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LEGAL DESCRIPTION

1607 & 1525 S. Mineral Springs Road

BAG130000Z

PIN 0840-03-93-6866 - PID #207920

PIN 0840-03-93-5671 - PID #165185

ALL THAT CERTAIN tract or Parcel of Land Situated in the Township of Oak Grove, in the County of Durham and in the State of North Carolina, being more particularly described as follows:

Beginning at a point where the easterly right of way line of Mineral Springs Road (AKA NCSR 1815) (An Existing Variable Width Public Right of Way) intersects the southerly boundary line of Ashton Hall Subdivision as illustrated on PB 189, PG 353 of the Durham County Registry, said Point of Beginning having N.C. Grid Coordinate of N. (Y) 803,977.3378, E. (X) 2,049,115.1074 (NAD 83), as illustrated on a certain annexation map entitled "Contiguous Annexation Map of: 1607 & 1525 S. Mineral Springs Road", prepared by S.D. Puckett & Associates, with a date of 01-21-2013 and being the Property herein described, and from said beginning point runs; thence, leaving said right of way and running along the southerly boundary line of said Ashton Hall Subdivision and continuing along the southerly line of the lands now or formerly of Hearthstone Multi-Asset Entity B LP as described in DB 5370, PG 631 of the Durham County Registry, S 89°38'50"E, 947.82 feet to a point in the westerly R/W line of Callandale Lane (An Existing 40 Foot Public Right of Way) ; thence, along said westerly R/W line, S 02°51'43"W, 468.94 feet to a point, said point being where the northerly boundary line for the other lands of Hearthstone Multi-Asset Entity B LP as also described in DB 5370, PG 631 of the Durham County Registry, intersects said R/W of Callandale Lane; thence, along the northerly line of said Hearthstone, S 89°55' 38"W, 936.74 feet to a point in the aforementioned easterly R/W of Mineral Springs Road; thence, along said R/W of Mineral Springs Road, N 01°34'53"E, 238.02 feet to a point in the same; thence, still along said R/W, S 89°02'56"E, 10.01 feet to a point where the southwesterly property corner of the lands now or formerly Peggy R. Belton, as described in DB 6957, PG 531 of the Durham County Registry; thence, along the southerly line of said Belton, S 89°02'56"E, 345.95 feet to a point, said point being the southeasterly property corner of said Belton; thence, along the easterly property line of said Belton, N 00°59'09"W, 137.55 feet to a point, said point being the northeasterly property corner of said Belton; thence, along the northerly line of Belton N 89°02'58"W, 346.03 feet to a point in the aforementioned easterly R/W line of Mineral Springs Road; thence, along said easterly R/W line, N 01°01'10"W, 100.10 feet to the point and place of beginning.

SAID ABOVE DESCRIBED tract of land containing within said bounds 395,825 S.F. or 9.09 Acres of land.