LINE TABLE CREEK		
LINE	BEARING	LENGTH
L5	N3°51'51"W	22.79
L6	N9°04'33"E	55.33
L7	N27°56'36"E	45.86
L8	N17°25'01"E	45.01
L9	N71°24'08"E	32.61
L10	N6°00'13"W	75.37
L11	N40°10'09"W	30.77
L12	N28°58'00"W	37.91
L13	N32°22'48"W	63.54
L14	N44°35'53"E	48.29
L15	N12°44'27"E	51.18
L16	N65°50'49"E	20.79
L17	N20°32'02"W	65.04
L18	N12°51'57"E	60.89
L19	N56°26'48"E	36.34
L20	N13°48'06"W	43.96
L21	N16°45'54"E	85.63
L22	N35°54'35"W	36.17
L23	N16°04'35"E	74.36
L24	N8°06'38"E	77.02

LINE TABLE CREEK		
LINE	BEARING	LENGTH
L25	N26°57'59"W	56.52
L26	N22°08'38"W	79.09
L27	N1°42'33"W	57.00
L28	N29°29'48"E	51.02
L29	N47°26'21"E	102.61
L30	N26°22'32"E	30.44
L31	N17°32'04"W	33.39

LINE TABLE WETLAND		
LINE	BEARING	LENGTH
L40	N87°39'07"E	59.62
L41	S0°10'05"W	107.42
L42	S77°08'07"W	24.02
L43	S81°57'03"W	35.83
L44	N0°10'47"W	115.34

LINE TABLE WETLAND		
LINE	BEARING	LENGTH
L45	S24°19'17"W	24.02
L46	N75°33'55"W	28.21
L47	N42°19'33"W	10.19
L48	N27°25'10"W	49.98
L49	N24°08'21"E	129.28
L50	S48°13'29"E	23.18
L51	S30°14'08"E	50.58
L52	S63°29'29"E	40.93
L53	S46°46'01"W	29.88
L54	S43°33'48"W	52.85
L55	S20°18'14"W	20.10

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°36'00"E	83.75
L2	S27°28'47"E	20.11
L3	N62°09'00"E	98.93
L4	N63°14'33"E	113.77

MINIMUM SETBACKS FOR SOLAR FARMS IN ZONE R-20

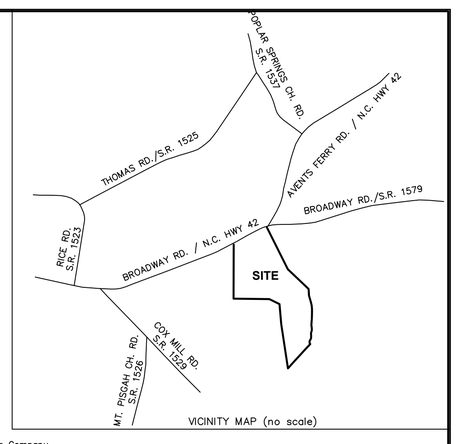
FRONT_____100'

SIDE_____ 60'

REAR_____60'

SITE DATA

- OWNER
  BROADWAY ROAD SOLAR, LLC
  A NORTH CAROLINA LIMITED LIABILITY COMPANY
  MAILING ADDRESS:
  C/O PINE GATE RENEWABLES
  130 ROBERTS STREET
  ASHEVILLE, N.C. 28801
  PROPERTY ADDRESS: 1806 BROADWAY ROAD
  SANFORD, N.C. 27332
- TRACT 2 / FEE PARCEL
- PIN: 9672-12-4540 / PORTION
- AREA: 32.57 ACS./1,418,877 SF.
- P.C. 2021, SL. 59
- D.B. 1626, PG. 487
- ZONED: R-20
- THIS PROPERTY DOES NOT LIE IN A F.E.M.A. 100 YEAR SPECIAL FLOOD HAZARD AREA PROPERTY LIES IN ZONE "X" REF: MAP NUMBER 3710967200 J DATED SEPTEMBER 6, 2006
- BUILDING SETBACKS (PER R-20 ZONING)
  - FRONT SETBACK 30'
  - SIDE SETBACK 15'
  - REAR SETBACK 30'
  - MAXIMUM BUILDING HEIGHT 40'



VICINITY MAP (no scale)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C5	141.06'	1085.00'	7°26'57"	N68° 28' 47"E	140.97'

NOTE:
NCDOT R/W, PUE, TCE, AND PDE TAKEN FROM NCDOT PROJECT NO. 38887.2.3 / I.D. NO. R-3830. A DGN FILE OF SHEET 15 WAS PROVIDED TO US BY TGS ENGINEERS. ADDRESS 706 HILLSBOROUGH STREET, SUITE 200, RALEIGH, NC 27603. OFFICE PHONE 919/773-8887.

