 0294330

Legal Description: BEING that approximate 0.55 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 17180, Page 902, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Sunset Ridge Association, Inc.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken #2: BEING all that tract of land containing an area of +/- 0.014 acres (616 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north by the southern right-of-way line (width varies) of Holly Springs Rd, on the west and south by other lands of Sunset Ridge Association INC (Deed Book 17180, Page 902), and on the east by other lands of Sunset Ridge Association INC (Deed Book 7197, Page 257), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 3 having coordinates of Northing = 694,090.54 feet, Easting = 2,056,432.08 feet; thence as tie lines the following six calls: (1) south 65 deg. 30 min. 44 sec. west 27.36 feet to calculated point, said point being the northern property line of the Sunset Ridge Association, INC property (Deed Book 7197, Page 257), (2) with the southern right-of-way line (width varies) of Holly Springs Rd south 72 deg. 07 min. 51 sec. west 85.31 feet to calculated point, (3) south 73 deg. 18 min. 21 sec. west 5.16 feet to a calculated point, (4) south 31 deg. 46 min. 12 sec. east 10.52 feet to an iron rod set, (5) south 31 deg. 46 min. 12 sec. east 15.15 feet to a calculated point, and (6) south 31 deg. 46 min. 12 sec. east 8.17 feet to a calculated point, said point being the POINT of BEGINNING; thence with the western property line of Sunset Ridge Association (Deed Book 7197, Page 257) south 31 deg. 46 min. 12 sec. east 6.82 feet to a calculated point; thence with new lines in the Sunset Ridge Association property (Deed Book 17180, Page 902) the following two calls: (1) south 43 deg. 44 min. 03 sec. west 14.00 feet to a calculated point, and (2) north 79 deg. 05 min. 38 sec. west 49.68 feet to a calculated point; thence with the southern right-of-way line (width varies) of Holly Springs Rd., north 75 deg. 05 min. 39 sec. east 47.20 feet to a calculated point; thence with new lines in the Sunset Ridge Association property (Deed Book 17180, Page 902) the following two calls: (1) south 16 deg. 53 min. 58 sec. west 8.62 feet to a calculated point, and (2) north 68 deg. 47 min. 40 sec. east 7.25 feet to a calculated point; the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken #1: BEING all that tract of land containing an area of +/- 0.04 acres (1,625 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north by the southern right-of-way line (width varies) of Holly Springs Rd, on the east and south by lands of Sunset Ridge Association INC (Deed Book 17180, Page 902), and on the west by other lands of Sunset Ridge Association INC (Deed Book 17180, Page 902), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 3 having coordinates of Northing = 694,090.54 feet, Easting = 2,056,432.08 feet; thence as tie lines the following eight calls: (1) south 65 deg. 30 min. 44 sec. west 27.36 feet to calculated point, said point being the northern property line of the Sunset Ridge Association, INC property (Deed Book 7197, Page 257), (2) with the southern right-of-way line (width varies) of Holly Springs Rd south 72 deg. 07 min. 51 sec. west 85.31 feet to calculated point, (3) south 73 deg. 18 min. 21 sec. west 5.16 feet to a calculated point, (4) south 31 deg. 46 min. 12 sec. east 10.52 feet to an iron rod set, (5) south 31 deg. 46 min. 12 sec. east 15.15 feet to a calculated point, (6) south 75 deg. 05 min. 39 sec. west 5.13 feet to a calculated point, (7) south 75 deg. 05 min. 39 sec. west 47.20 feet to a calculated point, and (8) south 75 deg. 05 min. 39 sec. west 123.14 feet to a calculated point, said point being the POINT of BEGINNING; thence within the property of Sunset Ridge Association INC (Deed Book 17180, Page 902) the following three calls: (1) south 72 deg. 52 min. 08 sec. west 34.16 feet to a calculated point, (2) south 74 deg. 19 min. 05 sec. west 252.99 feet to a calculated point, and (3) south 77 deg. 48 min. 49 sec. west 4.08 feet to a calculated point; thence with the eastern property line of Sunset Ridge Association INC (Deed Book 17180, Page 902) north 01 deg. 24 min. 18 sec. west 12.10 feet to a calculated point found int the southern right-of-way line (width varies) of Holly Springs Rd; thence with the southern right-of-way line (width varies) of Holly Springs Rd the following two calls: (1) north 76 deg. 55 min. 40 sec. east 225.15 feet to a calculated point, and (2) north 75 deg. 05 min. 39 sec. east 63.32 feet to a calculated point, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Duke Progress Easement
Interest Description:	a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "Facilities"). Grantor is the owner of that certain property described as the Property. The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows: A strip of land thirty feet (30') in uniform width for the overhead portion of the Facilities and a strip of land twenty feet (20') in uniform width for the underground portion of the Facilities, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any enclosure, transformer, vault, or manhole ("Easement Area"). The rights granted herein include, but are not limited to, the following: 1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee). 2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions. 3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities. 4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area. 5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations. 6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor. 7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees. 8. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.001 acres (51 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north by the southern right-of-way line (width varies) of Holly Springs Rd, on the west and south by other lands of Sunset Ridge Association INC (Deed Book 17180, Page 902), and on the east by other lands of Sunset Ridge Association INC (Deed Book 7197, Page 257), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 3 having coordinates of Northing = 694,090.54 feet, Easting = 2,056,432.08 feet; thence as tie lines the following five calls: (1) south 65 deg. 30 min. 44 sec. west 27.36 feet to calculated point, said point being the northern property line of the Sunset Ridge Association, INC property (Deed Book 7197, Page 257), (2) with the southern right-of-way line (width varies) of Holly Springs Rd south 72 deg. 07 min. 51 sec. west 85.31 feet to calculated point, (3) south 73 deg. 18 min. 21 sec. west 5.16 feet to a calculated point, (4) south 31 deg. 46 min. 12 sec. east 10.52 feet to an iron rod set, (5) south 31 deg. 46 min. 12 sec. east 15.15 feet to a calculated point, said point being the POINT of BEGINNING; thence with the eastern property line of Sunset Ridge Association INC (Deed Book 17180, Page 902) south 31 deg. 46 min. 12 sec. east 8.17 feet to a calculated point;	

thence with new lines within the property of Sunset Ridge Association INC (Deed Book 17180, Page 902) the following two calls: (1) south 68 deg. 47 min. 40 sec. west 7.25 feet to a calculated point and (2) north 16 deg. 53 min. 58 sec. west 8.62 feet to a calculated point; thence with the southern right-of-way of Holly Springs Rd (width varies) north 75 deg. 05 min. 39 sec. east 5.13 feet to a calculated point, the BEGINNING point.

Owner Sunset Ridge Association, Inc.

Owner
Address:

Property Address: 5000 Linksland Drive
 Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659643091 Tax ID: 0188568

Legal Description: BEING that approximate 0.44 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 7197, Page 257, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Sunset Ridge Association, Inc.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time. Legal Description of area taken BEING all that tract of land containing an area of +/- 0.04 acres (1,679 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north and west by the southern right-of-way line (width varies) of Holly Springs Rd, on the east by the western right-of-way line (allowing 60 feet) of Linksland Dr, and on the south by other lands of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 3 having coordinates of Northing = 694,090.54 feet, Easting = 2,056,432.08 feet; thence as a tie line south 65 deg. 30 min. 44 sec. west 27.36 feet to a calculated point, said point being the southern right-of-way line (width varies) of Holly Springs Rd., said point being the POINT of BEGINNING; thence with the southern right-of-way line (width varies) of Holly Springs Rd north 70 deg. 50 min. 00 sec. east 35.97 feet to a calculated point; thence with the southern right-of-way line (width varies) of Holly Springs Rd as it turns into the western right-of-way line (allowing 60 feet) of Linksland Drive with a curve to the right having a radius of 25.00 feet, an arc length of 36.92, and a chord bearing and distance of south 66 deg. 50 min. 48 sec. east 33.66 feet to a calculated point; thence with the western right-of-way line (allowing 60 feet) of Linksland Drive with a curve to the left having a radius of 310.93 feet, an arc length of 14.09 feet, and a chord bearing and distance of south 25 deg. 50 min. 24 sec. east 14.09 feet to an iron rod set; thence with new lines in the property of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257) the following six calls: (1) south 55 deg. 55 min. 55 sec. west 3.43 feet to an iron rod set, (2) with a curve to the right having a radius of 448.00 feet, an arc length of 11.80, and a chord bearing and distance of north 28 deg. 01 min. 24 sec. west 11.80 feet to an iron rod set, (3) with a curve to the left having a radius of 15.00 feet, an arc length of 0.95 feet, and a chord bearing and distance of north 27 deg. 12 min. 28 sec. west 0.95 feet to an iron rod set, (4) with a curve to the left having a radius of 15.00 feet, an arc length of 21.38 feet, and a chord bearing and distance of north 67 deg. 58 min. 43 sec. west 19.62 feet to an iron rod set, (5) with a curve to the right having a radius of 1,455.00 feet, an arc length of 32.55 feet, and a chord bearing and distance of south 71 deg. 49 min. 51 sec. west 32.55 feet to an iron rod set, and (6) with a curve to the right having a radius of 9,055.00 feet, an arc length of 98.13, and a chord bearing and distance of south 72 deg. 46 min. 56 sec. west 98.13 feet to an iron rod set, said iron rod being in the southern right-of-way line (width varies) of Holly Springs Rd.; thence with southern right-of-way line (width varies) of Holly Springs Rd. the following three calls: (1) north 31 deg. 46 min. 12 sec. west 10.52 feet to a calculated point, (2) north 73 deg. 18 min. 21 sec. east 5.16 feet to a calculated point, and (3) north 72 deg. 07 min. 51 sec. east 85.31 feet to a calculated point, the BEGINNING point.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken #1: BEING all that tract of land containing an area of +/- 0.001 acres (52 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north, south, and east by other lands of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257), and on the west by other lands of Sunset Ridge Association, Inc. (Deed Book 17180, Page 902) being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 3 having coordinates of Northing = 694,090.54 feet, Easting = 2,056,432.08 feet; thence as tie lines the following six calls: (1) south 65 deg. 30 min. 44 sec. west 27.36 feet to calculated point, (2) south 72 deg. 07 min. 51 sec. west 85.31 feet to a calculated point, (3) south 73 deg. 18 min. 21 sec. west 5.16 feet to a calculated point, (4) south 31 deg. 46 min. 12 sec. east 10.52 feet to an iron rod set, (5) south 31 deg. 46 min. 12 sec. east 15.15 feet to a calculated point, and (6) south 31 deg. 46 min. 12 sec. east 8.17 feet to a calculated point, said point being the POINT of BEGINNING; thence with new lines within the property of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257) the following two calls: (1) north 68 deg. 47 min. 40 sec. 15.59 feet to a calculated point, and (2) south 43 deg. 44 min. 03 sec. west 15.83 feet to a calculated point; thence with the eastern property line Sunset Ridge Association, Inc. (Deed Book 17180, Page 902) north 31 deg. 46 min. 12 sec. west 6.82 feet to a calculated point, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken #2: BEING all that tract of land containing an area of +/- 0.03 acres (1,197 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north and west by other lands of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257), on the east by the western right-of-way line (allowing 60 feet) of Linksland Dr, and on the south by other lands of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 3 having coordinates of Northing = 694,090.54 feet, Easting = 2,056,432.08 feet; thence as tie lines the following four calls: (1) south 65 deg. 30 min. 44 sec. west 27.36 feet to a calculated point, (2) north 70 deg. 50 min. 00 sec. east 35.97 feet to a calculated point, (3) with a curve to the right having a radius of 25.00 feet, an arc length of 36.92, and a chord bearing and distance of south 66 deg. 50 min. 48 sec. east 33.66 feet to a calculated point, and (4) with a curve to the left having a radius of 310.93 feet, an arc length of 14.09 feet, and a chord bearing and distance of south 25 deg. 50 min. 24 sec. east 14.09 feet to an iron rod set said point being the western right-of-way line (allowing 60') of Linksland Dr., said point being the POINT of BEGINNING; thence with the western right-of-way line of Linksland Dr. (allowing 60') with a curve to the left having a radius of 310.93 feet, an arc length of 81.36 feet, and a chord bearing and distance of south 34 deg. 38 min. 04 sec. east 81.12 feet to a calculated point; thence with the northern property line of Sunset Ridge Association, Inc. property (Deed Book 7197, Page 257) south 49 deg. 18 min. 33 sec. west 12.31 feet to a calculated point; thence with new lines in the Sunset Ridge Association, Inc. property (Deed Book 7197, Page 257) the following five calls: (1) north 35 deg. 57 min. 00 sec. west 56.03 feet to a calculated point, (2) north 34 deg. 04 min. 41 sec. west 31.02 feet to a calculated point, (3) south 70 deg. 29 min. 05 sec. west 15.88 feet to a calculated point, (4) north 19 deg. 32 min. 22 sec. west 9.07 feet to a calculated point, (5) north 68 deg. 47 min. 40 sec. east 24.80 feet to an iron rod set, (6) with a curve to the left having a radius of 448.00 feet, an arc length of 11.80, and a chord bearing and distance of south 28 deg. 01 min. 24 sec. east 11.80 feet to an iron rod set, and (7) north 55 deg. 55 min. 55 sec. east 3.43 feet to an iron rod set, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Duke Progress Easement
Interest Description:	a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "Facilities"). Grantor is the owner of that certain property described as the Property. The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows: A strip of land thirty feet (30') in uniform width for the overhead portion of the Facilities and a strip of land twenty feet (20') in uniform width for the underground portion of the Facilities, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any enclosure, transformer, vault, or manhole ("Easement Area"). The rights granted herein include, but are not limited to, the following: 1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee). 2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions. 3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities. 4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area. 5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations. 6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor. 7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees. 8. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.
Legal Description of area taken	
BEING all that tract of land containing an area of +/- 0.06 acres (2,505 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north and east by the new southern right-of-way line (width varies) of Holly Springs Rd, on the west by the southern right-of-way line (width varies) of Holly Springs Rd and by other lands of Sunset Ridge Association, Inc. (Deed Book 17180, Page 902), and on the south by other lands of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 3 having coordinates of Northing = 694,090.54 feet, Easting = 2,056,432.08 feet; thence as tie lines the following four calls: (1) south 65 deg. 30 min. 44 sec. west 27.36 feet to calculated point, (2) south 72 deg. 07 min. 51 sec. west 85.31 feet to a calculated point, (3) south 73 deg. 18 min. 21 sec. west 5.16 feet to a calculated point, and (4) south 31 deg. 46 min. 12 sec. east 10.52 feet to an iron rod set, said iron rod being the southern right-of-way line (width varies) of Holly Springs Rd., said iron rod being the POINT OF BEGINNING; thence with new lines within the property of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257) the following seven calls: (1) with a curve to the left having a radius of 9,055.00 feet, an arc length of	

98.13, and a chord bearing and distance of north 72 deg. 46 min. 56 sec. east 98.13 feet to an iron rod set, (2) with a curve to the left having a radius of 1,455.00 feet, an arc length of 32.55 feet, and a chord bearing and distance of north 71 deg. 49 min. 51 sec. east 32.55 feet to an iron rod set, (3) with a curve to the right having a radius of 15.00 feet, an arc length of 21.38 feet, and a chord bearing and distance of south 67 deg. 58 min. 43 sec. east 19.62 feet to an iron rod set, (4) with a curve to the right having a radius of 15.00 feet, an arc length of 0.95 feet, and a chord bearing and distance of south 27 deg. 12 min. 28 sec. east 0.95 feet to an iron rod set, (5) south 68 deg. 47 min. 40 sec. west 24.80 feet to a calculated point, (6) south 68 deg. 47 min. 40 sec. west 100.12 feet to a calculated point, and (7) south 68 deg. 47 min. 40 sec. west 15.59 feet to a calculated point; thence with the eastern property line of Sunset Ridge Association, Inc. (Deed Book 17180, Page 902) north 31 deg. 46 min. 12 sec. west to a calculated point; thence with the southern right-of-way line of Holly Springs Rd (width varies) north 31 deg. 46 min. 12 sec. west 15.15 feet to an iron rod set, said iron being the BEGINNING point.

