

Project Overview**#1207182****Project Title:** Cedar Creek**Jurisdiction:** City of Fayetteville**Application Type:** 5.1) Rezoning (Map Amendment)**State:** NC**Workflow:** Staff Review**County:** Cumberland**Project Location****Project Address or PIN:****Zip Code:** 28312

- 0 CEDAR CREEK RD (0446803573000)
- 1674 CEDAR CREEK RD (0446709250000)
- 0 FIELDS RD (0445892478000)
- 1678 FIELDS RD (0445894268000)

GIS Verified Data**Property Owner: Parcel**

- 0 CEDAR CREEK RD: ABER, JULIA COBLE;MITCHELL, CHERYL COBLE;BREWER, PEGEEN COBLE;COBLE, RICHARD N;ABER, ALLEN L;ABER, JULIA COBLE;COBLE, RICHARD N;COBLE, KAYE C;MITCHELL, RONNIE M;MITCHELL, CHERYL COBLE
- 1674 CEDAR CREEK RD: ABER, JULIA COBLE;MITCHELL, CHERYL COBLE;BREWER, PEGEEN COBLE;COBLE, RICHARD N;ABER, ALLEN L;ABER, JULIA COBLE;COBLE, RICHARD N;COBLE, KAYE C;MITCHELL, RONNIE M;MITCHELL, CHERYL COBLE
- 0 FIELDS RD: BREWER, PETER A;BREWER, PEGEEN C;ABER, ALLEN L;ABER, JULIA COBLE;COBLE, RICHARD N;COBLE, KAYE C;MITCHELL, RONNIE M;MITCHELL, CHERYL COBLE
- 1678 FIELDS RD: MITCHELL, RONNIE M;MITCHELL, CHERYL C

Acreage: Parcel

- 0 CEDAR CREEK RD: 0.35
- 1674 CEDAR CREEK RD: 13.56
- 0 FIELDS RD: 13.01
- 1678 FIELDS RD: 1

Zoning District: Zoning District

- 0 CEDAR CREEK RD: SF-15
- 1674 CEDAR CREEK RD: SF-15
- 0 FIELDS RD: cnty
- 1678 FIELDS RD: cnty

Subdivision Name:**Fire District:****Airport Overlay District: Airport Overlay District**

- 0 CEDAR CREEK RD: 1
- 1674 CEDAR CREEK RD: 1
- 0 FIELDS RD: 1
- 1678 FIELDS RD: 1

Hospital Overlay District:

Cape Fear District: Cape Fear District

- 0 CEDAR CREEK RD: 0
- 1674 CEDAR CREEK RD: 0
- 0 FIELDS RD: 0

Haymount Historic District:

100 Year Flood: <100YearFlood>

Watershed:

Coliseum Tourism District:

Downtown Historic District:

Floodway:

500 Year Flood: <500YearFlood>

General Project Information

Has the land been the subject of a map amendment application in the last five years?: No

Previous Amendment Case #:

Acreage to be Rezoned: 27.92

Water Service: Public

A) Please describe all existing uses of the land and existing structures on the site, if any:

The subject parcels are vacant.

Previous Amendment Approval Date:

Proposed Zoning District: MR-5 Residential District

Is this application related to an annexation?: Yes

Sewer Service: Public

B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:

The adjacent properties are zoned RR and LC. RR allows for residential low density development. LC allows for general retail, business and service uses that serve groups of neighborhoods and residential uses on the upper floors of non-residential establishments. The eastern properties, located across Cedar Creek Road, are the site for a car wash, an automobile repair business and a storage unit facility. There is a residential subdivision located behind the storage unit facility.

Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).

A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:

The proposed amendment is consistent with the City's 2040 Comprehensive Plan goals as follows: Goal 1: Focus value and investment around infrastructure and strategic nodes; and Goal 4: Foster safe, stable and attractive neighborhoods.

Further, the proposed amendment aligns with the City's 2040 Comprehensive Plan policies as follows: LU 1: Encourage growth in areas well served by infrastructure and urban services; LU 2: Encourage development standards that result in quality neighborhoods; and LU 7: Encourage a mix of housing types for all ages and incomes.