CALLS ALONG BROADWAY ROAD NCDOT R/W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C16	96.19'	1449.50'	3°48'08"	N63° 10' 56"E	96.17'

CALLS ALONG BROADWAY ROAD NCDOT R/W

LINE TABLE		
LINE	BEARING	LENGTH
L117	N67°45'08"E	163.96

N/F
WILBUR F. THOMAS
BOBBIE S. THOMAS
PIN: 9672-22-2978
D.B. 329, PG. 956
ZONED: RA
USE: AGRICULTURE

N/F
ALICE FAYE BRYANT
PIN: 9672-02-2998
D.B. 623, PG. 936
ZONED: RA
USE: SINGLE FAMILY

LINE TABLE WETLAND		
LINE	BEARING	LENGTH
L56	S87°18'22"E	61.41
L57	S75°58'32"E	57.88
L58	S57°23'29"E	71.92
L59	N88°48'02"W	92.55
L60	S80°18'13"W	98.37
L61	N62°47'21"W	35.14
L62	N58°54'43"W	38.00
L63	S79°14'46"W	39.08
L64	N76°47'46"W	42.10
L65	N87°37'06"W	40.87
L66	N87°44'02"W	19.91
L67	S80°01'30"W	63.42
L68	N30°11'36"W	6.83
L69	S43°01'31"E	54.03
L70	S2°01'47"E	18.08
L71	S50°21'10"W	31.25
L72	S12°52'47"W	52.46
L73	N80°30'52"E	20.19
L74	S87°46'17"E	55.26
L75	S71°23'26"E	35.70
L76	S15°43'44"E	68.03
L77	S81°21'16"E	51.37
L78	S70°37'11"E	68.49
L79	N72°51'00"E	42.01

LINE TABLE WETLAND		
LINE	BEARING	LENGTH
L90	S52°10'15"E	94.06
L91	S53°27'52"E	45.68
L92	S76°35'35"E	71.08
L93	S88°44'33"E	39.28
L94	S47°43'08"E	49.51
L95	S0°51'09"W	61.56
L96	S50°26'30"E	39.34
L97	S89°25'49"E	50.38
L98	S64°24'08"E	46.75
L99	S13°12'36"E	45.38
L100	S6°19'17"W	38.33
L101	S40°02'54"E	41.65
L102	S10°00'51"W	34.45
L103	S18°05'08"W	67.51
L104	S18°35'28"E	47.56
L105	S14°58'55"E	232.12
L106	S15°45'31"E	39.30
L107	S56°11'13"E	42.39
L108	S72°48'09"E	27.59
L109	S20°23'42"E	23.62
L110	S37°23'27"E	45.02
L111	S48°34'50"E	30.53
L112	S27°45'33"W	18.52
L113	S86°41'58"W	17.54
L114	S30°18'57"E	21.29

LINE TABLE WETLAND		
LINE	BEARING	LENGTH
L80	S87°44'11"W	28.26
L81	N76°44'56"W	58.68
L82	N88°56'37"W	48.82
L83	N84°05'40"W	43.19
L84	N2°35'38"E	1.79
L85	N68°01'52"E	9.17
L86	N32°20'25"E	16.00
L87	N88°34'28"E	54.82
L88	S68°29'19"E	47.47
L89	N87°03'37"E	57.74

N/F
LINDA R. BROOME
PIN: 9672-02-1317
D.B. 1477, PG. 751
P.C. 2014, SL. 59
ZONED: RA/MH
USE: MOBILE HOME PARK

CALLS ALONG 30' ACCESS EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L115	S0°00'00"E	30.81
L116	N0°00'00"E	31.88