Owner Sunset Ridge Association, Inc.
C/O Hugh Powell, Pres.

Owner
Address:

Exhibit A, Page 29
4909 Salem Ridge Road
Holly Springs, NC 27540

Property Address: 5004 Linksland Drive
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659634981 Tax ID: 0188569

Legal Description: BEING that approximate 0.4 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 7197, Page 257, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Sunset Ridge Association, Inc.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.004 acres (153 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the south and west by other lands of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257), on the east by the western right-of-way line (allowing 60 feet) of Linksland Dr, and on the north by lands of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 3 having coordinates of Northing = 694,090.54 feet, Easting = 2,056,432.08 feet; thence as tie lines the following five calls: (1) south 65 deg. 30 min. 44 sec. west 27.36 feet to a calculated point, (2) north 70 deg. 50 min. 00 sec. east 35.97 feet to a calculated point, (3) with a curve to the right having a radius of 25.00 feet, an arc length of 36.92, and a chord bearing and distance of south 66 deg. 50 min. 48 sec. east 33.66 feet to a calculated point, and (4) with a curve to the left having a radius of 310.93 feet, an arc length of 14.09 feet, and a chord bearing and distance of south 25 deg. 50 min. 24 sec. east 14.09 feet to an iron rod set said point being the western right-of-way line (allowing 60') of Linksland Dr., (5) with a curve to the left having a radius of 310.93 feet, an arc length of 81.36 feet, and a chord bearing and distance of south 34 deg. 38 min. 04 sec. east 81.36 feet to a calculated point, said point being the western right-of-way line (allowing 60') of Linksland Dr., said point being the POINT OF BEGINNING; thence with the western right-of-way line of Linksland Dr. (allowing 60') with a curve to the left having a radius of 310.93 feet, an arc length of 11.82 feet, and a chord bearing and distance of south 43 deg. 13 min. 05 sec. east 11.82 feet to a calculated point; thence with new lines in the Sunset Ridge Association, Inc. property (Deed Book 7197, Page 257) the following two calls: (1) south 49 deg. 30 min. 36 sec. west 13.81 feet to a calculated point, (2) north 35 deg. 57 min. 00 sec. west 11.80 feet to a calculated point, said point being in the northern line of the Sunset Ridge Association, Inc. property (Deed Book 7197, Page 257) property; thence with the northern line of the Sunset Ridge Association, Inc. property (Deed Book 7197, Page 257) property north 49 deg. 18 min. 33 sec. east 12.31 feet to a calculated point, the BEGINNING point.	

Owner SUNSET RIDGE ASSOCIATION, INC.

Owner
Address:

Property Address:

A. Description of Entire Tract Effected By Taking:

PIN: 659635896

Tax ID:

Legal Description: BEING that approximate 0 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book , Page , Wake County Registry.

B. Interest Acquired By Eminent Domain:

Owner : SUNSET RIDGE ASSOCIATION, INC.

Owner Sunset Ridge Association, Inc.

Owner
Address:

Exhibit A, Page 31
4700 Homewood Ct. Ste. 3
Raleigh, NC 27609

Property Address: 5001 Linksland Drive
 Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking:

PIN: 659645089

Tax ID:

Legal Description: BEING that approximate 0.43 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 7197, Page 257, Wake County Registry.

B. Interest Acquired By Eminent Domain:

Owner : Sunset Ridge Association, Inc.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time. Legal Description of area taken BEING all that tract of land containing an area of +/- 0.05 acres (2,155 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the east by lands of Carson J. Speight & Danielle M. Speight (Deed Book 17089, Page 2457), on the south by other lands of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257), on the west by the eastern right-of-way line (allowing 60 feet) of Linksland Dr., and on the north by the southern right-of-way line (width varies) of Holly Springs Rd., being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 3 having coordinates of Northing = 694,090.54 feet, Easting = 2,056,432.08 feet; thence as a tie line south 84 deg. 29 min. 01 sec. east 103.83 feet to an iron rod set, said iron rod being in the eastern right-of-way line (allowing 60 feet) of Linksland Dr., said iron rod also being the POINT of BEGINNING; thence with the eastern right-of-way line (allowing 60 feet) of Linksland Dr. with a curve to the right having a radius of 241.92, an arc length of 17.95 feet, and a chord bearing and distance of north 23 deg. 43 min. 37 sec. west 17.95 feet to a calculated point, thence with the eastern right-of-way line (allowing 60 feet) of Linksland Dr. as it turns into the southern right-of-way line (width varies) of Holly Springs Rd with a curve to the right having a radius of 25.00, an arc length of 39.42 feet, and a chord bearing and distance of north 23 deg. 34 min. 00 sec. east 35.46 feet to a calculated point; thence with the southern right-of-way line (width varies) of Holly Springs Rd the following three calls: (1) north 68 deg. 44 min. 04 sec. east 20.68 feet to a calculated point, (2) north 64 deg. 38 min. 41 sec. east 83.37 feet to a calculated point, (3) north 60 deg. 57 min. 05 sec. east 34.72 feet to a calculated point, said point being in the eastern property line of the Sunset Ridge Association, Inc. (Deed Book 7197, Page 257); thence with the eastern property line of the Sunset Ridge Association, Inc. (Deed Book 7197, Page 257) south 29 deg. 40 min. 09 sec. east 12.34 feet to a calculated point; thence with new lines in the property of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257) the following five calls: (1) with a curve to the right having a radius of 1455.00, an arc length of 141.98 feet, and a chord bearing and distance of south 64 deg. 25 min. 33 sec. west 141.93 feet to an iron rod set, (2) with a curve to the left having a radius of 15.00, an arc length of 21.81 feet, and a chord bearing and distance of south 25 deg. 33 min. 59 sec. west 19.94 feet to an iron rod set, (3) with a curve to the left having a radius of 15.00, an arc length of 1.94 feet, and a chord bearing and distance of south 19 deg. 47 min. 52 sec. east 1.94 feet to an iron rod set, (4) south 23 deg. 30 min. 25 sec. east 14.98 feet to an iron rod set, and (5) south 66 deg. 46 min. 36 sec. west 8.74 feet to a calculated point, the BEGINNING point.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.035 acres (1,506 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north, east, and south by other lands of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257), and on the west by the eastern right-of-way line (allowing 60 feet) of Linksland Dr., being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 3 having coordinates of Northing = 694,090.54 feet, Easting = 2,056,432.08 feet; thence as a tie line south 84 deg. 29 min. 01 sec. east 103.83 feet to an iron rod set, said iron rod being in the eastern right-of-way line (allowing 60 feet) of Linksland Dr., said iron rod also being the POINT of BEGINNING; thence with new lines in the eastern right-of-way line (allowing 60 feet) of Linksland Dr. the following three calls: (1) north 66 deg. 46 min. 36 sec. east 8.74 feet to an iron rod set (2) north 23 deg. 30 min. 25 sec. west 14.98 feet to an iron rod set, (3) with a curve to the right having a radius of 15.00, an arc length of 1.94 feet, and a chord bearing and distance of north 19 deg. 47 min. 52 sec. west 1.94 feet to an iron rod set; thence with new lines in the property of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257) the following four calls: (1) north 68 deg. 47 min. 40 sec. east 28.11 feet to a calculated point, (2) south 18 deg. 04 min. 45 sec. west 29.13 feet to a calculated point, (3) south 34 deg. 16 min. 01 sec. east 52.85 feet to a calculated point, (4) south 39 deg. 35 min. 36 sec. west 17.40 feet to a calculated point, said point being in the eastern right-of-way line (allowing 60 feet) of Linksland Dr.; thence with the eastern right-of-way line (allowing 60 feet) of Linksland Dr. with a curve to the right having a radius of 241.92, an arc length of 67.13 feet, and a chord bearing and distance of north 33 deg. 48 min. 09 sec. west 66.92 feet to a calculated point, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Duke Progress Easement
Interest Description:	a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "Facilities"). Grantor is the owner of that certain property described as the Property. The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows: A strip of land thirty feet (30') in uniform width for the overhead portion of the Facilities and a strip of land twenty feet (20') in uniform width for the underground portion of the Facilities, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any enclosure, transformer, vault, or manhole ("Easement Area"). The rights granted herein include, but are not limited to, the following: 1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee). 2. Grantor shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions. 3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities. 4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area. 5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations. 6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor. 7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees. 8. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.05 acres (2,155 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the east by lands of Carson J. Speight & Danielle M. Speight (Deed Book 17089, Page 2457), on the south by other lands of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257), and on the north and west by the new southern right-of-way line (width varies) of Holly Springs Rd., being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 3 having coordinates of Northing = 694,090.54 feet, Easting = 2,056,432.08 feet; thence as tie lines the following four calls: (1) south 84 deg. 29 min. 01 sec. east 103.83 feet to an iron rod set, (2) north 66 deg. 46 min. 36 sec. east 8.74 feet to an iron rod set, south 66 deg. 46 min. 36 sec. west 8.74 feet to an iron rod set, (3) north 23 deg. 30 min. 25 sec. west 14.98 feet to an iron rod set, (4) with a curve to the right having a radius of 15.00, an arc length of 1.94 feet, and a chord bearing and distance of north 19 deg. 47 min. 52 sec. west 1.94 feet to an iron rod set, said iron rod being the POINT of BEGINNING; thence with the new eastern right-of-way line (allowing 60 feet) of Linksland Dr. as it turns into the new southern right-of-way	

line (width varies) of Holly Springs Rd with a curve to the right having a radius of 15.00, an arc length of 23.75 feet, and a chord bearing and distance of north 21 deg. 51 min. 26 sec. east 21.35 feet to an iron rod set; thence with the southern right-of-way line (width varies) of Holly Springs Rd with a curve to the right having a radius of 1455.00, an arc length of 141.98 feet, and a chord bearing and distance of south 64 deg. 25 min. 33 sec. west 141.93 feet to a calculated point, said point being in the eastern property line of the Sunset Ridge Association, Inc. (Deed Book 7197, Page 257); thence with the eastern property line of the Sunset Ridge Association, Inc. (Deed Book 7197, Page 257) south 29 deg. 40 min. 09 sec. east 18.23 feet to a calculated point; thence with new lines in the property of Sunset Ridge Association, Inc. (Deed Book 7197, Page 257) the following six calls: (1) south 58 deg. 52 min. 06 sec. west 27.30 feet to a calculated point, (2) south 26 deg. 11 min. 10 sec. east 19.81 feet to a calculated point, (3) south 63 deg. 48 min. 50 sec. west 20.00 feet to a calculated point, (4) north 26 deg. 11 min. 10 sec. west 19.81 feet to a calculated point, (5) south 68 deg. 47 min. 40 sec. west 83.80 feet to a calculated point, and (6) south 68 deg. 47 min. 40 sec. west 28.11 feet to an iron rod set, the BEGINNING point.

Owner Cardinal Extension Company, LLC.

Owner
Address:

Property Address: 9912 Holly Springs Road
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659868503 Tax ID: 0256598

Legal Description: BEING that approximate 1.95 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 8371, Page 2700, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Cardinal Extension Company, LLC.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.17 acres (7,383 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by other lands of Cardinal Extension Company LLC (Deed Book 8371, Page 2700), on the north by Michael Darin Adams (Deed Book 4069, Page 838), on the east by the northern right-of-way line (width varies) of Holly Springs Rd., and on the south by Town of Cary (Deed Book 1944, Page 645), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 9 having coordinates of Northing = 696,579.35 feet, Easting = 2,059,017.12 feet; thence aa a tie line south 45 deg. 06 min. 27 sec. west 390.67 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., said point also being the POINT of BEGINNING; thence with the southern line of the Cardinal Extension Company LLC (Deed Book 8371, Page 2700) property north 64 deg 37 min. 29 sec. west 15.21 feet to calculated point; thence with new lines in the Cardinal Extension Company LLC (Deed Book 8371, Page 2700) property the following four calls: (1) north 34 deg. 58 min. 41 sec. east 133.05 feet to an iron rod set, (2) north 34 deg. 58 min. 41 sec. east 24.67 feet to an iron rod set, (3) north 34 deg. 58 min. 41 sec. east 299.78 feet to an iron rod set, and (4) north 34 deg. 58 min. 41 sec. east 10.36 feet to a calculated point, said calculated point being in the southern line of the Michael Darin Adams (Deed Book 4069, Page 838) property; thence with the northern line of the Cardinal Extension Company LLC (Deed Book 8371, Page 2700) property south 59 deg. 45 min. 46 sec. east 19.02 feet to calculated point, said calculated point being in the northern right-of-way line (width varies) of Holly Springs Rd; thence with northern right-of-way line (width varies) of Holly Springs Rd. the following three calls: (1) south 36 deg. 11 min. 37 sec. west 143.17 feet to a calculated point, (2) with a curve to the left having a radius of 4076.00 feet, an arc length of 86.47 feet, and a chord bearing and distance of south 35 deg. 35 min. 09 sec. west 86.47 feet to a calculated point, and (3) south 34 deg. 58 min. 41 sec. west 237.29 feet to a calculated point, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.15 acres (6,380 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west and north by other lands of Cardinal Extension Company LLC (Deed Book 8371, Page 2700), on the east by the northern right-of-way line (width varies) of Holly Springs Rd., and on the south by Town of Cary (Deed Book 1944, Page 645), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 9 having coordinates of Northing = 696,579.35 feet, Easting = 2,059,017.12 feet; thence as tie lines the following three calls: (1) south 45 deg. 06 min. 27 sec. west 390.67 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., and (2) north 64 deg 37 min. 29 sec. west 15.21 feet to calculated point, said calculated point also being the POINT of BEGINNING; thence with the southern line of the Cardinal Extension Company LLC (Deed Book 8371, Page 2700) property north 64 deg 37 min. 29 sec. west 103.40 feet to calculated point; thence with new lines in the Cardinal Extension Company LLC (Deed Book 8371, Page 2700) property the following eight calls: (1) north 08 deg. 15 min. 19 sec. east 8.43 feet to a calculated point, (2) south 65 deg. 58 min. 33 sec. east 79.36 feet to a calculated point, (3) north 34 deg. 21 min. 44 sec. east 49.39 feet to a calculated point, (4) north 39 deg. 51 min. 56 sec. west 42.48 feet to a calculated point, (5) north 34 deg. 58 min. 41 sec. east 35.32 feet to a calculated point, (6) south 70 deg. 02 min. 09 sec. east 44.22 feet to a calculated point, (7) north 36 deg. 39 min. 43 sec. east 20.68 feet to a calculated point, and (8) south 54 deg. 28 min. 23 sec. east 26.05 feet to an iron rod set, said iron rod being in the new northern right-of-way line (width varies) of Holly Springs Rd; thence with the new northern right-of-way line (width varies) of Holly Springs Rd. south 34 deg. 58 min. 41 sec. west 133.05 feet to an iron rod set, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken	
#2: BEING all that tract of land containing an area of +/- 0.20 acres (8,755 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the south and west by other lands of Cardinal Extension Company LLC (Deed Book 8371, Page 2700), on the north by Michael Darin Adams (Deed Book 4069, Page 838), and on the east by the northern right-of-way line (width varies) of Holly Springs Rd., being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 9 having coordinates of Northing = 696,579.35 feet, Easting = 2,059,017.12 feet; thence as tie lines the following four calls: (1) south 45 deg. 06 min. 27 sec. west 390.67 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., (2) north 64 deg 37 min. 29 sec. west 15.21 feet to calculated point, (3) north 34 deg. 58 min. 41 sec. east 133.05 feet to an iron rod set, and (4) north 34 deg. 58 min. 41 sec. east 24.67 feet to an iron rod set, said iron rod also being the POINT of BEGINNING; thence with new lines in the Cardinal Extension Company LLC (Deed Book 8371, Page 2700) property the following nine calls: (1) north 54 deg. 28 min. 23 sec. west 25.32 feet to a calculated point, (2) north 36 deg. 39 min. 43 sec. east 16.05 feet to a calculated point, (3) south 87 deg. 59 min. 09 sec. east 14.31 feet to a calculated point, (4) north 35 deg. 04 min. 14 sec. east 84.78 feet to a calculated point, (5) north 09 deg. 04 min. 05 sec. east 25.54 feet to a calculated point, (6) north 34 deg. 42 min. 00 sec. east 106.26 feet to a calculated point, (7) north 22 deg. 43 min. 29 sec. west 52.93 feet to a calculated point, (8) north 34 deg. 58 min. 41 sec. east 19.88 feet to a calculated point, and (9) north 20 deg. 37 min. 58 sec. west 28.66 feet to a calculated point, said calculated point being in the southern line of the Michael Darin Adams (Deed Book 4069, Page 838) property; thence with the northern line of the Cardinal Extension Company LLC (Deed Book 8371, Page 2700) property south 59 deg. 45 min. 46 sec. east 71.72 feet to calculated point; thence with new lines in the Cardinal Extension Company LLC (Deed Book 8371, Page 2700) property the following two calls: (1) south 24 deg. 53 min. 18 sec. west 12.19 feet to a calculated point, and (2) south 65 deg. 06 min. 42 sec. east 19.47 feet to an iron rod set, said iron rod being in the new northern right-of-way line (width varies) of Holly Springs Rd; thence with the new northern right-of-way line (width varies) of Holly Springs Rd. south 34 deg. 58 min. 41 sec. west 299.78 feet to an iron rod set, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Duke Progress Easement
Interest Description:	a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "Facilities"). Grantor is the owner of that certain property described as the Property. The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows: A strip of land thirty feet (30') in uniform width for the overhead portion of the Facilities and a strip of land twenty feet (20') in uniform width for the underground portion of the Facilities, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any enclosure, transformer, vault, or manhole ("Easement Area"). The rights granted herein include, but are not limited to, the following: 1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee). 2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions. 3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities. 4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area. 5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations. 6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor. 7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees. 8. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.
Legal Description of area taken #2: BEING all that tract of land containing an area of +/- 0.005 acres (229 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the south and west by other lands of Cardinal Extension Company LLC (Deed Book 8371, Page 2700), on the north by Michael Darin Adams (Deed Book 4069, Page 838), and on the east by the northern right-of-way line (width varies) of Holly Springs Rd., being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 9 having coordinates of Northing = 696,579.35 feet, Easting = 2,059,017.12 feet; thence as tie lines the following five calls: (1) south 45 deg. 06 min. 27 sec. west 390.67 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., (2) north 64 deg 37 min. 29 sec. west 15.21 feet	