B) Are there changed conditions that require an amendment? :

The owner of the property desires to develop the property as a multi-family community.

C) State the extent to which the proposed amendment addresses a demonstrated community need.:

The proposed project addresses the community need for housing in the area.

D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:

The subject properties are currently zoned RR and SF15, and the surrounding properties are zoned RR and LC. RR zoning allows for low density residential development. SF15 zoning allows for single-family detached residential development and small-scale multi-family dwellings. LC zoning allows for general retail, business and service uses that serve groups of neighborhoods and residential uses on the upper floors of non-residential establishments. The proposed change to MR-5 will allow for the development of multi-

family dwellings.

E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:

The proposed amendment will allow the subject properties to be developed as a multi-family development.

F) State the extent to which the proposed amendment might encourage premature development.:

The proposed amendment will not encourage premature development.

G) State the extent to which the proposed amendment results in strip-style commercial development.:

The proposed amendment will not result in strip-style commercial development.

H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:

The proposed amendment will not create an isolated district unrelated to the adjacent surrounding zoning districts. The surrounding properties allow for residential development. Further, there is a subdivision located behind the storage unit facility that is located across Cedar Creek Road.

I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:

The proposed amendment will not result in significant adverse impacts on the property values of the surrounding lands.

J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:

The proposed amendment will not result in significant adverse impacts on the natural environment.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Darrin Collins
Cedar Creek Road, LLC
324 Mason Street
Fayetteville, NC 28301
P:910-670-0630
darrin@cresfund.com

Project Contact - Agent/Representative

Victoria Clarkson
The Charleston Group
201 Hay Street , 2000
Fayetteville, NC 28302
P:9104852500
vclarkson@charlestongroup.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

NC State General Contractor's License Number:

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

Indicate which of the following project contacts should be included on this project: Attorney


AFFIDAVIT OF OWNERSHIP

I, Darrin Collins, Inc., by Darrin Collins, Member/Manager, being duly sworn, deposes and says:

1. That Cedar Creek Road, LLC is the owner of the properties located at 1666 Cedar Creek Road; 0 Cedar Creek Road; 1674 Cedar Creek Road; 1678 Fields Road; and 0 Fields Road in the City of Fayetteville, a political subdivision of the State of North Carolina.

2. I do hereby give permission to The Charleston Group to submit a Conditional Rezoning/Rezoning/Variance/Special Use (circle one) application to the City of Fayetteville on my behalf for the above referenced property/properties.

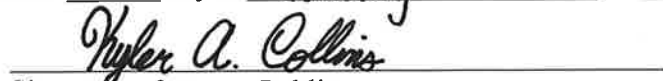
3. This authority is only granted for the application to be submitted on or before March 1, 2024.


Signature of Affiant
Darrin Collins, Inc., by Darrin Collins, Member/Manager

Signature of Affiant

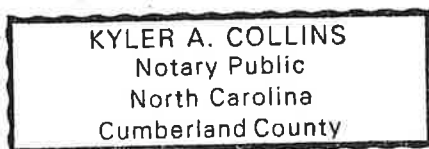
Cumberland County, North Carolina

Sworn to and subscribed before me this day on the 8 day of January, 2024.


Signature of Notary Public

(Official Seal)

Kyler A. Collins, Notary Public
Printed Name of Notary Public



My Commission Expires: 4-22-2026

FILED	Dec 19, 2023
AT	09:49:27 AM
BOOK	11877
START PAGE	0063
END PAGE	0070
INSTRUMENT #	38706
RECORDING	\$26.00
EXCISE TAX	\$938.00

Prepared By and Return To: Attorney Steve Bunce

File #55998

This instrument prepared by Attorney Steve Bunce, a licensed North Carolina Attorney delinquent taxes, if any, to be paid by closing attorney to the County upon disbursement of closing proceeds