CALLS ALONG 30' ACCESS EASEMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C6	30.06'	1085.00'	1°35'14"	N63° 57' 42"E	30.06'
C7	26.57'	32.50'	46°50'41"	S5° 56' 34"E	25.84'
C8	157.49'	122.50'	73°39'49"	S11° 29' 36"E	146.86'
C9	7.74'	17.50'	25°20'19"	S12° 40' 09"W	7.68'
C10	21.01'	47.50'	25°20'19"	N12° 40' 09"E	20.84'
C11	118.92'	92.50'	73°39'49"	N11° 29' 36"W	110.90'
C12	14.98'	27.50'	31°12'39"	N32° 43' 11"W	14.80'
C13	11.38'	27.50'	23°42'30"	N5° 15' 37"W	11.30'
C14	5.22'	27.50'	10°53'09"	N12° 02' 12"E	5.22'
C15	2.04'	2.50'	46°50'41"	N5° 56' 34"W	1.99'
C17	7.00'	1449.50'	0°16'37"	N64° 56' 42"E	7.00'

N/F
MARY E. SMITH ROSSER
PIN: 9662-91-6528
D.B. 1133, PG. 830
ZONED: RA/MH
USE: FOREST

N/F
JASON B. KELLY
PIN: 9672-31-1439
D.B. 589, PG. 111
ZONED: RA
USE: SINGLE FAMILY

N/F
ERVIN HARRINGTON CAMPBELL
MAZELLE CAMPBELL
PIN: 9672-10-1957
D.B. 96, PG. 632
ZONED: RA
USE: FOREST

N/F
WILBUR F. THOMAS
BOBBIE S. THOMAS
PIN: 9672-21-5413
D.B. 329, PG. 956
ZONED: RA
USE: FOREST

N/F
TROY S. WILLETT
PIN: 9671-29-7993
D.B. 1001, PG. 963
ZONED: RA
USE: FOREST

N/F
TIMOTHY S. SLOAN
SUZETTE B. SLOAN
PIN: 9671-19-6562
D.B. 969, PG. 330
P.C. 2014, SL. 57
ZONED: RA
USE: AGRICULTURE

TRACT 1
42.49 ACS.
(P.C. 2021, SL. 59)

30' ACCESS & UTILITY EASEMENT
1.34 ACS.
58,450 SF.
(P.C. 2021, SL. 59)
(D.B. 1626, PG. 494)

PURCHASE AREA (TRACT 2)
32.57 ACS.
1,418,877 S.F.

Chicago Title Insurance Company
Commitment Number: 21-097794WS

Revision Three (7/22/2021)

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.
2. Taxes or assessments for the year 2021, and subsequent years, not yet due or payable. Not a survey matter
3. Terms and provisions of Grant of Access and Utility Easement by and between Lane Raw land, LLC, a North Carolina limited liability company and Broadway Road Solar, LLC, a North Carolina limited liability company recorded in Book 1626, Page 494, Lee County Registry. Easement shown on survey/affects property.
4. [INTENTIONALLY DELETED] ~~Amended and Restated Memorandum of Purchase and Sale Agreement recorded in Book 1604, Page 135, Lee County Registry.~~
5. [INTENTIONALLY DELETED] ~~Memorandum of Purchase and Sale Agreement recorded in Book 1578, Page 593, as amended by that Amended and Restated Memorandum of Purchase and Sale Agreement recorded in Book 1604, Page 135, Lee County Register of Deeds Office.~~
6. Memorandum of Action by Department of Transportation recorded in Book 1527, Page 453, Lee County Registry. (as it relates to 19-CVS-359)
7. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Cabinet 2006, Slide 246; Plat Cabinet 8, Slide 11-E; Plat Cabinet 18, Slide 84, Plat Cabinet 2007, Slide 145 and Plat Cabinet 2021, Slide 59.
   - Plat Cabinet 2006, Slide 246 boundary information and Sanford City limits.
   - Plat Cabinet 8, Slide 11-E boundary information
   - Plat Cabinet 18, Slide 84 boundary information, Sanford City Limits.
   - Plat Cabinet 2007, Slide 145 boundary information
   - Plat Cabinet 2021, Slide 59 boundary information, new access and utility easement.
8. Special Use Permit recorded in Book 1491, Page 16. Approval for construction of a Solar Farm.
9. Right of Way Deed to The Department of Transportation recorded in Book 706, Page 811. Shown on survey / additional right of way for Broadway Road/ N.C. 42 / affects tract 1
10. Deed of Easement recorded in Book 729, Page 351. Drainage Easement located in the northeast portion of tract 1/ shown on survey / affects tract 1.
11. [INTENTIONALLY DELETED] ~~The correctness of the square footage/acreage computation contained in the description of the Land is not insured.~~
12. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by survey April 29, 2021, being last dated survey entitled "ALTA/NSPS Land Title Survey – Pine Gate Renewables" by Herbert H. Proctor, Jr., PLS dated September 23, 2020, last revised April 28, 2021

