



Planning & Neighborhood Development
 35 Cabarrus Avenue, West
 PO Box 308 Concord, NC 28026
 Phone: 704-920-5146
 Email: rogerss@concordnc.gov

Petition for Annexation into the Concord City Limits

Section A Submittal Checklist	
Please include all of the following (check off). If any information is missing from the application package, you will be asked to resubmit the petition with all required materials. Please carefully check the list below before you submit:	
Required – An incomplete application will delay the annexation process.	
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed. (Must include in application packet and email a Microsoft Word version to rogerss@concordnc.gov . Mark as Exhibit A . Source can be from Survey or Deed.
<input checked="" type="checkbox"/>	Map showing above written metes and bounds description of the property to be annexed in relation to the current city limits Mark as Exhibit B .
<input checked="" type="checkbox"/>	A Current County Tax Map with parcels included in the annexation request clearly marked. Mark as Exhibit C . http://gis.cabarruscounty.us/gisdataexplorer/
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN) on second page of application. This is very important. Please indicate if the property to be annexed is only a portion of an existing parcel. http://gis.cabarruscounty.us/gisdataexplorer/
<input checked="" type="checkbox"/>	Property Owners' Signatures, Date of Signatures, and addresses. See page 3 of this application. <u>All real property owners</u> must sign the application, and such signature <u>must be notarized</u> . An authorized representative must sign on behalf of each legal entity that holds ownership of the property and <u>such representative's signature must be notarized</u> . <u>One signature for each legal ownership interest in the property</u> . Please include signatures of new owners if ownership will change during the annexation process.
<input checked="" type="checkbox"/>	Notary Statements for each signature
<input checked="" type="checkbox"/>	General Warranty Deed showing ownership of the property. Petitioners must submit a title opinion or title insurance if a general warranty deed is not available. Upon review, a title opinion may be required in addition to a general warranty deed.
<input type="checkbox"/>	Statement of vested rights claimed, if any.
<input checked="" type="checkbox"/>	\$300.00 Application Fee
<input checked="" type="checkbox"/>	A letter authorizing a developer or agent to handle annexation petition (e.g. withdraw, delay/reactivate petition).
<input checked="" type="checkbox"/>	This application form (Sections A, B, C, and D) completed, dated and signed by the property owner(s) and attested submitted by the deadlines noted in section B of this application, page 2.
Optional, but will assist in the steps following the annexation process	
<input type="checkbox"/>	Section E (Supplemental Information)
<input type="checkbox"/>	Copy of any proposed plans, which may include but is not limited to a preliminary site plan or final site plan
<input type="checkbox"/>	Appropriate application(s) for City of Concord Planning & Zoning Commission (Rezoning Petition)
<input type="checkbox"/>	List of Current Adjacent Property Owners

Section B Submittal Deadlines

Petitions for annexation are accepted by Planning & Neighborhood Development at any time. Find annexation schedule here: <https://www.concordnc.gov/Departments/Planning/Planning-Services/Annexations> **The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.**

(The City reserves the right to make exceptions to this tentative processing schedule for any reason, including when outstanding staff comments need to be addressed.)

Section C Summary Information / Metes and Bounds Descriptions

Development Project Name Stough Road Annexation and Rezoning

Street Address 4862 Stough Road

Cabarrus County Property Identification Number(s) list below

P.I.N. 5518749619

P.I.N.

P.I.N.

P.I.N.

P.I.N.

P.I.N.

Acreage of Annexation Site 74.091

Annexation site is requesting connection to City of Concord Water **and/or Sewer**

Person to contact if there are questions about the petition

Name Chase Burton

Address 5950 Fairview Road, Suite 100 Charlotte, NC 28210

Phone 7045538881

Fax #

Email chburton@burtoneng.com

Written metes and bounds description of property to be annexed

Attach additional sheets if necessary. Petitioners must submit an electronic Microsoft Word version. Petitioners must email an electronic copy to rogerss@concordnc.gov.
See attached Exhibit A

August 6, 2021

Ms. Starla Rogers
City of Concord Planning and Zoning Dept.
35 Cabarrus Ave
Concord, NC 28025

Re: Rezoning and Annexation for 4862 Stough Road

Dear Ms. Rogers,

On behalf of HH Morrison Investments, LLC, and all the other owners of the property at 4862 Stough Road, I, Hugh Morrison, permit Chase Burton to act as our agent for the annexation and rezoning of parcel. 5518-74-9619-0000.