Revenue Stamps \$938.00

Tax Pin Number: 0445-89-2478; 0446-70-9250; 0446-80-3573; & 0446-80-4596

NORTH CAROLINA**GENERAL WARRANTY DEED****CUMBERLAND COUNTY**

THIS DEED made and entered into this 27th day of October, 2023, by and between **Richard N. Coble and wife Kaye C. Coble; Pegeen Coble Brewer and husband, Peter A. Brewer; Julia Coble Aber and husband, Allen Ligon Aber and Ronnie Monroe Mitchell and wife, Cheryl Coble Mitchell**, hereinafter called "Grantor," whose mailing address is 1901 Water Oaks, Fayetteville, NC 28312 and **Cedar Creek Road, LLC, a North Carolina limited liability company**, whose mailing address is 324 Mason Street, Fayetteville, NC 28301, hereinafter called "Grantee".

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH:

The Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple (with the exceptions hereinafter stated, if any), all the certain tract or parcel of land situated in the City of Fayetteville in Cedar Creek Township, Cumberland County, North Carolina, and more particularly described as follows:

For legal description, see SCHEDULE A to be attached hereto and made a part hereof, and being the same property described in and conveyed by deed recorded in Book 11207, Page 122. The property is subject to restrictive covenants recorded in Book 11841, Page 443 and as amended in Book 11874, Page 804.

This property does not include the primary residence of the Grantor(s).

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple; that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated, if any.

Title to the property hereinabove described is subject to the following exceptions:

- a. County and/or Municipal Zoning Ordinances, Rules, and Regulations.
- b. Restrictive Covenants, Easements, and Rights of Way of Record.
- c. County and/or Municipal Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands, the day and year first above written.

Richard N. Coble
Richard N. Coble

Kaye C. Coble
Kaye C. Coble

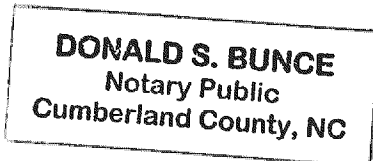
STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

I, certify that the following person(s) personally appeared before me this day each acknowledging to me that he or she signed the foregoing document: Richard N. Coble and Kaye C. Coble

Date: 10/31/2023

Donald S. Bunce
Notary Public Signature



Donald S Bunce
Printed Name of Notary Public

My Commission Expires: 11/29/2027

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple; that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated, if any.

Title to the property hereinabove described is subject to the following exceptions:

- a. County and/or Municipal Zoning Ordinances, Rules, and Regulations.
- b. Restrictive Covenants, Easements, and Rights of Way of Record.
- c. County and/or Municipal Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands, the day and year first above written.

Pegeen Coble Brewer
Pegeen Coble Brewer

Peter A. Brewer
Peter A. Brewer

STATE OF NC

COUNTY OF Wake

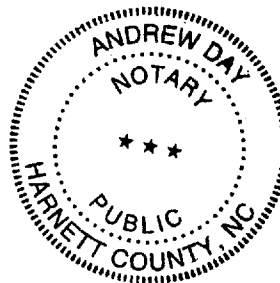
I, certify that the following person(s) personally appeared before me this day each acknowledging to me that he or she signed the foregoing document: Pegeen Coble Brewer and Peter A. Brewer

Date: 10/30/2023

Andrew Day
Notary Public Signature

Andrew Day
Printed Name of Notary Public

My Commission Expires: June 23rd 2025



TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple; that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated, if any.

Title to the property hereinabove described is subject to the following exceptions:

- a. County and/or Municipal Zoning Ordinances, Rules, and Regulations.
- b. Restrictive Covenants, Easements, and Rights of Way of Record.
- c. County and/or Municipal Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands, the day and year first above written.