a. ~~10' Soil paths crossing the Land and rights of others in and to, said paths.~~
b. 15' setback along western property line and 30' setback along southern, eastern and northern property line (Purchase and Easement)
c. Chain link fences crossing western property line;
d. Overhead utility line, power pole and guy wires;
e. Proposed underground electric and inverter;
f. Perennial streams and creeks bounding and crossing the Land: rights of others in and to the continuous and uninterrupted flow of said waters and riparian and/or littoral rights incident to the Land and claims to Land created or lost by accretion, reliction or avulsion resulting from movement of the creeks forming the boundary of the insured Land. (Purchase and easement)
g. wetlands

13. Any statutory lien or claim of lien affecting Title to the Land that arises from labor, services, materials or rental equipment heretofore or hereafter furnished by, through, with, at the direction of, or under contracts with the Insured owner of the Land identified in Schedule A of this policy or its affiliates. (Owners Policy Only) Not a survey matter.
14. [INTENTIONALLY DELETED] ~~Any statutory lien or claim of lien affecting Title to the Land that arises from labor, services, materials or rental equipment heretofore or hereafter furnished by, through, with, at the direction of, or under contracts with the vested owner of the interest in the Land insured identified in Schedule A or its affiliates. Provided however that after 15 days have elapsed from the date of recordation of the Insured Mortgage identified in Schedule A (the "Effective Date"), the Company shall omit or delete this exception from the final Loan Policy so long as either (i) there have been no new Notices to Lien Agent filed on LiensNC.com by potential lien claimants that first furnished labor, services, materials or rental equipment within 15 days prior to the Effective Date, or (ii) a NCLTA Form 7 (subordination) or NCLTA Form 8 (waiver) has been received from any potential lien claimants that first furnished labor, services, materials or rental equipment prior to the Effective Date and filed a Notice to Lien Agent within 15 days after the Effective Date. (Loan Policy Only)~~

This Owner's Policy supersedes coverage under previously issued Chicago Title Insurance Company Policy Number 34 306 18-19003WS.

POLICY ENDORSEMENT(S)
END OF SCHEDULE B, PART II

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. DASHED LINES REPRESENT LINES NOT SURVEYED BY THIS OFFICE.
4. VERTICAL DATUM BASED ON NAVD "88".
5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE
6. COORDINATES FROM CONTROL POINTS SHOWN ON MAP ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011) AND ARE GRID COORDINATES.
7. LAND SURVEYED IS THE SAME LAND DESCRIBED IN THE TITLE COMMITMENT.
8. TOPO ACCURACY IS HALF THE CONTOUR INTERVAL.
9. THE TAX PARCEL NUMBER OR NUMBERS ASSIGNED TO THE SURVEYED PROPERTY DO NOT INCLUDE ANY LAND OTHER THAN THE SURVEYED PROPERTY.

REFERENCES

1. P.C. 2014, SL. 57
2. P.C. 2014, SL. 59
3. P.C. 2007, SL. 145
4. P.C. 2006, SL. 246
5. P.C. 18, SL. 84
6. ALL DEEDS AND MAPS WITH ADJOINERS
7. LEE COUNTY GIS.
8. P.C. 8, SL. 11E
9. D.B. 1119, PG. 538
10. D.B. 1586, PG. 390 DEED OF RECORD
11. P.C. 2021, SL. 59

NOTES REGARDING TABLE A ITEMS

The survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of North Carolina for surveyors and the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2021 and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(as to utilities, surface matters only), 13, 14, 16, 17, 18 and 19 of Table A thereto, that, pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, in my professional opinion as a land surveyor registered in the State of North Carolina, the relative positional accuracy of this survey does not exceed that which is specified in said Accuracy Standards;

1. Monuments will be placed at all major corners of the boundary of the property, unless already marked. As shown on survey.
2. The Project address is 1806 Broadway Road, Sanford N.C. 27332
3. The property is located within an area having a zone designation "X" by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 3710967200J, with a date of identification of September 6, 2006, for Community Number 370143, in Lee County, State of North Carolina, which is the current Flood Insurance Rate Map for the community in which property is situated.
4. Gross land area of property surveyed. See site data table.