to calculated point, (3) north 34 deg. 58 min. 41 sec. east 133.05 feet to an iron rod set, (4) north 34 deg. 58 min. 41 sec. east 24.67 feet to an iron rod set, and (5) north 34 deg. 58 min. 41 sec. east 299.78 feet to an iron rod set, said iron rod also being the POINT of BEGINNING; thence with new lines in the Cardinal Extension Company LLC (Deed Book 8371, Page 2700) property the following two calls: (1) north 65 deg. 06 min. 42 sec. west 19.47 feet to a calculated point, and (2) north 24 deg. 53 min. 18 sec. east 12.19 feet to a calculated point, said calculated point being in the southern line of the Michael Darin Adams (Deed Book 4069, Page 838) property; thence with the northern line of the Cardinal Extension Company LLC (Deed Book 8371, Page 2700) property south 59 deg. 45 min. 46 sec. east 21.38 feet to calculated point, said calculated point being in the new northern right-of-way line (width varies) of Holly Springs Rd; thence with the new northern right-of-way line (width varies) of Holly Springs Rd. south 34 deg. 58 min. 41 sec. west 10.36 feet to an iron rod set, the BEGINNING point.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Duke Progress Easement
Interest Description:	a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "Facilities"). Grantor is the owner of that certain property described as the Property. The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows: A strip of land thirty feet (30') in uniform width for the overhead portion of the Facilities and a strip of land twenty feet (20') in uniform width for the underground portion of the Facilities, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any enclosure, transformer, vault, or manhole ("Easement Area"). The rights granted herein include, but are not limited to, the following: 1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee). 2. Grantor shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions. 3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities. 4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area. 5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations. 6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor. 7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees. 8. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.
Legal Description of area taken #1: BEING all that tract of land containing an area of +/- 0.02 acres (832 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the south, west, and north by other lands of Cardinal Extension Company LLC (Deed Book 8371, Page 2700), and on the east by the northern right-of-way line (width varies) of Holly Springs Rd., being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 9 having coordinates of Northing = 696,579.35 feet, Easting = 2,059,017.12 feet; thence as tie lines the following three calls: (1) south 45 deg. 06 min. 27 sec. west 390.67 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., (2) north 64 deg 37 min. 29 sec. west 15.21 feet to calculated point, and (3) north 34 deg. 58 min. 41 sec. east 133.05 feet to an iron rod	

set, said iron rod also being the POINT of BEGINNING; thence with new lines in the Cardinal Extension Company LLC (Deed Book 8371, Page 2700) property the following five calls: (1) north 54 deg. 28 min. 23 sec. west 26.05 feet to a calculated point, (2) north 54 deg. 28 min. 23 sec. west 7.77 feet to a calculated point, (3) north 35 deg. 31 min. 37 sec. east 24.67 feet to a calculated point, (4) south 54 deg. 28 min. 23 sec. east 8.26 feet to a calculated point, and (5) south 54 deg. 28 min. 23 sec. east 25.32 feet to an iron rod set, said iron rod being in the northern right-of-way line (width varies) of Holly Springs Rd; thence with the new northern right-of-way line (width varies) of Holly Springs Rd. south 34 deg. 58 min. 41 sec. west 24.67 feet to an iron rod set, the BEGINNING point.

Owner Adams, Michael Darin

Owner
 Address:

Property Address: 9908 Holly Springs Road
 Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 0659869842 Tax ID: 0164150

Legal Description: BEING that approximate 1 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 4069, Page 838, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Adams, Michael Darin

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.10 acres (4,455 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by other lands of Michael Darin Adams (Deed Book 4069, Page 838), on the north by Gladys Wyche Adams (Deed Book 4069, Page 838), on the east by the northern right-of-way line (width varies) of Holly Springs Rd., and on the south by Cardinal Extension Company LLC (Deed Book 8371, Page 2700), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-ofWay Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 9 having coordinates of Northing = 696,579.35 feet, Easting = 2,059,017.12 feet; thence as tie lines the following four calls: (1) south 45 deg. 06 min. 27 sec. west 390.67 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd north 34 deg. 58 min. 41 sec. east 237.29 feet to a calculated point, (3) with a curve to the right having a radius of 4,076 feet, an arc length of 86.47 feet, and a chord bearing and distance of north 35 deg. 35 min. 09 sec. east 86.47 feet to a calculated point, and (4) north 36 deg. 11 min. 37 sec. east 143.17 feet to a calculated point, said point also being the POINT of BEGINNING; thence with the southern line of the Michael Darin Adams (Deed Book 4069, Page 838) property north 59 deg 45 min. 46 sec. west 19.02 feet to calculated point; thence with new lines in the Michael Darin Adams (Deed Book 4069, Page 838) property the following two calls: (1) north 34 deg. 58 min. 41 sec. east 9.96 feet to an iron rod set, and (2) north 34 deg. 58 min. 41 sec. east 115.54 feet to a calculated point, said calculated point being in the southern line of the Gladys Wyche Adams (Deed Book 4069, Page 838) property; thence with the northern line of the Michael Darin Adams (Deed Book 4069, Page 838) property south 25 deg. 24 min. 24 sec. east 46.17 feet to calculated point, said calculated point in the northern right-of-way line (width varies) of Holly Springs Rd; thence with northern right-of-way line (width varies) of Holly Springs Rd. the following two calls: (1) south 35 deg. 40 min. 34 sec. west 99.46 feet to an iron pipe found, (2) north 59 deg. 45 min. 46 sec. west 20.05 feet to a calculated point, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.20 acres (8,924 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by other lands of Michael Darin Adams (Deed Book 4069, Page 838), on the north by Gladys Wyche Adams (Deed Book 4069, Page 838), on the east by the northern right-of-way line (width varies) of Holly Springs Rd., and on the south by Cardinal Extension Company LLC (Deed Book 8371, Page 2700), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 9 having coordinates of Northing = 696,579.35 feet, Easting = 2,059,017.12 feet; thence as tie lines the following six calls: (1) south 45 deg. 06 min. 27 sec. west 390.67 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd north 34 deg. 58 min. 41 sec. east 237.29 feet to a calculated point, (3) with a curve to the right having a radius of 4,076 feet, an arc length of 86.47 feet, and a chord bearing and distance of north 35 deg. 35 min. 09 sec. east 86.47 feet to a calculated point, (4) north 36 deg. 11 min. 37 sec. east 143.17 feet to a calculated point, (5) north 59 deg 45 min. 46 sec. west 19.02 feet to calculated point, and (6) north 59 deg 45 min. 46 sec. west 21.38 feet to calculated point, said point also being the POINT of BEGINNING; thence with the southern line of the Michael Darin Adams (Deed Book 4069, Page 838) property north 59 deg 45 min. 46 sec. west 71.72 feet to calculated point; thence with new lines in the Michael Darin Adams (Deed Book 4069, Page 838) property the following four calls: (1) north 20 deg. 37 min. 58 sec. west 14.29 feet to a calculated point, (2) north 34 deg. 58 min. 41 sec. east 31.30 feet to a calculated point, (3) south 69 deg. 29 min. 22 sec. east 54.74 feet to a calculated point, and (4) north 40 deg. 30 min. 24 sec. east 104.24 feet to a calculated point, said calculated point being in the southern line of the Gladys Wyche Adams (Deed Book 4069, Page 838) property; thence with the northern line of the Michael Darin Adams (Deed Book 4069, Page 838) property south 25 deg. 24 min. 24 sec. east 47.77 feet to calculated point; thence with the new right-of-way of Holly Springs Rd. (width varies) south 34 deg. 58 min. 41 sec. west 115.54 feet to an iron rod set; thence with new lines in the Michael Darin Adams (Deed Book 4069, Page 838) property the following two calls: (1) north 65 deg. 06 min. 42 sec. west 23.03 feet to a calculated point, and (2) south 24 deg. 53 min. 18 sec. west 7.81 feet to a calculated point, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Duke Progress Easement
Interest Description:	a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "Facilities"). Grantor is the owner of that certain property described as the Property. The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows: A strip of land thirty feet (30') in uniform width for the overhead portion of the Facilities and a strip of land twenty feet (20') in uniform width for the underground portion of the Facilities, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any enclosure, transformer, vault, or manhole ("Easement Area"). The rights granted herein include, but are not limited to, the following: 1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee). 2. Grantor shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions. 3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities. 4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area. 5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations. 6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor. 7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees. 8. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.005 acres (196 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west and north by other lands of Michael Darin Adams (Deed Book 4069, Page 838), on the east by the northern right-of-way line (width varies) of Holly Springs Rd., and on the south by Cardinal Extension Company LLC (Deed Book 8371, Page 2700), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 9 having coordinates of Northing = 696,579.35 feet, Easting = 2,059,017.12 feet; thence as tie lines the following five calls: (1) south 45 deg. 06 min. 27 sec. west 390.67 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width	

varies) of Holly Springs Rd north 34 deg. 58 min. 41 sec. east 237.29 feet to a calculated point, (3) with a curve to the right having a radius of 4,076 feet, an arc length of 86.47 feet, and a chord bearing and distance of north 35 deg. 35 min. 09 sec. east 86.47 feet to a calculated point, (4) north 36 deg. 11 min. 37 sec. east 143.17 feet to a calculated point, and (5) north 59 deg 45 min. 46 sec. west 19.02 feet to calculated point, said point also being the POINT of BEGINNING; thence with the southern line of the Michael Darin Adams (Deed Book 4069, Page 838) property north 59 deg 45 min. 46 sec. west 21.38 feet to calculated point; thence with new lines in the Michael Darin Adams (Deed Book 4069, Page 838) property the following two calls: (1) north 24 deg. 53 min. 18 sec. east 7.81 feet to a calculated point, and (2) south 65 deg. 06 min. 42 sec. east 23.03 feet to an iron rod set; thence with the new right-of-way of Holly Springs Rd. (width varies) south 34 deg. 58 min. 41 sec. west 9.96 feet to a calculated point, the BEGINNING point.

Exhibit A, Page 46
9900 Holly Springs Road
Holly Springs, NC 27540

Owner ADAMS, GLADYS

Owner
Address:

Property Address: 9900 Holly Springs Road
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659960953 Tax ID: 0000111

Legal Description: BEING that approximate 1.25 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 97-E, Page 672, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : ADAMS, GLADYS

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time. Legal Description of area taken BEING all that tract of land containing an area of +/- 0.20 acres (8,935 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the east by other lands of Gladys Wyche Adams (Deed Book 4069, Page 838), on the north by Gladys Mae Adams (Deed Book 11051, Page 1056), on the west by the northern right-of-way line (width varies) of Holly Springs Rd., and on the south by Michael Darin Adams (Deed Book 4069, Page 838), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 10 having coordinates of Northing = 697,008.40 feet, Easting = 2,059,287.02 feet; thence as tie lines the following three calls: (1) north 22 deg. 20 min. 24 sec. west 39.45 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd south 34 deg. 38 min. 00 sec. west 55.76 feet to a calculated point, and (3) south 35 deg. 27 min. 29 sec. west 69.29 feet to a calculated point, said point also being the POINT of BEGINNING; thence with northern right-ofway line (width varies) of Holly Springs Rd. the following two calls: (1) south 59 deg. 40 min. 02 sec. east 17.45 feet to a calculated point, (2) south 35 deg. 40 min. 34 sec. west 220.54 feet to a calculated point; thence with the southern line of the Gladys Wyche Adams (Deed Book 4069, Page 838) property north 25 deg 24 min. 24 sec. west 46.17 feet to calculated point; thence with new lines in the Gladys Wyche Adams (Deed Book 4069, Page 838) property the following two calls: (1) north 34 deg. 58 min. 41 sec. east 106.68 feet to an iron rod set, and (2) with a curve to the right having a radius of 6055.00, an arc length of 87.60 feet, and a chord bearing and distance of north 35 deg. 23 min. 33 sec. east 87.60 feet to a calculated point, said calculated point being in the southern line of the Gladys Mae Adams (Deed Book 11051, Page 1056) property; thence with the northern line of the Gladys Wyche Adams (Deed Book 4069, Page 838) property south 59 deg. 40 min. 02 sec. east 24.89 feet to calculated point, the BEGINNING point.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.17 acres (7,499 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the east by other lands of Gladys Wyche Adams (Deed Book 4069, Page 838), on the north by Gladys Mae Adams (Deed Book 11051, Page 1056), on the west by the northern right-of-way line (width varies) of Holly Springs Rd., and on the south by Michael Darin Adams (Deed Book 4069, Page 838), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 10 having coordinates of Northing = 697,008.40 feet, Easting = 2,059,287.02 feet; thence as tie lines the following four calls: (1) north 22 deg. 20 min. 24 sec. west 39.45 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd south 34 deg. 38 min. 00 sec. west 55.76 feet to a calculated point, (3) south 35 deg. 27 min. 29 sec. west 69.29 feet to a calculated point, and (4) north 59 deg. 40 min. 02 sec. west 24.89 feet to calculated point, said point also being the POINT of BEGINNING; thence with the new right-of-way of Holly Springs Rd. (width varies) the following two calls: (1) with a curve to the left having a radius of 6055.00, an arc length of 87.60 feet, and a chord bearing and distance of south 35 deg. 23 min. 33 sec. west 87.60 feet to an iron rod set, and (2) south 34 deg. 58 min. 41 sec. west 106.68 feet to a calculated point, said calculated point being in the northern line of the Michael Darin Adams (Deed Book 4069, Page 838) property; thence with the southern line of the Gladys Wyche Adams (Deed Book 4069, Page 838) property north 25 deg 24 min. 24 sec. west 47.77 feet to calculated point; thence with new lines in the Gladys Wyche Adams (Deed Book 4069, Page 838) property the following three calls: (1) north 40 deg. 30 min. 24 sec. east 124.04 feet to a calculated point, (2) north 32 deg. 55 min. 30 sec. west 37.99 feet to a calculated point, and (3) north 39 deg. 49 min. 31 sec. east 27.89 feet to a calculated point, said calculated point being in the southern line of the Gladys Mae Adams (Deed Book 11051, Page 1056) property; thence with the northern line of the Gladys Wyche Adams (Deed Book 4069, Page 838) property south 59 deg. 40 min. 02 sec. east 63.26 feet to calculated point, the BEGINNING point.	