Attached for your reference is a document signed by all the owners of the property giving me proper authority to execute on behalf of the ownership group.

Sincerely,

A handwritten signature in black ink that reads "Hugh Morrison" followed by a horizontal flourish line.

Hugh Morrison

Attachment

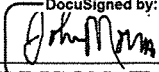
CONSENT BY ALL OF THE MEMBERS OF
STOUGH ROAD CO-TENANCY
TO THE SALE OF 4862 STOUGH ROAD, CONCORD, NC

We, the undersigned, being all of the tenants of STOUGH ROAD CO-TENANCY hereby consent to the sale of 4862 Stough Road, Concord, Cabarrus County, North Carolina (the "Property").

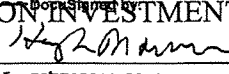
In conjunction with the sale of the Property, the Co-Tenants hereby consent to the appointment of Hugh H. Morrison, co-tenant, to sign any and all documents for and on behalf of the Co-Tenancy up until the date of Closing, including but not limited to annexation documentation requested by the Purchaser. The Co-Tenancy agrees to be bound by the terms of the documents as if executed by each of the Co-Tenants of the Co-Tenancy.

This 29th day of July, 2021.

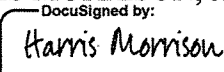
CO-TENANTS:

DocuSigned by:


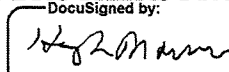
JOHN H. MORRISON, JR., an individual (SEAL)
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DocuSigned by:


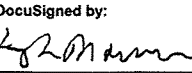
H H MORRISON INVESTMENTS, LLC (SEAL)
By: Hugh H. Morrison
Its: Manager
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JOHN HARRIS MORRISON, JR. FAMILY LLC
DocuSigned by:


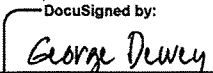
By: John H. Morrison, III (SEAL)
Its: Manager
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MORRISON BROTHERS PROPERTIES, Inc.
DocuSigned by:


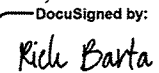
By: Hugh H. Morrison (SEAL)
Its: Manager
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HUGH HOLT MORRISON FAMILY LLC
DocuSigned by:


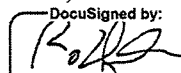
By: Hugh H. Morrison (SEAL)
Its: Manager
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DEWEYHWY49, LLC
DocuSigned by:


By: George S. Dewey IV (SEAL)
Its: Manager
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TRURO GROUP, LLC
DocuSigned by:


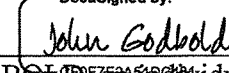
By: Richard A. Barta (SEAL)
Its: Manager
EF4B0426A758A44E...

ORCHARD HILL I, LLC
DocuSigned by:


By: Robert S. Carter (SEAL)
Its: Manager
E030ED7EFE56445...

CHARLES A. JAMES PROPERTIES, LLC

By: Charles A. James (SEAL)
Its: Manager

DocuSigned by:


JOHN J. GODBOLD, an individual (SEAL)

CONSENT BY ALL OF THE MEMBERS OF
STOUGH ROAD CO-TENANCY
TO THE SALE OF 4862 STOUGH ROAD, CONCORD, NC

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In conjunction with the sale of the Property, the Co-Tenants hereby consent to the appointment of Hugh H. Morrison, co-tenant, to sign any and all documents for and on behalf of the Co-Tenancy up until the date of Closing, including but not limited to annexation documentation requested by the Purchaser. The Co-Tenancy agrees to be bound by the terms of the documents as if executed by each of the Co-Tenants of the Co-Tenancy.

This 29th day of July, 2021.

CO-TENANTS:

JOHN H. MORRISON, JR., an individual (SEAL)

H H MORRISON INVESTMENTS, LLC

By: Hugh H. Morrison (SEAL)
Its: Manager

JOHN HARRIS MORRISON, JR. FAMILY LLC

By: John H. Morrison, III (SEAL)
Its: Manager

MORRISON BROTHERS PROPERTIES, Inc.