6a. A zoning Verification letter was provided to the surveyor by the client Letter from Amy J. McNeill (Zoning Administrator Sanford/Lee County Community Development) stating that Lee County Tax Parcel/Pin No. 9672-12-4540-00 is currently zoned (R-20) dated May 5, 2021.
6b. Zoning setbacks were not provided to the surveyor by the client. Setbacks taken from the Sanford-Broadway-Lee County Unified Development Ordinance. See site data table.
7a. Exterior dimensions of all buildings at ground level. No buildings on property
7b1. Square footage of buildings at ground level. No buildings on property
7c. Measured height of buildings above grade. No buildings on property
8. No evidence of substantial features observed on site, with respect to parking lots, billboards, signs, swimming pools, landscaped areas, areas of refuse.
9. No evidence of striping, marked parking spaces, surface parking areas observed on site.
11. Location of utilities existing on or serving the surveyed property as determined by: – Observed evidence collected pursuant to Section 5.E.iv. As shown on survey.
13. Names of adjoining owners according to current tax records. Lee County GIS Shown on survey.
14. Distance to nearest intersecting street. As shown on survey.
16. No recent earthwork or building construction was observed on property.
17. No information was made available to the surveyor by the controlling jurisdiction on proposed changes in street right of way lines. Also evidence of recent street or sidewalk construction or repairs was observed. With respect to the above statement ditches were cleaned and scraped out, grading up to the edge of pavement (possibility of road widening may occur). Evidence of additional ncdot r/w 3" aluminum caps found on lot 3. Civil Complaint (19CVS359) Declaration of taking.
18. Evidence of offsite easements or servitudes observed on property at the time of this survey. Any easements or servitudes shown are per title commitment No.: 21-09794WS Revision 3 dated: July 22, 2021
19. Professional liability Insurance policy held by the surveyor in the amount of $1,000,000.00

ALTA SURVEY CERTIFICATION

To Broadway Road Solar, LLC. a North Carolina limited liability company; PGR 2021 Lessor 3, LLC, a North Carolina limited liability company; PGR 2021 Lessee 3, LLC, a North Carolina limited liability company; Enhanced Capital RETC Fund I, LLC, a Delaware limited liability company, its members, successors and/or assigns as their respective interests may appear; Chicago Title Insurance Company; West Town Bank & Trust, an Illinois chartered bank, and/or its successors and assigns, as their interests may appear:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11 (as to utilities, surface matters only), 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on April 21, 2021.

Date of Plat or Map: September 23, 2020

HERBERT H. PROCTOR JR. L-3621 — 07/28/2021 Date

NORTH CAROLINA PROFESSIONAL SEAL L-3621 LAND SURVEYOR HERBERT H. PROCTOR JR.

FEE PARCEL

Lying and being situated in Lee County, North Carolina and being more particularly described as follows:

BEING all of Tract 2 containing approximately 32.57 acres, as depicted on that certain Recombination Plat & New 30' Access & Utility Easement for Lane Raw Land, LLC, according to a survey by Stewart-Proctor, PLLC as recorded in Plat Cabinet 2021, Slide 59, Lee County Register of Deeds;

Also being a portion of that certain parcel of land in Cape Fear Township, Lee County, North Carolina and lying south of Broadway Road / N.C. Highway 42, west of property owned by Wilbur F. Thomas and Bobbie S. Thomas (Deed Book 329, Page 956), west of Patchetts Creek and being more particularly described as follows:

BEGINNING an existing iron pipe by a metal fence post, the southernmost corner of the hereinafter described parcel; Thence with the line of Troy S. Willett North 42° 12' 22" East 435.03 feet to an existing iron pipe; Thence continuing with the Willett line North 42° 19' 19" East 308.41 Feet to an existing iron pipe on the bank of Patchetts Creek; Thence continuing with Willett North 42° 19' 19" East 13.81 Feet to a point in the center of said creek (the center of said creek being the property line); Thence with the run of Patchetts Creek the following courses, North 17° 32' 04" West 33.39 feet, North 26° 22' 32" East 30.44 feet, North 47° 26' 21" East 102.61 feet, North 29° 29' 48" East 51.02 feet, North 01° 42' 33" West 57.00 feet, North 22° 08' 38" West 79.09 feet, North 26° 57' 59" West 56.52 feet, North 08° 06' 38" East 77.02 feet North 16° 04' 35" East 74.36 feet, North 35° 54' 35" West 36.17 feet, North 16° 45' 54" East 85.63 feet, North 13° 48' 06" West 43.96 feet, North 56° 26' 48" East 36.34 feet, North 12° 51' 57" East 60.89 feet, North 20° 32' 02" West 65.04 feet, North 65° 50' 49" East 20.79 feet, North 12° 44' 27" East 51.18 feet, North 44° 35' 53" East 48.29 feet, North 32° 22' 48" West 63.54 feet, North 28° 58' 00" West 37.91 feet, North 40° 10' 09" West 30.77 feet, North 06° 00' 13" West 75.37 feet, North 71° 24' 08" East 32.61 feet, North 17° 25' 01" East 45.01 feet, North 27° 56' 36"East 45.86 feet, North 09° 04' 33"East 55.33 feet, North 03° 51' 51"West 22.79 feet; Thence leaving Patchetts Creek North 43° 13' 46 West 21.86 feet to an existing iron pipe on the bank of Patchetts Creek; Thence North 43° 13' 46"West 910.11 feet to a 5/8"existing iron rod in stump; Thence North 29° 27' 35"West 219.67 feet to a point in the property line of Wilbur & Bobbie Thomas (Deed Book 329, Page 956); Thence leaving the line of the Thomas's South 46° 50' 44"West 147.34 feet to a point on the Eastern side of the 'New 30 Foot Access & Utility Easement'; Thence along the 'property line'on the eastern side of the above mentioned new easement the following calls: South 48° 19' 30"East 460.25 feet to an iron pipe set; along a curve to the right with a radius of 122.50 feet, an arc length of 157.49 feet, a delta angle of 73° 39' 49"and a chord bearing and distance of South 11° 29' 36"East 146.86 feet to an iron pipe set; South 25° 20' 19"West 312.78 feet to an iron pipe set; thence along a curve to the left with a radius of 17.50 feet, an arc length of 7.74 feet, a delta angle of 25° 20' 19"and a chord bearing and distance of South 12° 40' 09"West 7.68 feet to an iron pipe set; thence South 00° 00' 00"East 30.81 feet to a point on the 'new property line'within the creek bed; Thence along the said new property line within the creek the following calls:

South 87° 57' 41"West 39.70 feet; North 78° 14' 58"West 77.55 feet; North 78° 05' 45"West 133.78 feet; North 55° 58' 36"West 19.11 feet; South 77° 01' 39"West 70.98 feet; North 83° 16' 28"West 65.59 feet; North 74° 55' 44"West 45.83 feet; South 80° 19' 03"West 37.32 feet; North 59° 37' 21"West 41.18 feet; South 84° 21' 13"West 47.31 feet; South 67° 52' 33"West 33.02 feet; North 60° 05' 53"West 57.43 feet; South 86° 46' 49"West 83.06 feet; South 70° 00' 13"West 60.29 feet; North 58° 32' 29"West 41.71 feet; North 64° 59' 34"West 67.93 feet to an iron pipe set;
thence leaving the creek South 26° 22' 51"West 209.46 feet to an iron pipe set in the line of the property owned by Mary E. Smith Rosser (Deed Book 1133, Page 830); Thence with the said Rosser line South 89° 57' 47"East 461.34 feet to an existing iron pipe; Thence with the Ervin & Mazelle Campbell line South 64° 23' 55"East 260.47 feet to an existing iron pipe; Thence with the Campbell line South 08° 11' 50" East 484.72 feet to an existing concrete monument; Thence continuing with the Campbell line South 08° 10' 52" East 1143.02 feet to the point of BEGINNING, and containing 1,418,749.2 Square Feet or 32.57 Acres, more or less.