Owner Adams, Michael Darin

Owner
Address:

Exhibit A, Page 48
9900 Holly Springs Road
Holly Springs, NC 27540

Property Address: 9900 Holly Springs Road
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659970135 Tax ID: 0322298

Legal Description: BEING that approximate 1.92 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 11051, Page 1056, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Adams, Michael Darin

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time. Legal Description of area taken BEING all that tract of land containing an area of +/- 0.07 acres (3,033 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the east by other lands of Gladys Mae Adams (Deed Book 11051, Page 1056), on the north by Lane Raw Land LLC (Deed Book 17885, Page 1199), on the west by the northern right-of-way line (width varies) of Holly Springs Rd., and on the south by Gladys Wyche Adams (Deed Book 4069, Page 838), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 10 having coordinates of Northing = 697,008.40 feet, Easting = 2,059,287.02 feet; thence as a tie line north 22 deg. 20 min. 24 sec. west 39.45 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., said point also being the POINT of BEGINNING; thence with northern right-of-way line (width varies) of Holly Springs Rd. the following two calls: (1) south 34 deg. 38 min. 00 sec. west 55.76 feet to a calculated point, (2) south 35 deg. 27 min. 29 sec. west 69.29 feet to a calculated point, said calculated point being in the northern line of the Gladys Wyche Adams (Deed Book 4069, Page 838) property ; thence with the southern line of the Gladys Mae Adams (Deed Book 11051, Page 1056) property north 59 deg 40 min. 02 sec. west 24.89 feet to calculated point; thence with new lines in the Gladys Mae Adams (Deed Book 11051, Page 1056) property with a curve to the right having a radius of 6055.00, an arc length of 130.42 feet, and a chord bearing and distance of north 36 deg. 25 min. 27 sec. east 130.42 feet to a calculated point, said calculated point being in the southern line of the Lane Raw Land LLC (Deed Book 17885, Page 1199) property; thence with the northern line of the Gladys Mae Adams (Deed Book 11051, Page 1056) property south 46 deg. 21 min. 31 sec. east 22.01 feet to calculated point, the BEGINNING point.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.18 acres (8,014 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the east by other lands of Gladys Mae Adams (Deed Book 11051, Page 1056), on the north by Lane Raw Land LLC (Deed Book 17885, Page 1199), on the west by the northern right-of-way line (width varies) of Holly Springs Rd., and on the south by Gladys Wyche Adams (Deed Book 4069, Page 838), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 10 having coordinates of Northing = 697,008.40 feet, Easting = 2,059,287.02 feet; thence as tie lines the following two calls: (1) north 22 deg. 20 min. 24 sec. west 39.45 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., and (2) north 46 deg. 21 min. 31 sec. west 22.01 feet to calculated point, said point being the POINT of BEGINNING; thence with the new right-of-way of Holly Springs Rd. (width varies) with a curve to the left having a radius of 6055.00, an arc length of 130.42 feet, and a chord bearing and distance of south 36 deg. 25 min. 27 sec. west 130.42 feet to a calculated point, said point being in the northern line of the Gladys Wyche Adams (Deed Book 4069, Page 838) property; thence with the southern line of the Gladys Mae Adams (Deed Book 11051, Page 1056) property north 59 deg 40 min. 02 sec. west 63.26 feet to calculated point; thence with a new line in the Gladys Mae Adams (Deed Book 11051, Page 1056) property north 39 deg. 49 min. 31 sec. east 144.27 feet to a calculated point, said calculated point being in the southern line of the Lane Raw Land LLC (Deed Book 17885, Page 1199) property; thence with the northern line of the Gladys Mae Adams (Deed Book 11051, Page 1056) property the following two calls: (1) south 46 deg. 21 min. 31 sec. east 33.39 feet to calculated point, and (2) south 46 deg. 21 min. 31 sec. east 21.39 feet to calculated point, the BEGINNING point.	

Owner LANE RAW LAND LLC

Owner
Address:

Property Address: 9816 Holly Springs Road
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659972213 and 0659973368 Tax ID: 0412890,041288

Legal Description: BEING that approximate 3.01 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 17885, Page 1199, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : LANE RAW LAND LLC

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time. Legal Description of area taken Area #1: BEING all that tract of land containing an area of +/- 0.14 acres (6,110 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by other lands of Lane Raw Land LLC (Deed Book 17885, Page 1199), on the north by Lane Raw Land LLC (Deed Book 16543, Page 631), on the east by the northern right-of-way line (width varies) of Holly Springs Rd., and on the southwest by Gladys Mae Adams (Deed Book 11051, Page 1056), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-ofWay Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 10 having coordinates of Northing = 697,008.40 feet, Easting = 2,059,287.02 feet; thence as a tie line north 22 deg. 20 min. 24 sec. west 39.45 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., said point also being the POINT of BEGINNING; thence with the southern line of the Lane Raw Land LLC (Deed Book 17885, Page 1199) property north 46 deg. 21 min. 31 sec. west 22.01 feet to calculated point; thence with new lines in the Lane Raw Land LLC (Deed Book 17885, Page 1199) property the following two calls: (1) north 37 deg. 13 min. 34 sec. east 39.08 feet to an iron rod set, (2) north 37 deg. 24 min. 39 sec. east 182.94 feet to a calculated point, said calculated point being in the southern line of the Lane Raw Land LLC (Deed Book 16543, Page 631) property; thence with the northern line of the Lane Raw Land LLC (Deed Book 17885, Page 1199) property south 56 deg. 01 min. 54 sec. east 29.64 feet to calculated point, thence with northern right-of-way line (width varies) of Holly Springs Rd. the following four calls: (1) south 34 deg. 03 min. 57 sec. west 113.77 feet to a calculated point, (2) with a curve to the right having a radius of 8863.00, an arc length of 15.77 feet, and a chord bearing and distance of south 34 deg. 07 min. 00 sec. west 15.77 feet to a computed point, (3) north 40 deg. 06 min. 53 sec. west 20.72 feet to a calculated point, and (4) south 34 deg. 31 min. 23 sec. west 101.48 feet to a calculated point, the BEGINNING point. Area #2: BEING all that tract of land containing an area of +/- 0.12 acres (5,328 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the southwest by other lands of Lane Raw Land LLC (Deed Book 16543, Page 631), on the northeast by Jack R. Crockett, Quinn Investments Properties LLC, and William I. Shankle (Deed Book 12886, Page 744), on the east by the northern right-of-way line (width varies) of Holly Springs Rd., and on the south by Lane Raw Land LLC (Deed Book 17885, Page 1199), being more particularly described by

bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows:

COMMENCING at BL 10 having coordinates of Northing = 697,008.40 feet, Easting = 2,059,287.02 feet; thence as tie lines the following five calls: (1) north 22 deg. 20 min. 24 sec. west 39.45 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd north 34 deg. 31 min. 23 sec. east 101.48 feet to calculated point, (3) south 40 deg. 06 min. 53 sec. east 20.72 feet to calculated point, (4) with a curve to the right having a radius of 8863.00, an arc length of 15.77 feet, and a chord bearing and distance of north 34 deg. 07 min. 00 sec. east 15.77 feet to a calculated point, and (5) north 34 deg. 03 min. 57 sec. east 113.77 feet to calculated point, said point being the POINT of BEGINNING; thence with the southern line of the Lane Raw Land LLC (Deed Book 16543, Page 631) property north 56 deg. 01 min. 54 sec. west 29.64 feet to calculated point; thence with new lines in the Lane Raw Land LLC (Deed Book 17885, Page 1199) property the following two calls: (1) north 37 deg. 24 min. 39 sec. east 17.05 feet to an iron rod set, and (2) with a curve to the left having a radius of 3445.00, an arc length of 208.53 feet, and a chord bearing and distance of north 35 deg. 40 min. 36 sec. east 208.50 feet to a calculated point, said calculated point being in the southern line of the Jack R. Crockett, Quinn Investments Properties LLC, and William I. Shankle (Deed Book 12886, Page 744) property; thence with the northern line of the Lane Raw Land LLC (Deed Book 16543, Page 631) property south 56 deg. 08 min. 17 sec. east 0.89 feet to calculated point, thence with northern right-of-way line (width varies) of Holly Springs Rd. the following three calls: (1) south 33 deg. 54 min. 29 sec. west 14.05 feet to a calculated point, (2) south 56 deg. 08 min. 00 sec. east 21.85 feet to a calculated point, and (3) south 34 deg. 03 min. 57 sec. west 211.42 feet to a calculated point, the BEGINNING point.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken	
Area #1: BEING all that tract of land containing an area of +/- 0.14 acres (6,317 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by other lands of Lane Raw Land LLC (Deed Book 17885, Page 1199), on the north by Lane Raw Land LLC (Deed Book 16543, Page 631), on the east by the northern right-of-way line (width varies) of Holly Springs Rd., and on the south by Gladys Mae Adams (Deed Book 11051, Page 1056), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 10 having coordinates of Northing = 697,008.40 feet, Easting = 2,059,287.02 feet; thence as tie lines the following two calls: (1) north 22 deg. 20 min. 24 sec. west 39.45 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., and (2) north 46 deg. 21 min. 31 sec. west 22.01 feet to calculated point, said point being the POINT of BEGINNING; thence with the southern line of the Lane Raw Land LLC (Deed Book 17885, Page 1199) property north 46 deg. 21 min. 31 sec. west 21.39 feet to calculated point; thence with new lines in the Lane Raw Land LLC (Deed Book 17885, Page 1199) property the following four calls: (1) north 35 deg. 48 min. 21 sec. east 27.91 feet to a calculated point, (2) north 37 deg. 04 min. 31 sec. east 161.18 feet to a calculated point, (3) north 52 deg. 55 min. 29 sec. west 50.00 feet to a calculated point, and (4) north 37 deg. 04 min. 31 sec. east 26.52 feet to a calculated point, said calculated point being in the southern line of the Lane Raw Land LLC (Deed Book 16543, Page 631) property; thence with the northern line of the Lane Raw Land LLC (Deed Book 17885, Page 1199) property south 56 deg. 01 min. 54 sec. east 73.15 feet to calculated point, thence with the new right-of-way of Holly Springs Rd. (width varies) the following two calls: (1) south 37 deg. 24 min. 39 sec. west 182.94 feet to a calculated point, (2) south 37 deg. 13 min. 34 sec. west 39.08 feet to a computed point, the BEGINNING point. Area #2: BEING all that tract of land containing an area of +/- 0.16 acres (6,860 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by other lands of Lane Raw Land LLC (Deed Book 16543, Page 631), on the north by Jack R. Crockett, Quinn Investments Properties LLC, and William I. Shankle (Deed Book 12886, Page 744), on the east by the northern right-of-way line (width varies) of Holly Springs Rd., and on the south by Lane RawLand LLC (Deed Book 17885, Page 1199), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd RoadWidening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 10 having coordinates of Northing = 697,008.40 feet, Easting = 2,059,287.02 feet; thence as tie lines the following six calls: (1) north 22 deg. 20 min. 24 sec. west 39.45 feet to calculated point, said point being the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd north 34 deg. 31 min. 23 sec. east 101.48 feet to calculated point, (3) south 40 deg. 06 min. 53 sec. east 20.72 feet to calculated point, (4) with a curve to the right having a radius of 8863.00, an arc length of 15.77 feet, and a chord bearing and distance of north 34 deg. 07 min. 00 sec. east 15.77 feet to a calculated point, (5) north 34 deg. 03 min. 57 sec. east 113.77 feet to calculated point, and (6) north 56 deg. 01 min. 54 sec. west 29.64 feet to calculated point, said point being the POINT of BEGINNING; thence with the southern line of the Lane Raw Land LLC (Deed	

Book 16543, Page 631) property north 56 deg. 01 min. 54 sec. west 73.15 feet to calculated point; thence with new lines in the Lane Raw Land LLC (Deed Book 17885, Page 1199) property the following seven calls: (1) north 37 deg. 04 min. 31 sec. east 23.48 feet to a calculated point, (2) south 52 deg. 55 min. 29 sec. east 50.66 feet to a calculated point, (3) north 40 deg. 26 min. 43 sec. east 87.67 feet to a calculated point, (4) north 30 deg. 28 min. 27 sec. east 48.71 feet to a calculated point, (5) north 32 deg. 59 min. 54 sec. east 21.72 feet to a calculated point, (6) north 38 deg. 44 min. 00 sec. west 27.66 feet to a calculated point, and (7) north 34 deg. 09 min. 11 sec. east 38.97 feet to a calculated point, said calculated point being in the southern line of the Jack R. Crockett, Quinn Investments Properties LLC, and William I. Shankle (Deed Book 12886, Page 744) property; thence with the northern line of the Lane Raw Land LLC (Deed Book 16543, Page 631) property the following two calls: (1) south 56 deg. 08 min. 17 sec. east 25.49 feet to calculated point, and (2) south 56 deg. 08 min. 17 sec. east 22.78 feet to calculated point; thence with northern right-of-way line (width varies) of Holly Springs Rd. the following two calls: (1) with a curve to the right having a radius of 3445.00, an arc length of 208.53 feet, and a chord bearing and distance of south 35 deg. 40 min. 36 sec. west 208.50 feet to a calculated point, and (2) south 37 deg. 24 min. 39 sec. east 17.05 feet to a calculated point, the BEGINNING point.