By: Hugh H. Morrison (SEAL)
Its: Manager

HUGH HOLT MORRISON FAMILY LLC

By: Hugh H. Morrison (SEAL)
Its: Manager

DEWEYHWY49, LLC

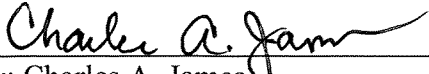
By: George S. Dewey IV (SEAL)
Its: Manager

TRURO GROUP, LLC

By: Richard A. Barta (SEAL)
Its: Manager

ORCHARD HILL I, LLC

By: Robert S. Carter (SEAL)
Its: Manager

CHARLES A. JAMES PROPERTIES, LLC


By: Charles A. James (SEAL)
Its: Manager

JOHN J. GODBOLD, an individual (SEAL)

MARGARET MORRISON HAMILTON FAMILY LLC

RED IRON PARTNERS, LLC F/K/A TWO BBB, LLC

DocuSigned by:
Margaret Hamilton (SEAL)

DocuSigned by:
Byron Burns (SEAL)

By: Margaret M. Hamilton
Its: Manager

By: Byron Bernard Burns, III
Its: Manager

912 QUEENS, LLC

DocuSigned by:
Matthew McDonald (SEAL)

By: Matthew G. McDonald
Its: Manager

Section D Annexation Petition

State of North Carolina, Cabarrus County, Petition of Annexation of Property to the City of Concord, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the City of Concord, North Carolina. **The petitioners understand and agree that any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

Contiguous to the present primary corporate limits of the City of Concord, North Carolina, or

Satellite (Not Contiguous) to the municipal limits of the City of Concord, and meets all of the requirements for **NCGS §160A-58.1(b)**. This includes that if any portion of an area of the proposed annexation is part of a subdivision, all of the subdivision must be included.

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes ___ No x

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this ___ day of _____, 20___ by the owners of the property described in Section C.

Owner's Signature(s)

Include signatures of new owners if ownership will change during the annexation process.

Indicate if owner is signing on behalf of legal entity and in what capacity.

Print Name HH MORRISON INVESTMENTS, LLC, its Manager, et al. Phone 704-425-6740
Address 167 CHURCH ST N., CONCORD, NC 28025
Signature Hugh Morrison Date 8/9/21

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

A notary statement must be completely filled out for each signature.

PETITION MUST BE NOTARIZED

State of: North Carolina
County of: Cabarrus

Use this section for individual landowners.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, _____ [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, Janice Walker [Notary's Name], a Notary Public for said County and State, do hereby certify that Hugh H Morrison [Representative for Landowner], a duly authorized representative for HH Morrison Investments, LLC et. al. [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is Manager [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

I, _____ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, _____ [Attorney-In-Fact's Name], Attorney-in-Fact for _____, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of _____, State of _____, [County & State of Recording Office] on the ___ day of _____, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

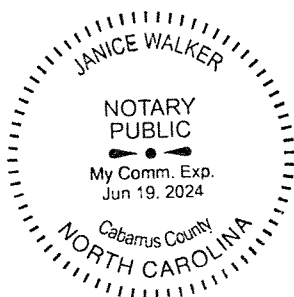
Witness my hand and official seal this 9 day of August, 2021.

Janice Walker
Notary Public

My commission expires June 19, 2024

[SEAL of Notary Public]

Notary's Stamp:



Section E Supplemental Information

In order for the City of Concord to better serve annexation areas, now and in the future, the City requests the following information from you. Please give your best estimates where they are needed. Contact information for relative City Departments can be found at the end of the worksheet. Please indicate 'N/A' for questions on which you have no information.