This tract contains a portion of lots 6, 7, 8 and all of lot 9 depicted on map recorded in the Lee County Register of Deeds, Plat Cabinet 2007 Slide 145 and all of Tract 2 as depicted on that certain Recombination Plat & New 30' Access & Utility Easement for Lane Raw Land, LLC, according to a survey by Stewart-Proctor, PLLC as recorded in Plat Cabinet 2021, Slide 59, Lee County Register of Deeds.

30' ACCESS & UTILITY EASEMENT

Lying and being situated in Lee County, North Carolina and being more particularly described as follows:

Being that 30' Access & Utility Easement in Cape Fear Township, Lee County, North Carolina and lying on the property owned by Lane Raw Land, LLC (Deed Book 1586, Page 390), and being more particularly described as follows:

COMMENCING at an N.C. Geodetic Monument "Bryant" which has N.C. Grid coordinates (NAD 83/2011) of North = 623,678.209 feet and East = 1,970,419.052 feet, South 78° 24' 49" East 660.88 feet to a point on the southern right of way (variable width) of Broadway Road / N.C. Highway 42, the TRUE POINT OF BEGINNING; thence along the southern right of way of the above mentioned road along a curve to the right with a radius of 1,449.50 feet, an arc length of 7.00 feet, a delta angle of 00° 16' 37"and a chord bearing and distance of North 64° 56' 42"East 7.00 feet to a 3"Aluminum right of way cap; thence North 67° 45' 08"East 23.19 feet to a point; thence leaving the southern right of way of said road South 29° 21' 55"East 450.14 feet to a point; thence along a curve to the right with a radius of 32.50 feet, an arc length of 26.57 feet, a delta angle of 46° 50' 41"and a chord bearing of South 05° 56' 34"East 25.84 feet to a point; thence South 17° 28' 47"West 42.28 feet to a point; thence South 06° 35' 38"West 46.46 feet to a point; thence South 17° 06' 52"East 129.76 feet to a point; thence South 48° 19' 30"East 749.54 feet to a point; thence along a curve to the right with a radius of 122.50 feet, an arc length of 157.49 feet, a delta angle of 73° 39' 49"and a chord bearing and distance of South 11° 29' 36"East 146.86 feet to a point; thence South 25° 20' 19"West 312.78 feet to a point; thence along a curve to the left with a radius of 17.50 feet, an arc length of 7.74 feet, a delta angle of 25° 20' 19"and a chord bearing and distance of South 12° 40' 09"West 7.68 feet to a point; thence South 00° 00' 00"East 30.81 feet to a point on the southern bank of the creek; thence South 87° 57' 41"West 30.02 feet to a point on the southern bank of the creek; thence leaving the creek North 00° 00' 00"East 31.88 feet to a point; thence along a curve to the right with a radius of 47.50 feet, an arc length of 21.01 feet, a delta angle of 25° 20' 19"and a chord bearing and distance of North 12° 40' 09"East 20.84 feet to a point; thence North 25° 20' 19"East 312.78 feet to a point; thence along a curve to the left with a radius of 92.50 feet, an arc length of 118.92 feet, a delta angle of 73° 39' 49"and a chord bearing and distance of North 11° 29' 36"West 110.90 feet to a point; thence North 48° 19' 30"West 750.23 feet to a point; thence along a curve to the right with a radius of 27.50 feet, an arc length of 14.98 feet, a delta angle of 31° 12' 39"and a chord bearing and distance of North 32° 43' 11" West 14.80 feet to a point; thence North 17° 06' 52"West 130.98 feet to a point; thence along a curve to the right with a radius of 27.50 feet, an arc length of 11.38 feet, a delta angle of 23° 42' 30"and a chord bearing and distance of North 05° 15' 37"West 11.30 feet to a point; thence North 06° 35' 38"East 47.23 feet to a point; thence along a curve to the right with a radius of 27.50 feet, an arc length of 5.22 feet, a delta angle of 10° 53' 09"and a chord bearing and distance of North 12° 02' 12"East 5.22 feet to a point; thence North 17° 28' 47"East 42.52 feet to a point; thence along a curve to the left with a radius of 2.50 feet, an arc length of 2.04 feet, a delta angle of 46° 50' 41"and a chord bearing and distance of North 05° 56' 34"West 1.99 feet to a point; thence North 29° 21' 57"West 453.54 feet to the TRUE POINT OF BEGINNING and containing 1.34 acres or 58,450 square feet more or less.