Owner PARKWAY HOLLY SPRINGS

Owner
Address:

Exhibit A, Page 54
Walgreens #11312
PO Box 901
Deerfield, IL 60015

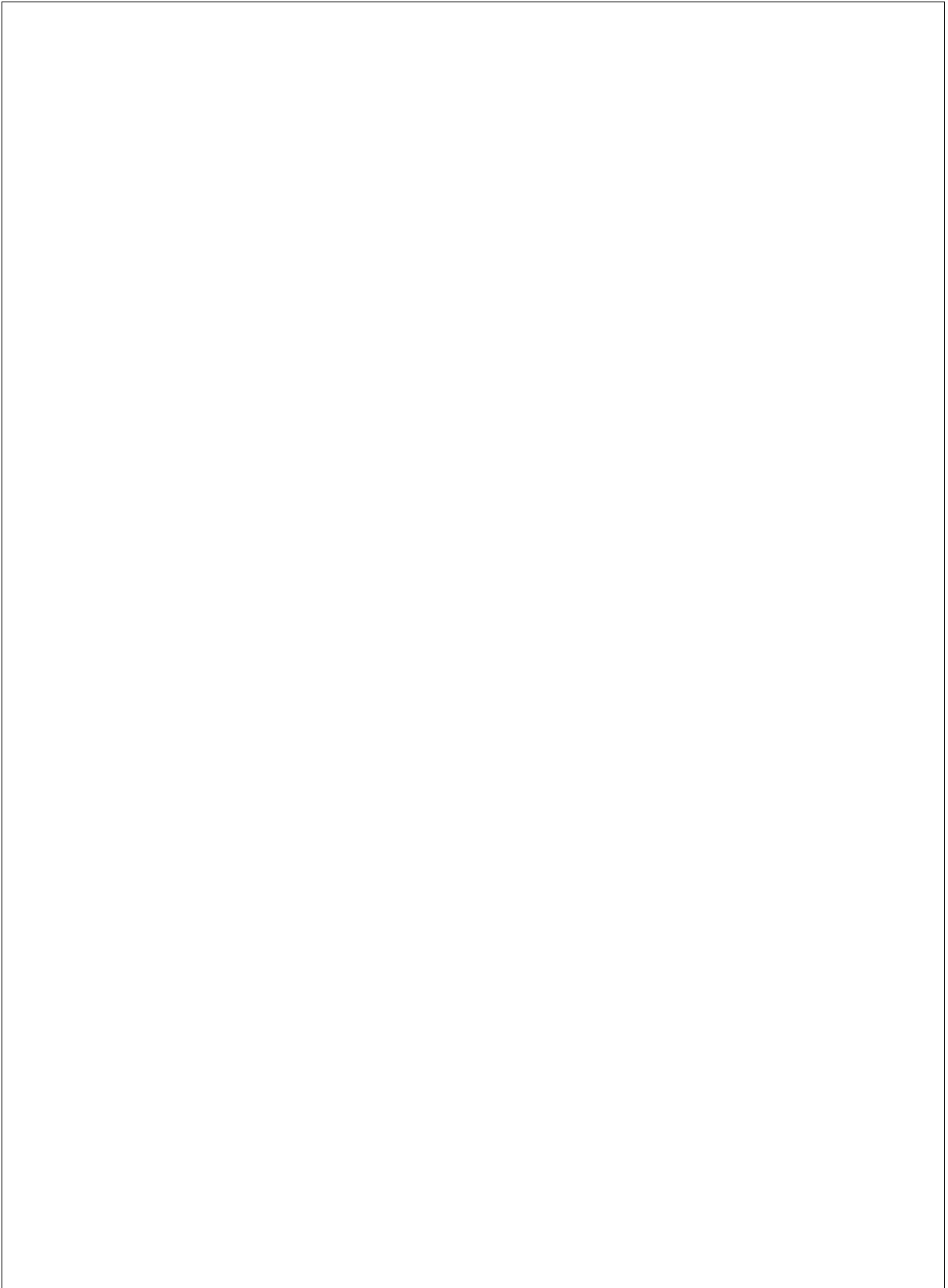
Property Address: 9801 Holly Spring Road
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 659978417 Tax ID: 0056879
Legal Description: BEING that approximate 1.98 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 13762, Page 2526, Wake County Registry.
B. Interest Acquired By Eminent Domain: Owner : PARKWAY HOLLY SPRINGS

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time. Legal Description of area taken Area 1: BEING all that tract of land containing an area of +/- 0.005 acres (223 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the east by other lands of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526), on the south by Sharon Dockery Cuffee (Deed Book 11872, Page 618), and on the west by the southern right-of-way line (width varies) of Holly Springs Rd., being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 10 having coordinates of Northing = 697,008.40 feet, Easting = 2,059,287.02 feet; thence as tie lines the following ten calls: (1) north 73 deg. 03 min. 29 sec. east 75.62 feet to an iron pipe found, (2) with a curve to the left having a radius of 8923.00, an arc length of 74.65 feet, and a chord bearing and distance of north 34 deg. 18 min. 19 sec. east 74.65 feet to a calculated point, (3) north 34 deg. 03 min. 57 sec. east 5.27 feet to a calculated point, (4) north 34 deg. 03 min. 57 sec. east 80.07 feet to an iron pipe found, (5) north 34 deg. 03 min. 57 sec. east 79.97 feet to an iron pipe found, (6) north 34 deg. 03 min. 57 sec. east 100.26 feet to an iron pipe found, (7) north 34 deg. 03 min. 57 sec. east 59.83 feet to a calculated point, (8) south 56 deg. 08 min. 00 sec. east 24.82 feet to an iron pipe found, (9) north 34 deg. 01 min. 18 sec. east 15.72 feet an iron pipe found, and (10) north 34 deg. 01 min. 18 sec. east 10.33 feet to a calculated point, said point being the southern right-of-way line (width varies) of Holly Springs Rd., said point also being the POINT of BEGINNING; thence with the southern right-of-way line (width varies) of Holly Springs Rd. the following two calls: (1) north 33 deg. 37 min. 56 sec. east 90.88 feet to calculated point, and (2) north 33 deg. 37 min. 56 sec. east 46.30 feet to an iron rod set, thence with new lines in the property of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526) with a curve to the right having a radius of 3555.00, an arc length of 137.13 feet, and a chord bearing and distance of south 32 deg. 38 min. 26 sec. west 137.12 feet to a calculated point; thence with the southern line of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526) property north 58 deg. 18 min. 29 sec. west 2.37 feet to a calculated point, the BEGINNING point. Area 2: BEING all that tract of land containing an area of +/- 0.04 acres (1,710 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the south and east by other lands of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526), and on the north and west by the southern right-of-way line (width varies) of Holly Springs Rd., being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 10 having coordinates of Northing = 697,008.40 feet, Easting = 2,059,287.02 feet; thence as tie lines the following thirteen calls: (1) north 73 deg. 03 min. 29 sec. east 75.62 feet to an iron pipe found, (2) with a curve to the left having a radius of 8923.00, an arc length of 74.65 feet, and a chord bearing and distance of north 34 deg. 18 min. 19 sec. east 74.65 feet to a calculated point, (3) north 34 deg. 03 min. 57 sec. east 5.27 feet to a calculated point, (4) north 34 deg. 03 min. 57 sec. east 80.07 feet to an iron pipe found, (5) north 34 deg. 03 min. 57 sec. east 79.97 feet to an iron pipe found, (6) north 34 deg. 03 min. 57 sec. east 100.26 feet to an iron pipe found, (7) north 34 deg. 03 min. 57 sec. east 59.83 feet to a calculated point, (8) south 56 deg. 08 min. 00 sec. east 24.82 feet to an iron pipe found, (9) north 34 deg. 01 min. 18 sec. east 15.72 feet an iron pipe found,

(10) north 34 deg. 01 min. 18 sec. east 10.33 feet to a calculated point, (11) north 33 deg. 37 min. 56 sec. east 90.88 feet to a calculated point, (12) north 33 deg. 37 min. 56 sec. east 46.30 feet to an iron rod set, and (13) north 33 deg. 37 min. 56 sec. east 14.28 feet to an iron rod set, said iron rod being the southern right-of-way line (width varies) of Holly Springs Rd., said iron rod also being the POINT of BEGINNING; thence with the southern right-of-way line (width varies) of Holly Springs Rd. the following four calls: (1) north 33 deg. 37 min. 56 sec. east 57.43 feet to calculated point, (2) north 32 deg. 20 min. 22 sec. east 121.74 feet to calculated point, (3) north 31 deg. 44 min. 24 sec. east 65.27 feet to calculated point, and (4) north 88 deg. 11 min. 34 sec. east 12.97 feet to calculated point, thence with new lines in the property of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526) the following four calls: (1) south 45 deg. 36 min. 37 sec. west 10.81 feet to an iron rod set, (2) south 31 deg. 42 min. 17 sec. west 144.89 feet to an iron rod set, (3) south 38 deg. 32 min. 40 sec. west 56.90 feet to an iron rod set, and (4) south 38 deg. 32 min. 40 sec. west 39.96 feet to an iron rod set, the BEGINNING point.

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken	
Area 1: BEING all that tract of land containing an area of +/- 0.003 acres (110 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west, north and east by other lands of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526), and on the south by Sharon Dockery Cuffee (Deed Book 11872, Page 618), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 10 having coordinates of Northing = 697,008.40 feet, Easting = 2,059,287.02 feet; thence as tie lines the following eleven calls: (1) north 73 deg. 03 min. 29 sec. east 75.62 feet to an iron pipe found, (2) with a curve to the left having a radius of 8923.00, an arc length of 74.65 feet, and a chord bearing and distance of north 34 deg. 18 min. 19 sec. east 74.65 feet to a calculated point, (3) north 34 deg. 03 min. 57 sec. east 5.27 feet to a calculated point, (4) north 34 deg. 03 min. 57 sec. east 80.07 feet to an iron pipe found, (5) north 34 deg. 03 min. 57 sec. east 79.97 feet to an iron pipe found, (6) north 34 deg. 03 min. 57 sec. east 100.26 feet to an iron pipe found, (7) north 34 deg. 03 min. 57 sec. east 59.83 feet to a calculated point, (8) south 56 deg. 08 min. 00 sec. east 24.82 feet to an iron pipe found, (9) north 34 deg. 01 min. 18 sec. east 15.72 feet to an iron pipe found, (10) north 34 deg. 01 min. 18 sec. east 10.33 feet to a calculated point, (11) south 58 deg. 18 min. 29 sec. east 2.37 feet to a calculated point, and (12) south 58 deg. 18 min. 29 sec. east 15.83 feet to a calculated point, said calculated point being in the southern line of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526) property, said point also being the POINT of BEGINNING; thence with new lines in the Parkway Holly Springs, LLC (Deed Book 13762, Page 2526) property the following four calls: (1) north 34 deg. 25 min. 47 sec. east 15.04 feet to a calculated point, (2) south 51 deg. 40 min. 06 sec. east 7.52 feet to a calculated point, (3) south 32 deg. 48 min. 47 sec. west 2.92 feet to a calculated point, and (4) south 34 deg. 36 min. 50 sec. west 11.25 feet to a calculated point, said calculated point being in the southern line of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526) property; thence with the southern line of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526) property north 58 deg. 18 min. 29 sec. west 7.56 feet to a calculated point, the BEGINNING point. Area 2: BEING all that tract of land containing an area of +/- 0.08 acres (3,502 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the south and east by other lands of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526), and on the north southern right-of-way line (width varies) of Sunset Lake Rd., and on the west by the southern right-of-way line (width varies) of Holly Springs Rd., being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 10 having coordinates of Northing = 697,008.40 feet, Easting = 2,059,287.02 feet; thence as tie lines the following fourteen calls: (1) north 73 deg. 03 min. 29 sec. east 75.62 feet to an iron pipe found, (2) with a curve to the left having a radius of 8923.00, an arc length of 74.65 feet, and a chord bearing and distance of north 34 deg. 18 min. 19 sec. east 74.65 feet to a calculated point, (3) north 34 deg. 03 min. 57 sec. east 5.27 feet to a calculated point, (4) north 34 deg. 03 min. 57 sec. east 80.07 feet to an iron pipe found, (5) north 34 deg. 03 min. 57 sec. east 79.97 feet to an iron pipe found, (6) north 34 deg. 03 min. 57 sec. east 100.26 feet to an iron pipe found, (7) north 34 deg. 03 min. 57 sec. east 59.83 feet to a calculated point, (8) south 56 deg. 08 min. 00 sec. east 24.82 feet to an iron pipe found, (9) north 34 deg. 01 min. 18 sec. east 15.72 feet to an iron pipe found, (10) north 34 deg. 01 min. 18 sec. east 10.33 feet to a calculated point, (11) north 33 deg. 37 min. 56 sec. east 90.88 feet to a calculated point, (12) north 33 deg. 37 min. 56 sec. east 46.30 feet to an iron rod set, (13) north 33 deg. 37 min. 56 sec. east 14.28 feet to an iron rod set, and (14) north 38 deg. 32 min. 40 sec. east 39.96 feet to an iron rod set, said iron rod being the POINT of BEGINNING; thence with the new southern right-of-way line (width varies) of Holly Springs Rd. the following three calls: (1) north 38 deg. 32 min. 40 sec. east 56.90 feet to an iron rod set, (2) north 31 deg. 42 min. 17 sec. east 144.89 feet to an iron rod set, and (3) north 45 deg. 36 min. 37 sec. east 10.81 feet to an iron rod set, said iron rod being the southern right-of-way line (width varies) of Sunset Lake Rd.; thence with the southern right-of-way line (width varies) of Sunset Lake Rd. the following two calls: (1) north 88 deg. 11 min. 34 sec. east 21.09 feet to a calculated point, and (2) south 35 deg. 35 min. 29 sec. east 19.75 feet to a calculated point; thence with new lines in the Parkway Holly Springs, LLC (Deed Book 13762, Page 2526) property the following six calls: (1) north 83 deg. 24 min. 31 sec. west 29.25 feet to a calculated point, (2) south 32 deg. 53 min. 27 sec. west 283.37 feet to a calculated point, (3) south 24 deg. 17 min. 12 sec. west 37.36 feet to a calculated point, (4) north 07 deg. 28 min. 22 sec. east 31.89 feet to a calculated point, (5) north 31 deg. 47 min. 02 sec. east 87.79 feet to a calculated point, and (6) north 58 deg. 17 min. 43 sec. west 4.68 feet to an iron rod set, the BEGINNING point.	



Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Duke Progress Easement
Interest Description:	a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "Facilities"). Grantor is the owner of that certain property described as the Property. The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows: A strip of land thirty feet (30') in uniform width for the overhead portion of the Facilities and a strip of land twenty feet (20') in uniform width for the underground portion of the Facilities, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any enclosure, transformer, vault, or manhole ("Easement Area"). The rights granted herein include, but are not limited to, the following: 1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee). 2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions. 3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities. 4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area. 5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations. 6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor. 7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees. 8. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.08 acres (3,456 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the east by other lands of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526), on the south by Sharon Dockery Cuffee (Deed Book 11872, Page 618), and on the west by the southern right-of-way line (width varies) of Holly Springs Rd., being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 10 having coordinates of Northing = 697,008.40 feet, Easting = 2,059,287.02 feet; thence as tie lines the following eleven calls: (1) north 73 deg. 03 min. 29 sec. east 75.62 feet to an iron pipe found, (2) with a curve to the left having a radius of 8923.00, an arc length of 74.65 feet, and a chord bearing and distance of north 34 deg. 18 min. 19 sec. east 74.65 feet to a calculated point, (3) north 34 deg. 03 min. 57 sec. east 5.27 feet to a calculated point, (4) north 34 deg. 03 min. 57 sec. east 80.07 feet to an iron pipe found, (5) north 34 deg. 03 min. 57 sec. east 79.97 feet to an iron pipe found, (6) north 34 deg. 03 min. 57 sec. east 100.26 feet to an iron pipe found, (7) north 34 deg. 03 min. 57 sec. east 59.83 feet to a calculated point, (8) south 56 deg. 08 min. 00 sec. east 24.82 feet to an iron pipe found, (9) north 34 deg. 01 min.	