Julia Coble Aber
Julia Coble Aber

Allen Ligon Aber
Allen Ligon Aber

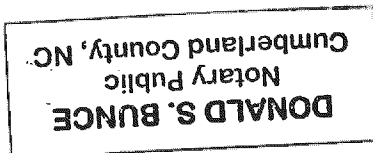
STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

I, certify that the following person(s) personally appeared before me this day each acknowledging to me that he or she signed the foregoing document: Julia Coble Aber and Allen Ligon Aber

Date: 10/31/2023

Donald S. Bunce
Notary Public Signature



Donald S. Bunce
Printed Name of Notary Public

My Commission Expires: 11/29/2027

DONALD S. BUNCE
Notary Public
Cumberland County, NC

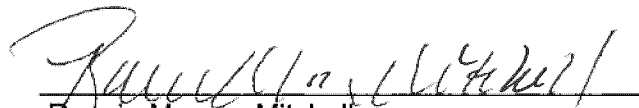
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

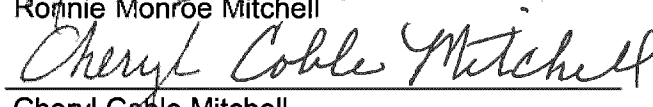
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple; that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated, if any.

Title to the property hereinabove described is subject to the following exceptions:

- a. County and/or Municipal Zoning Ordinances, Rules, and Regulations.
- b. Restrictive Covenants, Easements, and Rights of Way of Record.
- c. County and/or Municipal Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands, the day and year first above written.



Ronnie Monroe Mitchell


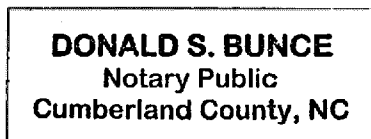
Cheryl Coble Mitchell

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND_

I, certify that the following person(s) personally appeared before me this day each acknowledging to me that he or she signed the foregoing document: Ronnie Monroe Mitchell and Cheryl Coble Mitchell

Date: 10/31/2023





Notary Public Signature

Donald S. Bunce

Printed Name of Notary Public

My Commission Expires: 11/29/2027

SCHEDULE A

PARCEL A

PIN: 0445-89-2478

BEGINNING at a concrete marker on the southern line of the tract of which this is a part, said marker being located the following calls and distances from the southwesternmost "rock" corner of said tract (Book 595, Page 12); North 82 degrees, 24 minutes East 1568.50 feet; and running for a first call North 8 degrees 06 minutes West 691.84 feet to a concrete corner; thence North 75 degrees 48 minutes East, 472.03 feet to an iron pipe corner of the G.T. Lewis property; thence along his property South 28 degrees 22 minutes East 120.00 feet to an iron stake; thence along his property North 60 degrees 37 minutes East 178.25 feet to an iron stake corner; North 82 degrees 23 minutes East 70.45 feet to an iron stake corner; thence South 29 degrees 12 minutes East, 726.32 feet to a concrete marker on the right-of-way of S.R. 2215; thence crossing S.R. 2215 South 80 degrees 49 minutes West 401.27 feet to an iron stake on the north right-of-way of S.R. 2215; thence North 65 degrees 13 minutes East 79.85 feet to an iron stake; thence North 29 degrees 57 minutes West 239.27 feet to an iron stake; thence South 60 degrees 03 minutes West 200.0 feet to an iron stake; thence South 29 degrees 57 minutes East 186.42 feet to a concrete marker; thence South 80 degrees 49 minutes West 345.25 feet to an iron stake; thence South 82 degrees 24 minutes West 133.15 feet to the BEGINNING, containing 13.0 acres of land, more or less.

Being a part of the J. Nelson Coble and Virginia Lamm Coble property as described in Deed Book 595, Page 12 and Deed Book 416, Page 133 of the Cumberland County Registry.

All of the foregoing being more particularly shown as Tract 6 on a survey dated December 8, 1988, prepared by William D. Bunce, R.L.S., to be recorded in the Office of the Register of Deeds of Cumberland County, North Carolina.