I, Herbert H. Proctor Jr, certify that this plat was drawn under my supervision from an actual survey performed under my supervision from references noted on said map; that the boundaries not surveyed are clearly indicated as dashed lines and drawn from references noted on said map; that the ratio of precision as calculated is 1:10,000; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS survey:
Class of survey "A"
Positional accuracy 0.10'
Type of GPS field procedure: VRS (NC)
Dates of survey: 4DECEMBER2018 TO 21APRIL2021
Datum/Epoch: NAD83(CONUS)/
Published/Fixed-control use: NC GNSS RTN
Geoid model: Geoid12A (Conus)
Combined grid factor(s):0.9998643
Units: US Survey Feet
That this plat was prepared in accordance with G.S. 47-30 as amended
That this plat meets the requirement of G.S. 47-30 section F-11-C(1)

I, Herbert H. Proctor Jr., certify that this vertical control survey was completed to the Class C standard [(21 NCAC 56.1605(a)] under my direct and responsible charge from an actual survey made under my supervision.

Witness my original signature and seal this the 28th day of July, 2021.

Professional Land Surveyor L-3621

NORTH CAROLINA PROFESSIONAL SEAL L-3621 LAND SURVEYOR HERBERT H. PROCTOR JR.

NOTE:
Site overlay plans used were provided by others. This office takes no responsibility to the accuracy of this information. All improvements shown from the site plan are (PROPOSED).

"BROADWAY ROAD SOLAR LLC"

ALTA/NSPS LAND TITLE SURVEY

PINE GATE RENEWABLES

BEING ALL OF TRACT 2 AS RECORDED IN PLAT CABINET 2021, SLIDE 59 & DEED BOOK 1626, Page 487, AT THE LEE COUNTY REGISTRY

CAPE FEAR TOWNSHIP	NORTH CAROLINA	STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING (LICENSE NUMBER P-0148) 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661		JOB
LEE COUNTY	OWNER	DATE 09/23/2020	SURVEYED BY	
		SCALE 1"=100'	DRAWN BY	DWG. NO.
ZONED: R-20	P.I.N. 9672-12-4540	REVISIONS		BROADWAY ROAD

REVISIONS
09/04/2020 commitment
10/30/2020 access easement & legal, site data table, table A items, site overlay,wetland ties northeast of parent tract.
11/02/2020 purchase area legal,
11/05/2020 topo
12/15/2020 commitment
12/16/2020 purchase area & legal
02/05/2021 commitment
04/26/2021 commitment, ncdot r/w
04/28/2021 access easement legal
05/22/2021 access easement & fee parcel legal site data table, table A items,
07/23/2021 commitment

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND

- EIP = EXISTING IRON PIPE
- EPK = EXISTING P.K. NAIL
- EMN = EXISTING MASONARY NAIL
- IPS = IRON PIPE SET
- CP = CALCULATED POINT (NOT SET)
- EN = EXISTING NAIL
- EFI = EXISTING FLAT IRON
- ECM = EXISTING CONCRETE MONUMENT
- ERWM = EXISTING R/W MONUMENT
- ESI = EXISTING SOLID IRON
- EIR = EXISTING IRON ROD
- CONTROL POINT
- POWER POLE
- LIGHT POLE
- EXISTING FIRE HYDRANT
- WATER VALVE
- YARD INLET
- CENTERLINE
- R/W = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- EXISTING WELL
- GAS MARKER
- EOP = EDGE OF PAVEMENT
- BOC = BACK OF CURB
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- FENCE
- OHE = OVERHEAD ELECTRICAL LINE
- TREE LINE (APPROXIMATE)
- LINES NOT SURVEYED
- PROPERTY LINES
- FEMA 100/500 YR. (APPROXIMATE)
- GUY WIRE
- WETLANDS
- PUE = PERMANENT UTILITY EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- PDE = PERMANENT DRAINAGE EASEMENT

LEGEND CONT.

- PROPO