18 sec. east 15.72 feet an iron pipe found, (10) north 34 deg. 01 min. 18 sec. east 10.33 feet to a calculated point, and (11) south 58 deg. 18 min. 29 sec. east 2.37 feet to a calculated point, said calculated point being in the southern line of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526) property, said point also being the POINT of BEGINNING; thence with the new southern right-of-way line (width varies) of Holly Springs Rd. with a curve to the left having a radius of 3555.00, an arc length of 137.13 feet, and a chord bearing and distance of north 32 deg. 38 min. 26 sec. east 137.12 feet to a an iron rod set, said point being the southern right-of-way line (width varies) of Holly Springs Rd.; thence with the southern right-of-way line (width varies) of Holly Springs Rd. north 33 deg. 37 min. 56 sec. east 14.28 feet to an iron rod set; thence with the new southern right-of-way line (width varies) of Holly Springs Rd. north 38 deg. 32 min. 40 sec. east 39.96 feet to an iron rod set; thence with new lines in the Parkway Holly Springs, LLC (Deed Book 13762, Page 2526) property the following ten calls: (1) south 58 deg. 17 min. 43 sec. east 4.68 feet to a calculated point, (2) south 31 deg. 47 min. 02 sec. west 87.79 feet to a calculated point, (3) south 07 deg. 28 min. 22 sec. west 31.89 feet to a calculated point, (4) south 30 deg. 35 min. 59 sec. west 38.98 feet to a calculated point, (5) south 57 deg. 11 min. 13 sec. east 22.54 feet to a calculated point, (6) south 32 deg. 48 min. 47 sec. west 24.00 feet to a calculated point, (7) north 57 deg. 11 min. 13 sec. west 24.00 feet to a calculated point, (8) north 32 deg. 48 min. 47 sec. east 2.92 feet to a calculated point, (9) north 51 deg. 40 min. 06 sec. west 7.52 feet to a calculated point, and (10) south 34 deg. 25 min. 47 sec. west 15.04 feet to a calculated point, said calculated point being in the southern line of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526) property; thence with the southern line of Parkway Holly Springs, LLC (Deed Book 13762, Page 2526) property north 58 deg. 18 min. 29 sec. west 15.83 feet to a calculated point, the BEGINNING point.

Exhibit A, Page 60
104 Cobblepoint Way
Holly Springs, NC 27540

Owner Jeffrey Dean Allen
Susan Jones Allen

Owner
Address:

Property Address: 104 Cobblepoint Way
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 0659434812 Tax ID: 0304524

Legal Description: BEING that approximate 0.25 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 11594, Page 2493, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Jeffrey Dean Allen

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Right of Way for Streets
Interest Description:	an interest in fee simple absolute in the lands of the Grantor(s) as described in the Legal Description for the purpose of constructing, maintaining, using, egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to roadway construction and usage for a public roadway in perpetuity, including the placement of any and all utilities, said construction and maintenance to be performed in the sole discretion of the Town, according to the standards of the Grantee, as amended from time to time.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.005 acres (228 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the north and west by other lands of Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493), on the east by the western right-of-way line (allowing 51 feet) of Cobblepoint Way, and on the south by the lands of Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as tie lines the following seven calls: (1) south 83 deg. 17 min. 58 sec. west 1115.70 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd north 78 deg. 15 min. 56 sec. east 258.27 feet to a calculated point, (3) north 78 deg. 15 min. 56 sec. east 308.28 feet to a calculated point, (4) north 78 deg. 47 min. 58 sec. east 162.76 feet to a calculated point, (5) north 78 deg. 47 min. 50 sec. east 103.02 feet to a calculated point, (6) with a curve to the left having a radius of 30.00, an arc length of 41.13 feet, and a chord bearing and distance of north 39 deg. 31 min. 37 sec. east 37.98 feet to a calculated point, and (7) north 00 deg. 15 min. 25 sec. east 27.40 feet to an iron pipe found, said iron pipe being the southeastern corner of the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property, said iron pipe also being the POINT of BEGINNING; thence with the southern line of the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property south 78 deg. 50 min. 20 sec. west 13.85 feet to calculated point; thence with new lines in the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property the following two calls: (1) with a curve to the left having a radius of 45.00, an arc length of 14.29 feet, and a chord bearing and distance of north 11 deg. 25 min. 28 sec. east 14.23 feet to an iron rod set, and (2) north 35 deg. 48 min. 08 sec. east 18.61 feet to an iron rod set, said iron rod being the western right-of-way line (allowing 51 feet) of Cobblepoint Way; thence with the western right-of-way line (allowing 51 feet) of Cobblepoint Way south 00 deg. 15 min. 25 sec. west 26.36 feet to a calculated point, the BEGINNING point.	

Purpose:	Holly Springs Road Widening (2019) Phase 2
Interest:	Temporary Construction Easement
Interest Description:	a right, privilege, and easement, for a period of 365 days from the start of initial construction by the Town or its agents, for a temporary construction easement allowing for egress and ingress, removal of vegetation, sloping, grading, digging and earthwork, and all other activities incident to construction in the easement area, said easement area as described in the legal description.
Legal Description of area taken BEING all that tract of land containing an area of +/- 0.02 acres (688 square feet) located in Holly Springs Township, Wake County, North Carolina; and bounded by lands owned by and/or in possession of persons as follows: on the west by other lands of Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493), on the north by lands of Darrell Scott Futrell & Amy Bridgers Futrell (Deed Book 14769, Page 2529), on the east by the western right-of-way line (allowing 51 feet) of Cobblepoint Way, and on the south by the lands of Cobble Ridge Homeowners Association, Inc. (Deed Book 11781, Page 1660), being more particularly described by bearings based on a survey entitled "Topographic Survey for 2018 Market Holly Springs Rd Road-Widening" prepared by Bass, Nixon & Kennedy Inc., Consulting Engineers and distances according to a survey entitled "Right-of-Way Dedication Plat of SR1152/Holly Springs Rd/Phase 2 for Town of Holly Springs" prepared by McKim & Creed, Inc. dated January 20, 2021 and being more particularly described as follows: COMMENCING at BL 1 having coordinates of Northing = 693,694.15 feet, Easting = 2,054,746.31 feet; thence as tie lines the following eight calls: (1) south 83 deg. 17 min. 58 sec. west 1115.70 feet to a calculated point, said point being in the northern right-of-way line (width varies) of Holly Springs Rd., (2) with the northern right-of-way line (width varies) of Holly Springs Rd north 78 deg. 15 min. 56 sec. east 258.27 feet to a calculated point, (3) north 78 deg. 15 min. 56 sec. east 308.28 feet to a calculated point, (4) north 78 deg. 47 min. 58 sec. east 162.76 feet to a calculated point, (5) north 78 deg. 47 min. 50 sec. east 103.02 feet to a calculated point, (6) with a curve to the left having a radius of 30.00, an arc length of 41.13 feet, and a chord bearing and distance of north 39 deg. 31 min. 37 sec. east 37.98 feet to a calculated point, (7) north 00 deg. 15 min. 25 sec. east 27.40 feet to a calculated point, and (8) south 78 deg. 50 min. 20 sec. west 13.85 feet to calculated point, said point being in the southern line of the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property said point also being the POINT of BEGINNING; thence with the southern line of the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property south 78 deg. 50 min. 20 sec. west 6.57 feet to calculated point; thence with new lines in the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property the following two calls: (1) north 12 deg. 53 min. 37 sec. east 50.86 feet to a calculated point, and (2) north 01 deg. 35 min. 01 sec. east 28.02 feet to a calculated point, said point being in the southern line of the Darrell Scott Futrell & Amy Bridgers Futrell (Deed Book 14769, Page 2529) property; thence with the northern line of the Jeffrey Dean Allen and Susan Jones Allen (Deed Book 11594, Page 2493) property south 89 deg. 44 min. 20 sec. east 8.24 feet to calculated point, said calculated being the western right-of-way line (allowing 51 feet) of Cobblepoint Way; thence with the western right-of-way line (allowing 51 feet) of Cobblepoint Way south 0 deg. 15 min. 25 sec. west 47.23 feet to an iron rod set, thence with the new right-of-way of Cobblepoint Way (allowing 51 feet) the following two calls: (1) south 35 deg. 48 min. 08 sec. west 18.61 feet to an iron rod set, and (2) with a curve to the right having a radius of 45.00, an arc length of 14.29 feet, and a chord bearing and distance of south 11 deg. 25 min. 28 sec. west 14.23 feet to an iron rod set, and a chord bearing and distance of south 65 deg. 52 min. 54 sec. west 81.77 feet to a calculated point, the BEGINNING point.	



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

New Business

Title: Franchise Ordinance for Public Service Company of North Carolina

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: John Schifano, Town Attorney

Action(s):

Adopt Franchise Ordinance 22-31.

Explanation:

- Adoption of the Franchise Ordinance would grant the Public Service Company of North Carolina (PSNC), Incorporated, the right to use and occupy the public rights of way of The Town of Holly Springs to maintain, operate and construct a gas utility system to transmit and distribute gas within town limits for a period of 30 years.
- The existing Franchise agreement has expired; therefore, approval of this agreement will suffice as a replacement, with similar conditions.

Background:

- Franchise agreements outline the rules, rights and fees associated with using public property for private purposes and are applicable for those right-of-way occupants that provide services to the local community.
- North Carolina law allows municipalities the right to regulate certain utilities such as natural gas providers.
- PSNC has been operating under a franchise since 1988 in the corporate limits of town.

Funding Source(s):

N/A

Attachment(s):

1. 22-31 Franchise Holly Springs PSNC Franchise Agreement

ORDINANCE 22-31

AN ORDINANCE GRANTING TO PUBLIC SERVICE COMPANY OF NORTH CAROLINA, INCORPORATED, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE AND OCCUPY THE PUBLIC WAYS OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A GAS UTILITY SYSTEM AND ALL NECESSARY MEANS FOR TRANSMITTING AND DISTRIBUTING GAS WITHIN SAID TOWN FOR A PERIOD OF THIRTY YEARS.

WHEREAS, Public Service Company of North Carolina, Incorporated proposes to continue to construct, operate and maintain a Gas Utility System and all necessary means for transmission and distribution of gas within the Town of Holly Springs, North Carolina, (the "Town") and

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Holly Springs, North Carolina as follows:

SECTION 1. DEFINITIONS.

Whenever and wherever used in this Ordinance the following words and names shall have the following meanings:

- (a) **TOWN COUNCIL**, shall mean the governing body of the Town of Holly Springs, North Carolina, as now or hereafter constituted.
- (b) **COMPANY** shall mean Public Service Company of North Carolina, Incorporated, dba Dominion Energy North Carolina, its successors and assigns.
- (c) **TOWN** shall mean the Town of Holly Springs, North Carolina, including its present and future boundaries.
- (d) **DEPARTMENT OF TRANSPORTATION** shall mean the North Carolina Department of Transportation or its successor.
- (e) **GAS** shall mean natural gas, mixed gas and substitute fuels carried over the Company's facilities as authorized by the North Carolina Utilities Commission.

- (f) **GAS UTILITY SYSTEM** shall mean all facilities of the Company in the Town used for the transmission or distribution of Gas within the Town.
- (g) **FERC** shall mean any reference made to the Federal Energy Regulatory Commission or its successor.
- (h) **COMMISSION** shall mean the North Carolina Utilities Commission or any successor body lawfully constituted.
- (i) **PUBLIC WAY OR WAYS** shall mean any public street, avenue, road, alley, lane, bridge, or other public dedicated right-of-way within the Town over which the Town has jurisdiction or exercises control.
- (j) **GOOD UTILITY PRACTICES** shall mean the practices, methods and acts engaged in or approved by a significant portion of the gas industry during the relevant time period or other practices, methods and acts which, in the exercise of reasonable judgment in light of the facts known at the time the decision was made, could have been expected to accomplish the desired result consistent with reliability, safety, expedition, requirements of governmental agencies having jurisdiction, and at the lowest reasonable cost. The term Good Utility Practices is not intended to be limited to the optimum practices, methods or acts to the exclusion of all others, but rather to constitute a spectrum of acceptable practices, methods, or acts.

SECTION 2. Grant of Authority

The right, power and authority is hereby granted to and vested in the Company to construct, install, replace, repair, maintain and operate transmission mains, gas mains, pipes, equipment, service lines, communications lines, facilities and other appurtenant apparatus of the gas system, for the purpose of operating a natural gas system along, across, and under the Public Way or Ways of the Town together with any necessary rights of access thereto; and to use that natural gas system to conduct a gas business. This granting of authority is provided that the Town as of the applicable time, has jurisdiction or exercises control of the public ways. This

Franchise Agreement shall also permit the Company to exercise the rights granted herein without the need for additional permit(s) from the Town.

SECTION 3. Conditions on Use of Public Ways

(a) No street, alley, bridge, right-of-way or other public place used by the Company shall be obstructed longer than reasonably necessary during its work of construction or repair, and shall be restored to the same good order and condition as when said work was commenced. However, should any such damage occur due to the Company's failure to use due care, the Company shall repair the same as promptly as possible, and, in default thereof, the Town, after written notice and opportunity for the Company to repair, may make such repairs and charge the reasonable cost thereof and collect the same from the Company. The Company shall save the Town harmless from liability (including judgment, decrees, and legal court costs) resulting directly from its negligence and failure to use due care in the exercise of the privileges hereby granted or of its rights under this Section.

(b) All work upon the Public Ways of the Town shall be done subject to reasonable inspection of the Town Manager or designee (or other legally constituted governing body) of the Town, all sidewalks or street pavements or street surfaces which may be displaced by reason of such work shall be properly replaced by the Company, its successors and assigns, to the reasonable requirements of the Town.

(c) Whenever the Town shall grade, expand, or regrade any Public Way, under or across which the Company shall have installed any of its Gas Utility System, it shall be the duty of the Company, at the Company's own cost and expense to promptly change said Gas Utility System so as to conform to the new Public Way which is then being or has been established by the Town.

SECTION 4. Annexation Notification

The Town shall mail or email notice to the Company of areas annexed into the Town. Said notices shall include pertinent maps and/or tax map numbers, so that newly annexed customers may be identified. Any written notice to the Company shall be sent to Public Service Company of North Carolina, GIS Services-Annexations, 800-A Gaston Road, Gastonia, NC 28056.

SECTION 5. Service

(a) The Company may supply any form of gas containing approximately one thousand (1,000) BTU's per cubic foot, and its obligation in respect thereto shall continue only so long as it is able to reasonably obtain an adequate supply of such gas hereunder, provided, however, that in the supply of such gas the customers within the Town shall enjoy equal rights with respect to other similar customers served by the Company consistent with Commission rules and regulations.

(b) The Company shall, as to all other conditions and elements of service not fixed herein, be and remain subject to the rules and regulations of the Commission, Department of Transportation, and FERC or its successors, applicable to gas service in the Town.

SECTION 6. Nonexclusive Grant and Term

(a) The gas franchise granted by this Ordinance is not exclusive. The Town may grant the same or similar rights and privileges to other certified persons or companies at any time, provided that any such grants shall be made under terms and conditions which do not materially impair the exercise of the rights and privileges granted to the Company under this franchise.

(b) Upon ratification and acceptance, this franchise shall constitute a contract between the Town and the Company, and shall be in force and effect for an initial term of thirty (30) years, and shall continue in force and effect year-to-year thereafter until properly terminated by either party. Either party may terminate the contract at the end of its initial term or its anniversary date any year thereafter, by giving written notice of its intention to do so no less than one (1) year before the proposed date of termination.

SECTION 7. Franchise Not Waiver of Law

This franchise is subject to the constitution and laws of the State of North Carolina, and is not a waiver of any present or future law or regulation. This franchise is not a limitation of the authority of the Town to enact any ordinance or policy that does not diminish, conflict or impair the rights and authority granted to the Company in this franchise or otherwise impose additional obligations on the Company in order to exercise the rights granted herein.

SECTION 8. Regulations, Safety and Customer Service

- (a) Gas utility service is not guaranteed to be free from interruptions, supply failure or outages.
- (b) The Company will restore gas utility service using Good Utility practices.
- (c) The Company shall maintain and operate its Gas Utility System in compliance with applicable State and Federal maintenance and safety regulations.
- (d) Company vehicles, responding to natural gas emergencies, may park as close to the location of the emergency as is practicable.