PARCEL B
PIN: 0446-70-9250

BEGINNING at a concrete marker on the south line of the easement described herein, said marker being located the following calls and distances from the beginning point of said easement: South 16 degrees 59 minutes East, 60 feet; South 82 degrees 35 minutes West 257.10 feet; and running for a first call South 13 degrees 08 minutes East, 195.00 feet to a concrete corner; thence North 77 degrees 41 minutes East, 267.51 feet to a concrete marker on the right-of-way of N.C. 53-210 (Cedar Creek Road); thence along the right of way South 16 degree 59 minutes East, 200. 56 feet to a concrete corner; thence South 72 degrees 24 minutes West 190.50 feet to a corner; thence South 17 degrees 37 minutes East, 120.00 feet to a corner; thence South 72 degrees 24 minutes West, 179.50 feet to an iron stake corner; thence South 06 degrees 32 minutes East, 107. 80 feet to an iron stake corner; thence South 82 degrees 23 minutes West, 27.20 feet to an iron stake corner; thence South 66 degrees 23 minutes West, 190.00 feet to an iron corner; thence South 75 degrees 48 minutes West, 472.03 feet to a concrete corner; thence North 08 degrees 06 minutes West, 460.00 feet to a corner; thence South 82 degrees 23 minutes West 494. 20 feet to a corner; thence North 11 degrees 05 minutes West, 307. 64 feet to a concrete corner on the right-of-way of the soil road; thence along the road North 82 degrees 35 minutes East, 1224.83 feet to the BEGINNING, containing 17.2 acres of land, more or less.

Being a part of the property as described in Deed Book 416, Page 133 and Deed Book 595, Page 12, Cumberland County Registry.

All of the foregoing being more particularly shown as Tract 7 on a survey dated December 8, 1988, prepared by William D. Bunce, R.L.S., to be recorded in the Office of the Register of Deeds of Cumberland County, North Carolina.

LESS AND EXCEPTING from the above-described property is all of that 3.5412 acre tract conveyed to Robert C. Naylor, III and wife, Angela L. Naylor by deed recorded in Book 10523, Page 287, Cumberland County Registry, and more particularly described as follows:

BEGINNING at a concrete monument being the northeast corner of a lot shown on a plat recorded in Plat Book 141, Page 110, Cumberland County Registry; thence South 76 degrees 53 minutes 48 seconds West a distance of 494.00 feet to a ECM, said ECM being the southeast corner of a tract shown on a deed recorded in Book 10105 Page 573, aforesaid registry and with the eastern line of said tract; thence North 16 degrees 47 minutes 03 seconds West a distance of 307.64 feet to a ECM; thence North 76 degrees 54 minutes 17 seconds East a distance of 511.00 feet to a set IP for corner, thence South 13 degrees 36 minutes 58 seconds East a distance of 306.95 feet to a ECM which is the point of BEGINNING, and containing 154,252.82 square feet or 3.5412 acres of land.

PARCEL C

PIN: 0446-80-4596 & 0446-80-3573

BEGINNING at a concrete marker on the right-of-way of N.C. 53-210 and a 60 foot right-of-way soil road and running along N.C. 53-210 South 16 degrees 59 minutes East, 173.59 feet to a concrete corner; thence South 77 degrees 41 minutes West, 267.51 feet to a concrete corner; thence North 13 degrees 08 minutes West, 195.00 feet to a concrete corner on the right-of-way of a soil road; thence along the soil road North 82 degrees 35 minutes East, 257. 10 feet to the BEGINNING, containing 1.1 acres of land.

Being a part of the J. Nelson Coble and Virginia Lamm Coble property as described in Deed Book 416, Page 133, Cumberland County Registry.

All of the foregoing being more particularly shown as Tract 8 on a survey dated December 8, 1988, prepared by William D. Bunce, R.L.S., to be recorded in the Office of the Register of Deeds of Cumberland County, North Carolina.

