

751 SOUTH ASSEMBLAGE

State of North Carolina, County of Durham, Township of Triangle, COMMENCING at an offsite control point named "Martine", $y = 236649.284\text{m}$, $x = 613545.162\text{m}$, and running $S30^{\circ}57'01''E$ 768.77 feet to THE POINT OF BEGINNING at an existing iron pipe located in the Western right-of-way line of NC Highway 751 (variable width public right-of-way) (GPS Derived Data – Ref Corner NAD 83 – $y=236448.339\text{m}$, $x=613665.665\text{m}$), said pipe being located at a Southeast corner of property owned by United States of America (Deed Book 428, page 259; PIN 0717-03-04-8629) and being the Northeast corner of property owned by Southern Durham Development, Inc. (Deed Book 5851, page 65; PIN 0717-03-34-0901); thence turning and running across the highway to the Eastern right-of-way line of NC Highway 751 $S86^{\circ}58'07''E$ 129.81 feet to an existing iron pipe located at the Northwest corner of property owned by Chancellor's Ridge Homeowners Association Inc. (Deed Book 2981, page 178; PIN 0717-03-45-0282); thence turning and running along the Eastern right-of-way line of NC Highway 751 and with the existing City Limits the following three calls: (1) $S32^{\circ}43'57''E$ 278.98 feet to an existing iron pipe; (2) $S58^{\circ}07'57''W$ 25.30 feet to an existing iron pipe; and (3) $S32^{\circ}50'24''E$ 292.78 feet to an existing iron pipe at the intersection of the Eastern right-of-way line of NC Highway 751 with the Northwest right-of-way line of Student Place; thence continuing along the Eastern right-of-way line of NC Highway 751 and the existing City Limits $S32^{\circ}50'23''E$ 40.00 feet to an existing iron pipe at the intersection of the Eastern right-of-way line of NC Highway 751 with the Southern right-of-way line of Student Place; thence continuing along the Eastern right-of-way line of NC Highway 751 and the existing City Limits $S32^{\circ}50'24''E$ 289.46 feet to an existing iron pipe at the intersection of the Eastern right-of-way line of NC Highway 751 with the Northwest right-of-way line of Higher Learning Drive; thence continuing along the Eastern right-of-way line of NC Highway 751 and the existing City Limits $S32^{\circ}50'24''E$ 40.00 feet to an existing iron pipe at the intersection of the Eastern right-of-way line of NC Highway 751 with the Southern right-of-way line of Higher Learning Drive; thence continuing along the Eastern right-of-way line of NC Highway 751 and the existing City Limits $S31^{\circ}53'16''E$ 558.00 feet to an existing iron pipe located at the Southwest corner of property owned by Chancellor's Ridge and the Northwest corner of property owned by John A. Mitchell (Deed Book 6217, page 978; PIN 0717-03-44-3385); thence proceeding along the Southern property line of Chancellor's Ridge and the Northern property line of Mitchell and running with the existing City Limits $S86^{\circ}24'07''E$ 216.17 feet to an existing iron pipe at the Southeast corner of property now or formerly owned by Chancellor's Ridge and in the Western property line of Mary Craig Turner (Deed Book 2099, page 325; PIN 0717-04-44-8663); thence turning and leaving the existing City Limits and running along the Western property lines of Turner and Mary C. Turner (Deed Book 2227, page 592; PIN 0717-04-44-8024) and the Eastern property line of Mitchell $S00^{\circ}26'30''W$ 335.16 feet to an existing iron pipe in the Eastern right-of-way line of NC Highway 751; thence turning and running to the centerline of NC Highway 751 $S57^{\circ}18'26''W$ 30.52 feet to an iron pipe set; thence turning and running along the centerline of NC Highway 751 the following four calls: (1) $S32^{\circ}41'34''E$ 118.62 feet to an iron pipe set; (2) $S33^{\circ}02'59''E$ 731.00 feet to an iron pipe set; (3) $S32^{\circ}57'53''E$ 415.55 feet to an iron pipe set; and (4) $S32^{\circ}56'08''E$ 1,126.65 feet to an iron pipe set; thence turning and running to the Western right-of-way line of NC Highway 751 $N89^{\circ}14'00''W$ 36.68 feet to an existing iron pipe at the Southeast corner of Southern Durham and the Northeast