SECTION 9. Commission Rules and Rates

The Company may from time to time declare, make and enforce such rules and regulations as shall have been fixed or allowed by the Commission as to the sale or distribution of Gas to any of its customers in the Town. The rates to be charged for Gas at all times shall be such rates as are fixed or allowed by the Commission, including such rates as shall be negotiated by the Company with certain industrial or commercial customers pursuant to authority granted by the Commission.

SECTION 10. Plat of Gas Utility System

The Company shall maintain maps or plats of its Gas Utility System within the area covered by this franchise. Such maps or plats shall be maintained in the Company's offices, and the Town may review the same during any regular business hours of the Company.

SECTION 11. Bankruptcy, Successors, Assigns

In the event the Company is adjudged bankrupt or its assets are placed in the hands of a receiver or other court officer, either voluntarily or involuntarily, then the interest, rights and remedies of

the Town in respect to said properties and operations shall not be affected or prejudiced, and any receiver, assignee, trustee, purchaser or successor, whether by operation of law or otherwise, so succeeding to or representing the interest or position of the Company, shall be bound by this Ordinance and the terms and provisions hereof and shall be bound to carry out and perform the obligations and duties imposed upon the Company by this Ordinance. Likewise, if the Company reorganizes, merges, or consolidates with any other company, then the Town is bound by this Ordinance.

SECTION 12. Revocation

In the event the Company fails to comply with the provisions of this Ordinance and, within thirty (30) days after receipt of written notice from the Town, the Company fails to cure or remedy such default, or to have begun reasonable measures to do so, then the Town may cause the Company to appear at a hearing before the Town Council upon thirty (30) days prior written notice. Any written notice to the Company shall be sent to Public Service Company of North Carolina, 150 Fayetteville St, Suite 930., Raleigh, NC 27601, Attention: Local Government and Economic Development Manager. If at such hearing the Town should determine that the Company's failure or default has been substantial, repeated or flagrant, then upon such determination the Town may revoke and terminate this franchise; provided, however, that the Company may file with the Town within ten (10) days after such determination the Company's election to appeal to the proper North Carolina court, during the pendency of which the Ordinance shall remain in full force and effect. In that event the Town and Company agree that such court shall hear and determine *de novo* whether there has been substantial, repeated or flagrant failure or default by the Company of the terms, conditions or obligations of this Ordinance. Failure or default which cannot be corrected by the Company shall not be grounds for revocation or termination, unless such failure or default shall be determined to be material and continuing.

SECTION 13. Indemnification:

The Company shall indemnify and hold harmless the Town, its officers, and employees from any losses, costs, expenses, claims, judgments, suits, or demands resulting or in any manner arising from the action or inaction of the Company in constructing, operating, or maintaining a gas system, in carrying on the business of selling, transmitting or distributing gas, or in exercising or failure to exercise any right or privilege granted by this franchise and save and except for any such losses, costs, expenses, claims, judgments, suits, or demands resulting or in any manner arising from, or contributed to, by the negligent action or inaction of the Town or any of its officers, agents, or employees. Provided, however, the Company's indemnification at any time is conditioned on the Town having notified the Company in writing of any such claim, demand, or suit within such time as to give the Company reasonable opportunity to resolve or defend the same on behalf of the Town. In the event of such notification, the Company shall have the sole and full responsibility for the resolution and defense of any such claim, demand, or suit on behalf of the Town, and the Town shall cooperate fully with the Company in any such undertaking. If after proper notification, the Company fails to undertake any such responsibility, the Town shall have the right to resolve or defend any such claim, demand, or suit at the expense of the Company.

SECTION 14. Severability, Third Party Rights

(a) If any provision in this contract is determined to be invalid, void or unenforceable by any court or regulatory body having jurisdiction, such determination shall not invalidate, void, or make unenforceable any other provision, agreement or covenant of this Contract. This Contract and all provisions herein will be subject to all applicable and valid statutes, rules, orders and regulations of any governmental authority having jurisdiction over the parties, their facilities, or gas supply, this Contract or transaction or any provisions thereof.

(b) The rights hereunder in this Ordinance accrue exclusively to the parties, their successors and assigns. It is the express intent of the parties that this franchise shall not create any rights in third parties.

SECTION 15. Effective Date, Term, Adoption, and Ratification

(a) This Ordinance shall be effective from and after the ____ day of ____, 2022, provided the Company shall have executed the written acceptance hereof at the end of this Ordinance, and shall exist in force for a period of 30 years hereafter, and continue in force year to year thereafter until cancelled upon written notice of either party at least eighteen months in advance.

(b) All other Ordinances and clauses of Ordinances in conflict herewith are hereby repealed.

Adopted by the Town of Holly Springs on the ____ day of ____, 2022, and hereby ratified.

Sean Mayefskie, Mayor

ATTEST:

APPROVED AS TO FORM:

Linda McKinney, Town Clerk

John Schifano, Town Attorney

ACCEPTANCE BY COMPANY

Public Service Company of North Carolina, Incorporated does hereby accept and acknowledge the foregoing Ordinance, and in consideration of the benefits and privileges granted to it does hereby agree to the terms and conditions therein provided.

This the _____ day of _____, 2022.

PUBLIC SERVICE COMPANY
OF NORTH CAROLINA, INCORPORATED

By: _____
D. Russell Harris
Vice President and General Manager

ATTEST:

Karen W. Doggett
(Corporate Seal)

Its: Assistant Corporate Secretary



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

New Business

Title: Condemnation Resolution for Friendship Utility Lines

Strategic Priority Area: Economic Prosperity & Diversity

Responsible & Balanced Growth

Safe & Friendly

Staff Resource: John Schifano, Town Attorney

Action(s):

Enact Resolution 22-30 authorizing Eminent Domain for easement acquisition for the Friendship utility lines

Explanation:

- The Town is undergoing a major water, sewer, and reclaimed extension project along Holly Springs New Hill Road and Friendship Road in the western area of town.
- Town staff has been negotiating the voluntary purchase of easements for property owners in this area, and will continue to do so. However, the construction time period is advancing on this project and delay would be problematic.
- The Town Attorney requests Town Council to authorize eminent domain to expropriate private property with payment of compensation for easement conveyances.
- If the resolution is passed, the Town Attorney will provide notice to the affected property owners and continue to work towards voluntary acquisition. If a settlement cannot be reached, the town will initiate civil lawsuits under North Carolina's "quick take" eminent domain process. Therefore, the construction of the project will not be delayed during the pendency of any lawsuits.

Background:

- August 2022: Amgen announces plans to develop a new manufacturing facility in North America at the Holly Springs Friendship Innovation Park site.
- In order to serve the site and the larger northwest region with utilities, the Town will need to install approximately 10 miles of pipeline from the site to the TOHS Business Park/Town's Water Reclamation Facility.

Funding Source(s):

Utility reserves, private contributions, and state grants

Attachment(s):

1. Condemnation Resolution for Friendship Utility Line
2. Exhibit A to Condemnation Resolution



Resolution No. 22-30

Date Adopted: August 16, 2022

Effective Date: August 16, 2022

**RESOLUTION OF THE TOWN OF HOLLY SPRINGS TOWN COUNCIL
AUTHORIZING CONDEMNATION PURSUANT TO CHAPTER 40A OF THE
NORTH CAROLINA GENERAL STATUTES AND SESSION LAW 2005-57
(HOUSE BILL 393) TO ACQUIRE CERTAIN PROPERTY OF THOSE
PERSONS LISTED ON THE ATTACHED EXHIBIT "A"**

WHEREAS, the governing body of the Town of Holly Springs hereby determines that is necessary and in the public interest to acquire certain property owned by those persons listed on Exhibit "A" for the following public purpose: 1) Establishing, extending, enlarging, or public utility (water, sewer, and re-use water), and systems such as fire hydrants along Friendship Road and those properties listed in Exhibit A; and,

WHEREAS, the proper officials or representatives of the Town of Holly Springs have been unable to acquire the needed interest in this property by negotiated conveyance; and,

WHEREAS, the Town is authorized pursuant to N.C. Gen. Stat. § 40A utilizing the procedures contained within that statute to acquire such interests in property for the public purpose heretofore stated;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA:

1. The Town of Holly Springs shall acquire by condemnation, for the purposes stated above, the property and interest described on "Exhibit A" and,
2. The attorneys representing the Town of Holly Springs are directed to initiate the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire the property herein described; and,
3. This resolution shall take effect immediately.

Adopted by the Holly Springs Town Council on this, the ____ day of _____, 2022.

Town of Holly Springs by

Sean Mayefskie, Mayor

ATTEST:

Linda McKinney, Town Clerk

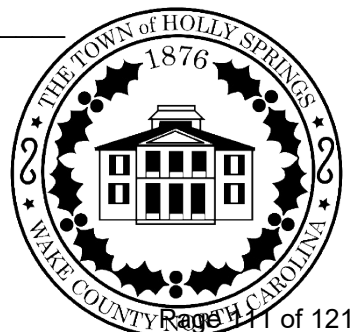


EXHIBIT A

Owner Debra Ann Behnke

Owner
Address:

Exhibit A, Page 1
417 Culvert St.
Apex, NC 27502

Property Address: 4313 Friendship Road
Holly Springs, NC 27540

A. Description of Entire Tract Effected By Taking: PIN: 0629783277 & 0629689528 Tax ID: 0061412 & 01873

Legal Description: BEING that approximate 12.55 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 18108, Page 2694, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Debra Ann Behnke

Purpose:	Friendship Force Main
Interest:	Utility & Access Easement
Interest Description:	a perpetual right, privilege, and easement, now and hereafter, to construct, install, improve, remove, replace, inspect, repair, maintain and use a system of pipelines or mains for the purpose of conveying potable water, sanitary sewer, or re-use water, together with all appurtenant facilities and equipment necessary or convenient thereto, in, upon, and across the property of the Grantors, which easement is more particularly described in the Legal Description, together with the right of ingress and egress across the land of the Grantor(s) at such times and in such a manner as required by the Grantee to maintain said lines in accordance with the standards set forth by the Grantee, as amended from time to time.
Legal Description of area taken	
Behnke Easement #1 COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 23°16'13" West, 5,315.31 feet to a Computed Point, having North Carolina State Plane Coordinates of N: 698,624.30, E: 2,027,509.67', said point being the POINT OF BEGINNING, thence along and with the new easement the following four (4) courses and distances: South 7° 29' 26" West, 5.00 feet to a point; North 82° 30' 34" West, 20.00 feet to a point; North 7° 29' 26" East, 50.00 feet to a point; South 82° 30' 34" East, 20.00 feet to a point, said point also being the POINT OF BEGINNING, containing 100 square feet, more or less. Behnke Easement #2 COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 30°19'52" West, 5,513.21 feet to a 1" Iron Pipe Found, having North Carolina State Plane Coordinates of N: 698,748.02, E: 2,026,826.56', said point being the POINT OF BEGINNING, thence along and with the new easement the following four (4) courses and distances: South 79° 23' 41" East, 20.60 feet to a point; South 10° 34' 52" West, 5.02 feet to a point; North 79° 25' 08" West, 20.00feet to a point; North 3° 41' 28" East, 5.07 feet to a point, said point also being the POINT OF BEGINNING, containing 102 square feet, more or less.	

B. Interest Acquired By Eminent Domain:

Owner : Debra Ann Behnke

Owner Friendship Road LandCo LLC. CMP Management LLC. Property Address: 0 Friendship Road Holly Springs, NC 27540	Owner Address: Exhibit A, Page 3 400 N. Ashley Dr. Ste. 1100 Tampa, FL 33602
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A. Description of Entire Tract Effected By Taking: PIN: 0720904923 Tax ID: 0489792

Legal Description: BEING that approximate 205.15 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 18599, Page 404, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : Friendship Road LandCo LLC.

Purpose:	Friendship Force Main
Interest:	Utility & Access Easement
Interest Description:	a perpetual right, privilege, and easement, now and hereafter, to construct, install, improve, remove, replace, inspect, repair, maintain and use a system of pipelines or mains for the purpose of conveying potable water, sanitary sewer, or re-use water, together with all appurtenant facilities and equipment necessary or convenient thereto, in, upon, and across the property of the Grantors, which easement is more particularly described in the Legal Description, together with the right of ingress and egress across the land of the Grantor(s) at such times and in such a manner as required by the Grantee to maintain said lines in accordance with the standards set forth by the Grantee, as amended from time to time.
Legal Description of area taken	
Landco Easement #1 COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 16°37'34" West, 4,033.24 feet to a Computed Point, having North Carolina State Plane Coordinates of N: 699,624.60', E: 2,028,455.57', said point being the POINT OF BEGINNING, thence along and with the new easement the following thirteen (13) courses and distances: South 87° 05' 17" East, 8.68 feet to a point; South 24° 29' 38" West, 38.66 feet to a point; South 67° 14' 29" West, 16.06 feet to a point; South 25° 41' 52" West, 110.36 feet to a point; South 26° 20' 13" West, 88.32 feet to a point; South 26° 20' 13" West, 100.00 feet to a point; South 26° 20' 13" West, 87.38 feet to a point; North 86° 27' 43" West, 32.54 feet to a point; North 26° 20' 13" East, 99.99 feet to a point; North 26° 20' 13" East, 100.00 feet to a point; North 26° 20' 13" East, 88.16 feet to a point; North 25° 41' 52" East, 121.58 feet to a point; North 67° 14' 29" East, 48.01 feet to the POINT OF BEGINNING, containing 13,054 square feet or 0.300 acres, more or less. Landco Easement #2 COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 15°40'14" West, 4,043.09 feet to a Computed Point, having North Carolina State Plane Coordinates of N: 699,614.40', E: 2,028,517.53', said point being the POINT OF BEGINNING, thence along and with the new easement the following ten (10) courses and distances: South 20° 12' 07" East, 67.32 feet to a point; South 24° 48' 47" West, 40.05 feet to a point; South 25° 45' 01" West, 191.00 feet to a point; South 26° 20' 13" West, 107.83 feet to a point; North 86° 27' 43" West, 32.55 feet to a point; North 26° 20' 31" East, 120.29 feet to a point;	

North 25° 45' 01" East, 190.60 feet to a point;
North 24° 48' 47" East, 27.38 feet to a point;
North 20° 12' 07" West, 24.58 feet to a point;
North 24° 30' 05" East, 42.65 feet to the POINT OF BEGINNING,
containing 11,536 square feet or 0.265 acres, more or less.

Landco Easement #3

COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 30°58'43" East, 3,137.77 feet to a 1/2" Iron Pipe Found, having North Carolina State Plane Coordinates of N: 698,814.97, E: 2,026,792.59', said point being the POINT OF BEGINNING, thence along and with the new easement the following four (4) courses and distances:
North 80° 35' 34" West, 80.00 feet to a point;
North 9° 24' 21" East, 71.07 feet to a point;
South 80° 35' 39" East, 80.00 feet to a point;
South 9° 24' 21" West, 71.07 feet to a point, said point also being the POINT OF BEGINNING, containing 5,686 square feet or 0.131 acres, more or less.

Owner George Heelan Irrevocable Trust

Owner
Address:

Property Address: 0 Friendship Road
Apex, NC 27539-0000

A. Description of Entire Tract Effected By Taking: PIN: 0629887564 Tax ID: 0047555

Legal Description: BEING that approximate 82 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 15083, Page 2206, Wake County Registry.