FILED	Dec 19, 2023
AT	09:49:27 AM
BOOK	11877
START PAGE	0071
END PAGE	0073
INSTRUMENT #	38707
RECORDING	\$26.00
EXCISE TAX	\$70.00

Excise Tax \$ 70.00 | Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 0445-89-4268

Verified by _____ County on the _____ day of _____, 20____

by _____

Mail after recording to STEVE BUNCE 55921

This instrument was prepared by Ronnie M. Mitchell, Attorney

The Property being conveyed is not the
primary residence of the grantors

Brief Description for the index

1675 Fields Road, Fayetteville, NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 18 day of December, 2023, by and between

GRANTOR

RONNIE M. MITCHELL, and wife,
CHERYL COBLE MITCHELL

1901 WATER OAKS ROAD
FAYETTEVILLE NC 28312

GRANTEE

CEDAR CREEK ROAD, LLC

324 MASON STREET
FAYETTEVILLE NC 28301

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Judson Township, Cumberland County, North Carolina and more particularly described as that certain parcel generally known as 1675 Fields Road, Fayetteville, NC 28312, and further more particularly described in **Exhibit A**, attached hereto and incorporated and adopted herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Cumberland County Registry at Book 5388, Page 532 and Book 7766, Page 485.

submitted electronically by "Attorney Steve Bunce"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Cumberland County Register of Deeds.

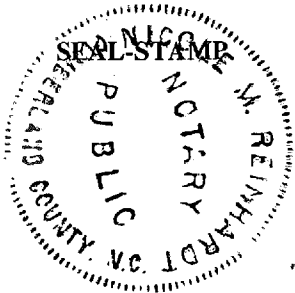
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: all easements which appear of record; all restrictive covenants and agreements establishing restrictive covenants, including, but not limited to those recorded at Book 11841, pages 0443 through 0448, and Book 11874, pages 0804 through 0811 in the Office of the Register of Deeds of Cumberland County, North Carolina.

IN WITNESS WHEREOF, the Grantors have set their hands and seals, the day and year first above written.

Ronnie M Mitchell (SEAL)
 Ronnie M Mitchell
Cheryl Coble Mitchell (SEAL)
 Cheryl Coble Mitchell



NORTH CAROLINA

CUMBERLAND COUNTY

I, Nicole M. Reinhardt, a Notary Public in and of North Carolina, do hereby certify that Ronnie M. Mitchell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of December, 2023.

Nicole M. Reinhardt (SEAL)
 Notary Public
 My commission expires: 08/19/2027



NORTH CAROLINA

CUMBERLAND COUNTY

I, Nicole M. Reinhardt, a Notary Public in and of North Carolina, do hereby certify that Cheryl Coble Mitchell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of December, 2023.

Nicole M. Reinhardt (SEAL)
 Notary Public
 My commission expires: 08/19/2027

Exhibit "A"
Legal Description

BEGINNING at an iron stake in the northern right-of-way margin of Fields Road (State Road 2215, 60 foot right-of-way), said stake being South 81 degrees 01 minutes West 401.27 feet from the southeast corner of the tract of which this is a part, and running thence with the southern line South 81 degrees 01 minutes West 128.83 feet to an iron stake; thence a new line North 29 degrees 45 minutes West 186.42 feet to an iron stake; thence North 60 degrees 15 minutes East 200.00 feet to an iron stake in the western margin of a proposed 60 feet street; thence with said street South 29 degrees 45 minutes East 239.27 feet to an iron stake in the northern margin of Fields Road; thence with said road South 65 degrees 25 minutes West 79.85 feet to the **BEGINNING**. Containing 1.0 acres, more or less. Being a part of that certain tract of land conveyed to J. N. Coble and wife by J. Kermit Weeks and wife on April 3rd, 1952, as shown on record in the Cumberland County, North Carolina Registry in deed book 595, page 12. Also being the same tract of land conveyed by J. Nelson Coble and wife, Virginia Lamm Coble to Roy Weldon Davis by deed dated July 28, 1972, duly recorded in Book 2336, Page 268, Cumberland County Registry.