corner of property now or formerly owned by Seven Five One Investments LLC (Deed Book 5700, page 967; PIN 0717-04-51-5855); thence turning and leaving the Western right-of-way line of NC Highway 751 and running with the Northern property line of Seven Five One Investments (PIN 0717-04-51-5855) N89°14'00"W 268.97 feet to an existing iron pipe, the Northwest corner of Seven Five One Investments (PIN 0717-04-51-5855) and the Northeast corner of Seven Five One Investments (PIN 0717-04-51-0985); thence running with the Northern property lines of Seven Five One Investments (PINs 0717-04-51-0985, 0717-03-41-3705, and 0717-03-31-9934) N89°29'56"W 1,579.97 feet to an existing iron pipe the Northwest corner of Seven Five One Investments (PIN 0717-03-31-9934) and the Northeast corner of Seven Five One Investments (PIN 0717-03-31-6712); thence running with the Northern property line of Seven Five One Investments (PIN 0717-03-31-6712) N89°30'43"W 839.77 feet to an existing iron pipe, the Northwest corner of Seven Five One Investments (PIN 0717-03-31-6712), a Southeast corner of United States of America (Deed Book 404, page 664; PIN 0717-03-23-5086), and also in the Northern property line of United States of America (Deed Book 413, page 31; PIN 0717-01-01-9205); thence running with the Eastern property line of United States of America (Deed Book 404, page 664) the following four calls: (1) N75°00'42"W 519.06 feet to a concrete monument; (2) N30°11'02"E 1,029.17 feet to a concrete monument; (3) N38°16'43"W 784.32 feet to an existing iron pipe; and (4) S86°37'55"E 642.69 feet to an existing iron pipe; thence turning and running along the Eastern property lines of United States of America (PIN 0717-03-23-5086 and Deed Book 428, page 259; PIN 0717-03-04-8629) N16°46'38"W 176.43 feet to an existing iron pipe; thence continuing with the Eastern property line of United States of America (Deed Book 428, page 259) the following six calls: (1) N16°47'45"W 433.28 feet to an existing iron pipe; (2) N89°31'40"W 871.70 feet to an existing iron pipe; (3) N38°08'32"E 416.49 feet to an existing iron pipe; (4) N78°44'36"W 514.35 feet to an existing iron pipe; (5) N16°19'20"E 927.30 feet to an existing iron pipe; and (6) N44°29'56"E 498.53 feet to a concrete monument; thence turning and following the Southern property line of United States of America (Deed Book 428, page 259) the following two calls: (1) S73°14'47"E 857.25 feet to a concrete monument (passing Monument 7+78.05', 1.48' Lt) and (2) S86°33'52"E 24.92 feet to an existing iron pipe, the Western right-of-way line of NC Highway 751, THE POINT AND PLACE OF BEGINNING, containing approximately 172.121 acres and as shown on that survey titled "Contiguous Annexation Plat – Prepared for – Southern Durham Development, Inc. & John A. Mitchell" dated April 1, 2010, by Murphy Geomatics, 6308 J. Richard Drive, Raleigh, NC 27617-4601.

SEVEN FIVE ONE INVESTMENTS, LLC

Exhibit A

ASSEMBLAGE

TRACT I (Parcel Reference No. 208762)
693 Upchurch Farm Road
(9.443 acres)

BEGINNING at an existing iron pin as the northwestern corner of the property of Jeffrey Massey as shown on a plat and survey thereof recorded at Plat Slide 98-463, Chatham County Registry; thence South 87°21'04" West 26.68 feet to an existing iron pin; thence North 01°42'28" East 802.84 feet to a calculated point; thence South 87°52'07" West 467.61 feet to a calculated point; thence South 04°59'54" East 421.23 feet to a calculated point; thence South 02°41'48" East 106.32 feet to a calculated point; thence South 00°30'28" East 214.46 feet to a calculated point; thence South 01°49'11" West 214.46 feet to a calculated point; thence North 86°55'26" East 389.85 feet to a calculated point in the western boundary line of Allen Lloyd Massey & Jo Ann G. Massey; thence running along and with the western boundary line of Allen Lloyd Massey & Jo Ann G. Massey North 16°20'29" East 125.05 feet to an iron pipe set; thence continuing along and with the western boundary line of Jeffrey Massey North 16°20'29" East 31.08 feet to the POINT AND PLACE OF BEGINNING.

TRACT II (Parcel Reference No. 150744)
371 Colvard Farms Road
(5.394 acres)

BEGINNING at an iron which is located in the center line of the public right-of-way of Old Fayetteville Road, and the southeast corner of the property of Ruth A. Parrish as shown in Deed Book 258, Page 41, Durham County Registry; running thence along Old Fayetteville Road South 04°10'44" West 456.49 feet to a stake; running thence North 61°39'22" West 521.79 feet to a stake; running thence North 86°08'02" West 276.25 feet to a stake; running thence North 03°35'24" East 248.15 feet to a stake in the common corner with Tract B on the survey hereinafter described and the Ruth A. Parrish property; continuing thence along the Parrish property line, South 85°32'14" East 754.87 feet to the point and place of BEGINNING, and being all of 5.406 acres as shown as Tract A on a survey by Weslendorf Surveying & Mapping, P.A. dated March 21, 2000 and entitled "Recombination Plat, James A. Reagan and Mark D. Hockney."