B. Interest Acquired By Eminent Domain: Owner : George Heelan Irrevocable Trust

Purpose:	Friendship Force Main
Interest:	Utility & Access Easement
Interest Description:	a perpetual right, privilege, and easement, now and hereafter, to construct, install, improve, remove, replace, inspect, repair, maintain and use a system of pipelines or mains for the purpose of conveying potable water, sanitary sewer, or re-use water, together with all appurtenant facilities and equipment necessary or convenient thereto, in, upon, and across the property of the Grantors, which easement is more particularly described in the Legal Description, together with the right of ingress and egress across the land of the Grantor(s) at such times and in such a manner as required by the Grantee to maintain said lines in accordance with the standards set forth by the Grantee, as amended from time to time.
Legal Description of area taken	
Heelan Easement #1	
COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 17°58'15" West, 4,469.00 feet to a Computed Point, having North Carolina State Plane Coordinates of N: 699,256.24', E: 2,028,230.75', said point being the POINT OF BEGINNING, thence along and with the new easement the following twenty-five (25) courses and distances: South 86° 27' 43" East, 32.54 feet to a point; South 26° 44' 41" West, 79.50 feet to a point; South 28° 03' 51" West, 60.36 feet to a point; South 29° 39' 04" West, 100.46 feet to a point; South 31° 36' 40" West, 102.85 feet to a point; South 32° 13' 49" West, 77.14 feet to a point; South 32° 13' 49" West, 130.99 feet to a point; South 43° 57' 39" East, 10.79 feet to a point; South 36° 08' 16" West, 36.92 feet to a point; South 41° 37' 50" West, 3.64 feet to a point; North 43° 57' 39" West, 38.05 feet to a point; North 88° 57' 39" West, 24.11 feet to a point; South 69° 04' 11" West, 234.53 feet to a point; South 53° 33' 55" West, 37.46 feet to a point; Along and with a curve to the right, having a radius of 1,349.44 feet, an arc length of 41.81 feet, and a chord bearing and distance of North 80°35'14" West, 41.81 feet to a point; North 53° 33' 55" East, 70.67 feet to a point; North 69° 04' 11" East, 217.42 feet to a point; North 69° 04' 11" East, 94.92 feet to a point; North 32° 13' 49" East, 2.76 feet to a point; North 32° 13' 49" East, 97.64 feet to a point; North 32° 13' 49" East, 76.98 feet to a point; North 31° 36' 40" East, 102.18 feet to a point; North 29° 39' 04" East, 99.53 feet to a point; North 28° 03' 51" East, 59.64 to a point; North 26° 49' 20" East, 66.29 to the POINT OF BEGINNING, containing 28,283 square feet or 0.649 acres, more or less.	
Heelan Easement #2	

COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 15°55'58" West, 4,431.25 feet to a Computed Point, having North Carolina State Plane Coordinates of

N: 699,248.21', E: 2,028,360.66', said point being the POINT OF BEGINNING, thence along and with the new easement the following twenty-five (25) courses and distances:

South 86° 27' 43" East, 32.55 feet to a point;
 South 26° 31' 39" West, 122.21 feet to a point;
 South 27° 50' 58" West, 60.35 feet to a point;
 South 29° 10' 58" West, 80.40 feet to a point;
 South 30° 53' 49" West, 100.39 feet to a point;
 South 32° 11' 16" West, 89.63 feet to a point;
 South 32° 13' 49" West, 88.25 feet to a point;
 South 34° 47' 21" West, 77.20 feet to a point;
 South 1° 02' 21" West, 137.02 feet to a point;
 South 1° 02' 21" West, 90.79 feet to a point;
 South 46° 02' 21" West, 16.15 feet to a point;
 North 44° 01' 48" West, 61.56 feet to a point;
 North 1° 02' 21" East, 5.79 feet to a point;
 North 1° 02' 21" East, 154.91 feet to a point;
 North 43° 57' 39" West, 22.50 feet to a point;
 North 41° 37' 50" East, 11.15 feet to a point;
 North 36° 08' 16" East, 29.33 feet to a point;
 South 43° 57' 39" East, 16.62 feet to a point;
 North 34° 47' 21" East, 94.72 feet to a point;
 North 32° 13' 49" East, 87.58 feet to a point;
 North 32° 11' 16" East, 89.27 feet to a point;
 North 30° 53' 49" East, 99.60 feet to a point;
 North 29° 10' 58" East, 79.60 feet to a point;
 North 27° 50' 58" East, 59.65 feet to a point;
 North 26° 32' 38" East, 109.14 feet to the POINT OF BEGINNING,
 containing 31,173 square feet or 0.716 acres, more or less.

Heelan Easement #3

COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 21°36'25" West, 5,277.90 feet to a Computed Point, having North Carolina State Plane Coordinates of

N: 698,600.18', E: 2,027,666.06', said point being the POINT OF BEGINNING, thence along and with the new easement the following eighteen (18) courses and distances:

South 37° 10' 47" East, 23.38 feet to a point;
 South 82° 03' 50" East, 55.98 feet to a point;
 South 66° 58' 55" East, 237.39 feet to a point;
 South 43° 57' 39" East, 51.82 feet to a point;
 North 46° 02' 21" East, 15.14 feet to a point;
 South 43° 57' 59" East, 32.19 feet to a point;
 South 42° 49' 21" East, 48.99 feet to a point;
 South 39° 30' 09" East, 48.10' feet to a point;
 South 33° 38' 38" East, 47.19 feet to a point;

South 28° 14' 14" East, 47.17 feet to a point;
 South 23° 27' 08" East, 9.12 feet to a point;
 North 43° 57' 39" West, 199.49 feet to a point;
 South 46° 02' 21" West, 16.00 feet to a point;
 North 43° 57' 39" West, 75.71 feet to a point;
 North 66° 58' 55" West, 227.31 feet to a point;
 North 82° 03' 50" West, 64.40 feet to a point;
 North 37° 10' 47" West, 67.15 feet to a point;
 Along and with a curve to the left, having a radius of 1,368.80 feet, an arc length of 43.41 feet, and a chord bearing and distance of South 80°53'42" East, 43.41 feet to the POINT OF BEGINNING,
 containing 17,062 square feet or 0.392 acres, more or less.

Heelan Easement #4

COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580';
 thence South 17°58'15" West, 4,469.00 feet to a point;
 thence South 26° 49' 20" West, 66.29 feet to a point;

 thence South 28° 03' 51" West, 59.64 feet to a point;
 thence South 29° 39' 04" West, 99.53 feet to a point;
 thence South 31° 36' 40" West, 102.18 feet to a point;
 thence South 32° 13' 49" West, 76.98 feet to a point;
 thence South 32° 13' 49" West, 97.64 feet to a Computed Point, having North Carolina State Plane Coordinates of N: 698,823.23', E: 2,027,976.85', said point being the POINT OF BEGINNING,
 thence along and with the new easement the following five (5) courses and distances:
 South 32° 13' 49" West, 2.76 feet to a point;
 South 69° 04' 11" West, 94.92 feet to a point;
 North 44° 00' 59" West, 26.30 feet to a point;
 North 45° 59' 01" East, 90.00 feet to a point;
 South 44° 00' 59" East, 62.86 feet to the POINT OF BEGINNING,
 containing 4,091 square feet or 0.094 acres, more or less.

Heelan Easement #5

COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 17°36'20" West, 5,356.85 feet to a point;
 thence South 86° 27' 43" East, 32.54 feet to a point;
 thence South 26° 44' 41" West, 79.50 feet to a point;
 thence South 28° 03' 51" West, 60.36 feet to a point;
 thence South 29° 39' 04" West, 100.46 feet to a point;
 thence South 31° 36' 40" West, 102.85 feet to a point;
 thence South 32° 13' 49" West, 77.14 feet to a point;
 thence South 32° 13' 49" West, 130.99 feet to a point;
 thence South 43° 57' 39" East, 10.79 feet to a point;
 thence South 36° 08' 16" West, 36.92 feet to a point;
 thence South 41° 37' 50" West, 3.64 feet to a point;
 thence North 43° 57' 39" West, 38.05 feet to a Computed Point, having North Carolina State Plane Coordinates of N: 698,747.86', E: 2,027,958.93', said point being the POINT OF BEGINNING, thence along and with the new easement the following sixteen (16) courses and distances:
 South 41° 41' 29" West, 10.84 feet to a point;
 South 44° 36' 40" West, 15.58 feet to a point;
 South 47° 19' 23" West, 11.81 feet to a point;
 South 50° 36' 56" West, 21.52 feet to a point;
 South 54° 36' 33" West, 19.01 feet to a point;
 South 58° 08' 46" West, 16.76 feet to a point;

 South 61° 34' 38" West, 17.95 feet to a point;
 South 65° 09' 22" West, 18.27 feet to a point;
 South 68° 58' 34" West, 20.35 feet to a point;
 South 73° 33' 54" West, 25.61 feet to a point;
 South 1° 58' 28" East, 9.06 feet to a point;
 Along and with a curve to the right, having a radius of 1,274.68 feet, an arc length of 142.78 feet, and a chord bearing and distance of North 84°42'36" West, 142.70 feet to a point;
 North 53° 33' 55" East, 37.46 feet to a point;
 North 69° 04' 11" East, 234.53 feet to a point;
 South 88° 57' 39" East, 24.11 feet to a point;
 South 43° 57' 39" East, 25.34 feet to the POINT OF BEGINNING,
 containing 15,118 square feet or 0.347 acres, more or less.

Heelan Easement #6

COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 15°55'58" West, 4,431.25 feet to a point;

South 86° 27' 43" East, 32.55 feet to a point;
 South 26° 31' 39" West, 122.21 feet to a point;
 South 27° 50' 58" West, 60.35 feet to a point;
 South 29° 10' 58" West, 80.40 feet to a point;
 South 30° 53' 49" West, 100.39 feet to a point;
 South 32° 11' 16" West, 89.63 feet to a point;
 South 32° 13' 49" West, 88.25 feet to a point;
 South 34° 47' 21" West, 77.20 feet to a point;
 South 1° 02' 21" West, 137.02 feet to a point;
 South 1° 02' 21" West, 90.79 feet to a point;
 South 46° 02' 21" West, 16.15 feet to a point;
 North 44° 01' 48" West, 61.56 feet to a point;
 North 1° 02' 21" East, 5.79 feet to a Computed Point, having North Carolina State Plane Coordinates of N: 698,524.31', E: 2,028,022.33', said point being the POINT OF BEGINNING,
 thence along and with the new easement the following nine (9) courses and distances:
 North 43° 47' 45" West, 31.91 feet to a point;
 North 43° 33' 42" West, 38.65 feet to a point;
 North 40° 30' 15" West, 33.59 feet to a point;

North 31° 05' 29" West, 2.25 feet to a point;
 North 6° 05' 55" East, 38.06 feet to a point;
 North 49° 15' 26" East, 34.88 feet to a point;
 North 41° 37' 50" East, 42.77 feet to a point;
 South 43° 57' 39" East, 22.50 feet to a point;
 South 1° 02' 21" West, 154.91 to the POINT OF BEGINNING,
 containing 7,782 square feet or 0.179 acres, more or less.

Heelan Easement #7

COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 15°55'58" West, 4,431.25 feet to a point;
 South 86° 27' 43" East, 32.55 feet to a point;
 South 26° 31' 39" West, 122.21 feet to a point;
 South 27° 50' 58" West, 60.35 feet to a point;
 South 29° 10' 58" West, 80.40 feet to a point;
 South 30° 53' 49" West, 100.39 feet to a point;
 South 32° 11' 16" West, 89.63 feet to a point;
 South 32° 13' 49" West, 88.25 feet to a point;
 South 34° 47' 21" West, 77.20 feet to a point;
 South 1° 02' 21" West, 137.02 feet to a Computed Point, having North Carolina State Plane Coordinates of N: 698,576.26', E: 2,028,078.28', said point being the POINT OF BEGINNING,
 thence along and with the new easement the following six (6) courses and distances:
 South 44° 26' 52" East, 91.52 feet to a point;
 South 45° 33' 08" West, 81.63 feet to a point;
 North 42° 49' 21" West, 25.23 feet to a point;
 North 43° 57' 59" West, 2.78 feet to a point;
 North 46° 02' 21" East, 16.15 feet to a point;
 North 1° 02' 21" East, 90.79 feet to the POINT OF BEGINNING,
 containing 4,325 square feet or 0.099 acres, more or less.

Heelan Easement #8

COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 21°36'25" West, 5,277.90 feet to a Computed Point, having North Carolina State Plane Coordinates of N: 698,600.18', E: 2,027,666.06', said point being the POINT OF BEGINNING,
 thence along and with the new easement the following thirteen (13) courses and distances:
 Along and with a curve to the left, having a radius of 1,368.80 feet, an arc length of 167.11 feet, and a chord bearing and distance of South 85°18'04" East, 167.00 feet to a computed point;
 North 76° 42' 35" East, 10.34 feet to a point;
 South 61° 26' 06" East, 69.90 feet to a point;
 South 43° 24' 59" East, 21.89 feet to a point;
 South 43° 24' 59" East, 21.89 feet to a point;
 South 43° 24' 59" East, 50.61 feet to a point;

South 44° 14' 54" East, 50.23 feet to a point;
 South 43° 57' 59" East, 17.52 feet to a point;
 South 46° 02' 21" West, 15.14 feet to a point;
 North 43° 57' 39" West, 51.82 feet to a point;
 North 66° 58' 55" West, 237.39 feet to a point;
 North 82° 03' 50" West, 55.98 feet to a point;
 North 37° 10' 47" West, 23.38 to the POINT OF BEGINNING,
 containing 11,333 square feet or 0.260 acres, more or less.

Heelan Easement #9

COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 17°36'20" West, 5,356.85 feet to a Computed Point, having North Carolina State Plane Coordinates of
 N: 698,401.25', E: 2,027,989.33', said point being the POINT OF BEGINNING,
 thence along and with the new easement the following four (4) courses and distances:
 North 46° 02' 21" East, 16.00 feet to a point;
 South 43° 57' 39" East, 199.49 feet to a point;
 South 23° 27' 08" East, 38.78 feet to a point;
 South 20° 11' 38" East, 5.99 feet to a point;
 North 43° 57' 39" West, 241.30 feet to the POINT OF BEGINNING,
 containing 3,533 square feet or 0.081 acres, more or less.

Owner James Timothy Little
Heidi K. Johnson

Owner
Address:

Exhibit A, Page 10
7300 Cateswood Ct.
Apex, NC 27539-9387

Property Address: 7300 Cateswood Ct.
Apex, NC 27539

A. Description of Entire Tract Effected By Taking:

PIN: 0639043696

Tax ID: 0110895

Legal Description: BEING that approximate 2.01 acre tract known by the above Wake County PIN and TaxID, and being further described in a Deed found at Deed Book 18130, Page 2329, Wake County Registry.

B. Interest Acquired By Eminent Domain:

Owner : James Timothy Little

Purpose:	Friendship Force Main
Interest:	Utility & Access Easement
Interest Description:	a perpetual right, privilege, and easement, now and hereafter, to construct, install, improve, remove, replace, inspect, repair, maintain and use a system of pipelines or mains for the purpose of conveying potable water, sanitary sewer, or re-use water, together with all appurtenant facilities and equipment necessary or convenient thereto, in, upon, and across the property of the Grantors, which easement is more particularly described in the Legal Description, together with the right of ingress and egress across the land of the Grantor(s) at such times and in such a manner as required by the Grantee to maintain said lines in accordance with the standards set forth by the Grantee, as amended from time to time.
Legal Description of area taken	
Little Johnson Easement COMMENCING on Town of Holly Springs Geodetic Monument "H218", having North Carolina State Plane Coordinates of N: 703,507.217' E: 2,029,609.580'; thence South 6°18'19" East, 8,795.40 feet to a Computed Point, having North Carolina State Plane Coordinates of N: 694,765.02, E: 2,030,575.54', said point being the POINT OF BEGINNING, thence along and with the new easement the following four (4) courses and distances: South 0° 49' 19" East, 20.00 feet to a point; South 89° 10' 41" West, 5.00 feet to a point; North 0° 49' 19" West, 20.00 feet to a point; North 89° 10' 41" East, 5.00 feet to the being the POINT OF BEGINNING, containing 100 square feet, more or less.	