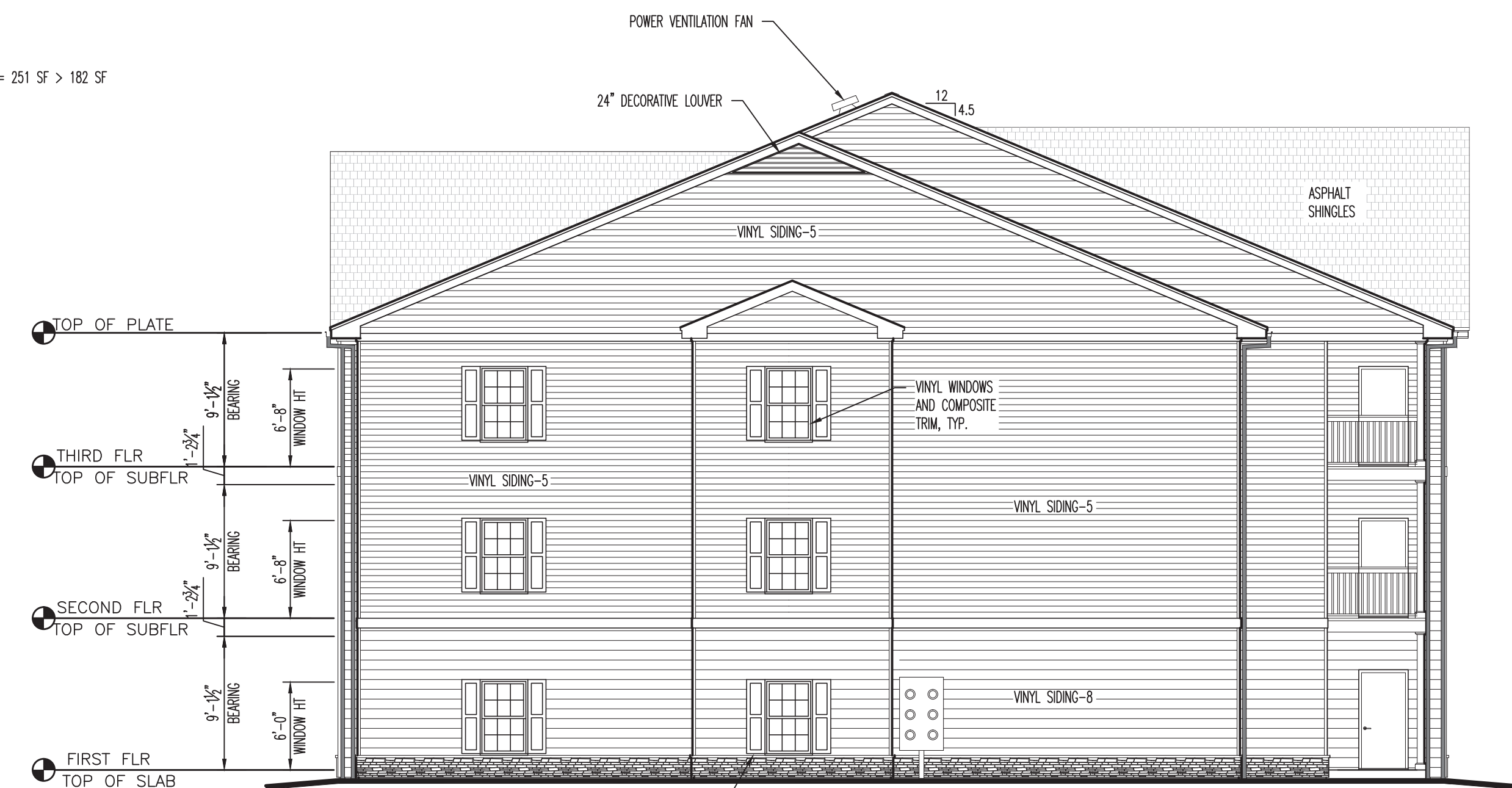
C3 REAR ELEVATION (STREET FACING)

SCALE: 1/8" = 1'-0"
FIRST-FLOOR WALL AREA: 81' X 9' = 729 SF; 25% = 182 SF
TWIN WINDOWS = 38 SF EA; DOORS W/ TRANSOMS = 49.33 SF EA; TOTAL FOR WINDOWS & DOORS = 251 SF > 182 SF