TRACT III (Parcel Reference No. 150743)
462 Colvard Farms Road
(1.807 acres)

Being all of that tract as shown on plat entitled Survey for F. Neal Hunter "Ernest Keith Roberts Tract" drawn by Staley C. Smith, PLS. dated April 4, 2001 and recorded April 5, 2001 in Plat

Book 152, Page 7, Durham County Registry, to which reference is made for a more particular description of same. Said tract containing 1.81 acres more or less.

TRACT IV (Parcel Reference No. 150740)
477 Colvard Farms Road
(4.953 acres)

Beginning at a stake at a point where the southern property line of Nannie Belle Roberts intersects the western property line of Booth and Pierce; thence with the western property line of Booth and Pierce, South 03°43'08" West 262.74 feet to a stake in the northern property line of another line of Booth and Pierce; thence with the northern line of Booth and Pierce North 85°56'57" West 831.53 feet to a stake; thence with the eastern property line of L.L. Wilkins North 4 ° East 262 feet to a stake in the southern property line of Nannie Belle Roberts; thence with the southern property line of Nannie Belle Roberts South 86° East 830.23 feet to a stake, the point and place of BEGINNING, containing five (5.0) acres more or less, and being that property as shown on plat of property of Nannie Belle Roberts, Triangle Township, as per plat and survey thereof by William O. Yates, January 20, 1973, and now on file in the office of the Register of Deeds of Durham County in Plat Book 76 at Page 63, to which plat reference is hereby made for a more particularly description of same.

TRACT V (Parcel Reference No. 150737)
323 Colvard Farms Road
(8.87 acres and 2.429 acres)

BEING ALL of a lot or parcel of land comprising approximately 8.78 acres according to a survey prepared by Autry Land Surveying, R.L.S. entitled "Houston v. Blair, Jr. and Cheryl L. Conrad" dated April 5, 1993 and recorded in Book 129, Page 122, Durham County Registry.

And

BEGINNING at a stake which is located in the northeast corner of the property now or formerly owned by J. M. Shadrach as shown in Deed Book 963, Page 496, Durham County Registry and which is the southwest corner of the property of J.E. Booth as shown in Deed Book 367, at Page 685, Durham County Registry; running thence North 86°06'01" West 153.98 feet to a point; running thence North 03°33'47" East 687.15 feet to a point; running thence South 85°32'14" East 154.33 feet to a point; running thence South 03°35'24" West 248.15 feet to a point; running thence South 03°35'24" West 437.49 feet to the point and place of BEGINNING according to that survey by Westendorf Survey & Mapping, P.A. dated 21 March 2000 and entitled "Recombination Plat James A. Reagan and Mark D. Hockney, and shown as 2.429 acres and Tract "B."

TRACT VI (Parcel Reference No. 143327)
476 Colvard Farms Road
(8.87 acres)

BEING all of Tracts A and C as shown on plat entitled "Property of Lyman L. Wilkins and Dwight C. Little" as shown on plat recorded in Plat Book 110, Page 26, Durham County Registry.

TRACT VII (Parcel Reference No. 150739)
9704 NC Highway 751
(3.573 acres)

Beginning at the Southeastern corner of land of Colvard Farms Development Company, LLC as shown on Plat Book 151, Page 265, Durham County Registry and running thence South 35°37'24" East 200.17 feet to an iron; running thence South 35°37'24" East 6.84 feet; running thence South 38°41'06" West 378.28 feet to an iron; running thence South 09°12'15" West 261.17 feet to an iron; running thence North 27°40'49" West 220.42 feet to an iron; running thence North 07°59'00" West 68.95 feet to an iron; running thence North 00°33'41" East 456.51 feet to an iron; running thence South 89°06'52" East 269.15 feet to the point and place of beginning as shown on plat of survey of Stephen D. Puckett, PLS, dated 3/28/01 and revised 4/2/01.

TRACT VIII (Parcel Reference No. 196119)
603 Upchurch Farm Road
(41.656 acres)

Beginning at the Southeastern corner of lands of Colvard Farms Development Company, LLC as shown on Plat Book 146, Page 125, Durham County Registry and running thence North 01°41'52" East 901.05 feet to an iron; running thence North 88°18'25" East 4.94 feet to an iron stake; running thence South 89°35'24" East 831.33 feet to an iron; running thence North 00°00'09" West 700.22 feet to an iron; running thence South 89°45'41" East 276.28 feet to an iron; running thence South 65°16'45" East 521.78 feet to an iron; running thence South 07°59'00" East 68.95 feet to an iron; running thence South 27°40'49" East 220.42 feet to an iron; running thence South 09°12'15" West 316.59 feet to an iron; thence South 45°38'27" West 341.73 feet to an iron; running thence South 07°47'55" West 517.91 feet to an iron; running thence South 70°27'24" West 211.58 feet to an iron pipe; running thence North 88°46'37" West 1,134.06 feet to an iron; running thence South 87°37'07" West 26.71 feet to an iron the point and place of beginning as shown on plat of survey of Stephen D. Puckett, PLS, dated 3/28/01 and revised 4/2/01.