B1 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



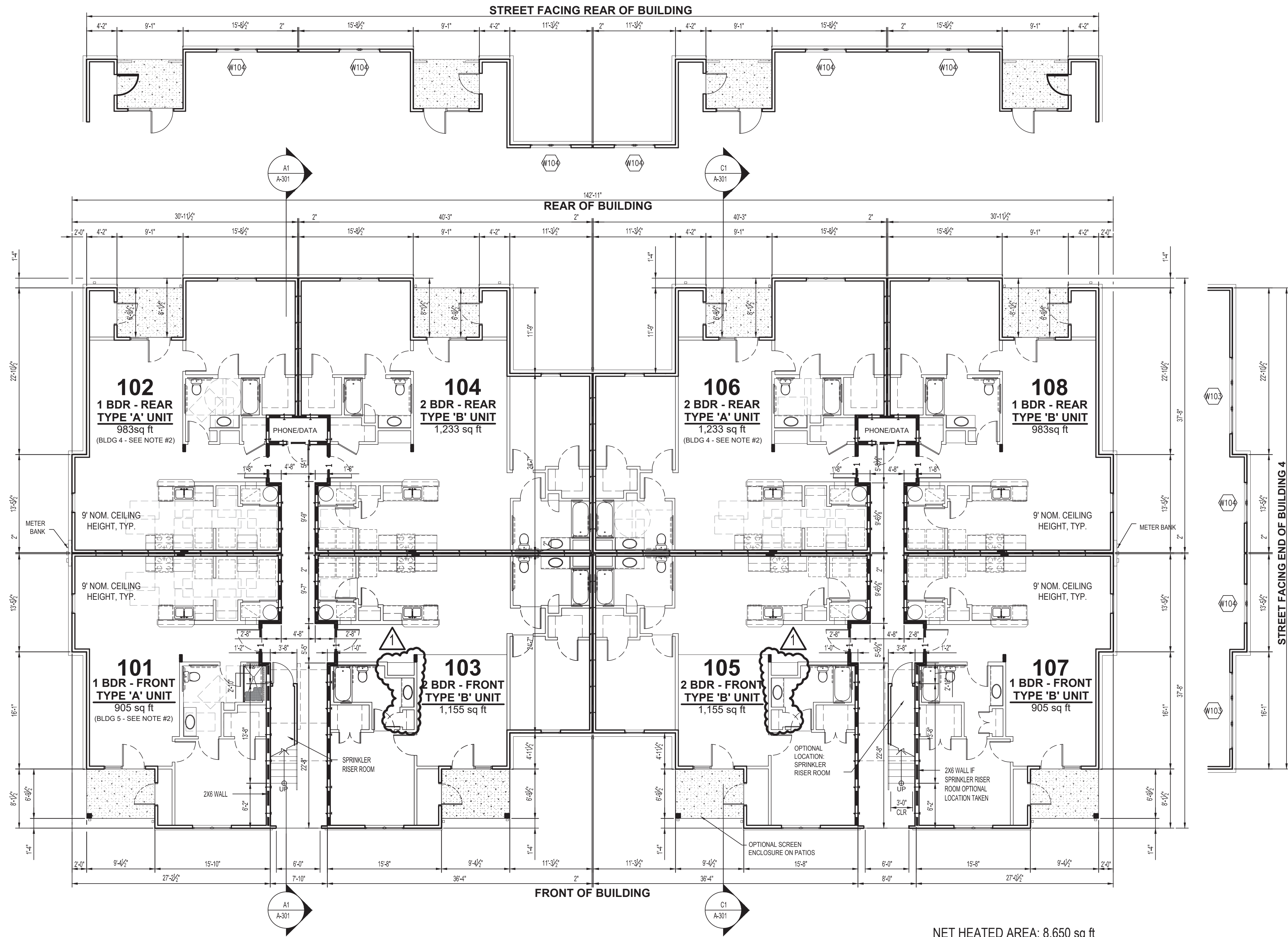
B4 LEFT ELEVATION

SCALE: 1/8" = 1'-0"



A3 FRONT ELEVATION (PARKING LOT)

SCALE: 1/8" = 1'-0"



A1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NET HEATED AREA: 8,650 sq ft
(MEASURED TO OUTSIDE FACE OF INSULATED FRAMING)