Acreage of Area										75.91				
Current Population of Area														
Current Zoning of Area										L-1				
Desired City Zoning of Area										I-1				
Proposed Use (i.e. residential, commercial, or industrial)										Light Industrial				
Estimated Total Value of Residential Units for the Proposed Development														
Total Proposed Number of Dwelling Units														
Type of Proposed Dwelling Units (Single Family Detached, Single Family Attached, Multi-Family)														
Year 1		Year 2		Year 3		Year 4		Year 5						
Estimated Total Value of Business Units for the Entire Proposed Development														
Commercial Value					Industrial Value					Other (not-for-profit) Value				
Proposed Number of Commercial														
Year 1		Year 2		Year 3		Year 4		Year 5						
Proposed Number of Industrial														
Year 1	1	Year 2		Year 3		Year 4		Year 5						
Proposed Number of Other (not-for-profit)?														
Year 1		Year 2		Year 3		Year 4		Year 5						

Section E (continued) Supplemental Information

Street Information									
Proposed total linear mileage of roadway installed									
Year 1		Year 2		Year 3		Year 4		Year 5	
Proposed total number of non-state maintained street miles									
Year 1		Year 2		Year 3		Year 4		Year 5	

Water Information									
Typical water service(s) (i.e. ¾", 1", etc.)									
Number of services installed by developer (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of services requested (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Typical irrigation meter size(s) to be installed (i.e. 3/4", 1", etc.)									
Number of Services Requested									
Year 1		Year 2		Year 3		Year 4		Year 5	
Estimated Mileage of Water Pipe Needed									
Year 1		Year 2		Year 3		Year 4		Year 5	

Sewer Information									
Typical sewer service(s) (i.e. 4", 6", 8" etc.)									
Number of services installed by developer (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of services requested (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Estimated Mileage of Water Pipe Needed									
Year 1		Year 2		Year 3		Year 4		Year 5	

Section E (continued) Supplemental Information

Solid Waste Data

Number of Rollouts needed for Multi-Family Units									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units using City rollout collection									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing corrugated (cardboard) recycling									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing white paper pick-up (recycling)									
Year 1		Year 2		Year 3		Year 4		Year 5	

PLEASE SUBMIT ANY SKETCH PLANS OR PRELIMINARY PLATS THAT YOU MAY CURRENTLY HAVE FOR YOUR PROJECT.

City Contact Information

Planning and Neighborhood Development	704-920-5146
Water Resources Director	704-920-5343
Director of Electric Services	704-920-5301
Director of Engineering	704-920-5401
Solid Waste Manager	704-920-5351
Fire Chief	704-920-5536
Police Chief	704-920-5000
Transportation	704-920-5362
Legal	704-920-5114

EXHIBIT A

STOUGH ROAD LEGAL DESCRIPTION (AS SURVEYED)

LYING AND BEING SITUATED IN CABARRUS COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I:

LYING AND BEING IN THE NUMBER ONE (1) TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA, AND BEING A 75.91 ACRE TRACT LYING ON THE WESTERN SIDE OF SR 1309 (STOUGH ROAD) AND THE NORTHERN SIDE OF CODDLE CREEK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR IN THE WESTERN LINE OF SR 1309 (STOUGH ROAD) SAID REBAR HAVING NC GRID COORDINATES OF NORTHING: 586,356.71 AND EASTING: 1,518,807.95, AND BEING THE NORTHERN CORNER OF TRACT I, AND RUNNING THENCE WITH SR 1309 (STOUGH ROAD) THENCE, S 24° 26' 44" E FOR A DISTANCE OF 230.16 FEET TO PIPE. THENCE LEAVING THE WESTERN RIGHT OF WAY OF SR 1309 (STOUGH ROAD) AND RUNNING ALONG THE PROPERTY LINE OF J N IDEAL TRANSPORT INC (BOOK 13276 PAGE 215, CABARRUS COUNTY REGISTRY), S 43° 53' 15" W FOR A DISTANCE OF 301.28 FEET TO A PIPE. THENCE, ALONG THE LINE OF LEWIS LEASING INC (BOOK 3563 PAGE 219 CABARRUS COUNTY REGISTRY) S 35° 15' 16" W FOR A DISTANCE OF 308.53 FEET TO A REBAR. THENCE, S 09° 22' 04" E FOR A DISTANCE OF 300.20 FEET TO A REBAR. THENCE, S 24° 30' 50" E FOR A DISTANCE OF 214.83 FEET TO A 20" OAK TREE. THENCE, N 62° 58' 00" E FOR A DISTANCE OF 438.45 FEET TO A REBAR. THENCE, ALONG THE WESTERN LINE OF GREG WISNIEWSKI (BOOK 6664 PAGE 30 CABARRUS COUNTY REGISTRY), S 29° 44' 45" E FOR A DISTANCE OF 53.85 FEET TO A REBAR. THENCE, ALONG THE WESTERN LINE OF LES TROIS FILLES LLC (BOOK 12877 PAGE 5 CABARRUS COUNTY REGISTRY) S 30° 33' 06" E FOR A DISTANCE OF 160.43 FEET TO A SET SPIKE. THENCE, ALONG THE WESTERN LINE OF HH MORRISON INVESTMENTS LLC (BOOK 13245 PAGE 72 CABARRUS COUNTY REGISTRY) S 30° 33' 06" E FOR A DISTANCE OF 81.84 FEET TO A REBAR. THENCE, ALONG THE WESTERN LINE OF DSV LLC (BOOK 13245 PAGE 246 CABARRUS COUNTY REGISTRY) S 47° 07' 56" W FOR A DISTANCE OF 72.50 FEET TO A REBAR. THENCE, S 08° 56' 25" W FOR A DISTANCE OF 65.93 FEET TO A REBAR. THENCE, S 08° 55' 00" W FOR A DISTANCE OF 575.81 FEET TO A POINT IN CODDLE CREEK. THENCE, MEANDERING ALONG THE CENTERLINE OF THE CREEK THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES: (1) N 83° 07' 57" W FOR A DISTANCE OF 264.72 FEET TO A POINT IN THE CREEK. (2) THENCE, S 87° 23' 45" W FOR A DISTANCE OF 153.23 FEET TO A POINT IN THE CREEK. (3) THENCE, S 21° 45' 28" W FOR A DISTANCE OF 240.98 FEET TO A POINT IN THE CREEK. (4) THENCE, S 02° 36' 26" W FOR A DISTANCE OF 247.92 FEET TO A POINT IN THE CREEK. (5) THENCE, S 29° 20' 02" W FOR A DISTANCE OF 137.49 FEET TO A POINT IN THE CREEK. (6) THENCE, N 64° 46' 34" W FOR A DISTANCE OF 207.45

FEET TO A POINT IN THE CREEK. (7) THENCE, N 80° 37' 12" W FOR A DISTANCE OF 61.39 FEET TO A POINT IN THE CREEK. (8) THENCE, S 76° 38' 58" W FOR A DISTANCE OF 140.62 FEET TO A POINT IN THE CREEK. (9) THENCE, S 66° 48' 58" W FOR A DISTANCE OF 228.53 FEET TO A POINT IN THE CREEK. (10) THENCE, S 80° 35' 38" W FOR A DISTANCE OF 386.84 FEET TO A POINT IN THE CREEK. (11) THENCE, S 72° 36' 59" W FOR A DISTANCE OF 232.67 FEET TO A POINT IN THE CREEK. (12) THENCE, N 63° 59' 22" W FOR A DISTANCE OF 212.01 FEET TO A POINT IN THE CREEK. (13) THENCE, N 82° 28' 32" W FOR A DISTANCE OF 417.73 FEET TO A POINT IN THE CREEK. (14) THENCE, N 37° 07' 56" W FOR A DISTANCE OF 174.83 FEET TO A POINT IN THE CREEK. (15) THENCE, N 01° 26' 16" W FOR A DISTANCE OF 281.70 FEET TO A POINT IN THE CREEK. (16) THENCE, N 33° 43' 57" W FOR A DISTANCE OF 111.86 FEET TO A POINT IN THE CREEK. (17) THENCE, N 45° 25' 03" W FOR A DISTANCE OF 107.16 FEET TO A POINT IN THE CREEK. THENCE LEAVING CODDLE CREEK AND RUNNING ALONG THE EASTERN LINE OF PATTI JEAN S CORZINE & KENNETH LEON STOUGH (BOOK 13651 PAGE 196 CABARRUS COUNTY REGISTRY), N 63° 44' 05" E FOR A DISTANCE OF 1173.90 FEET TO A REBAR. THENCE N 44° 28' 23" E A DISTANCE OF 1929.29 FEET TO THE POINT OF BEGINNING; CONTAINING 74.019 ACRES MORE OR LESS, BEING THE PROPERTY OF H H MORRISON INVESTMENTS LLC (BOOK 9823 PG 330 CABARRUS COUNTY REGISTRY).

NOTES

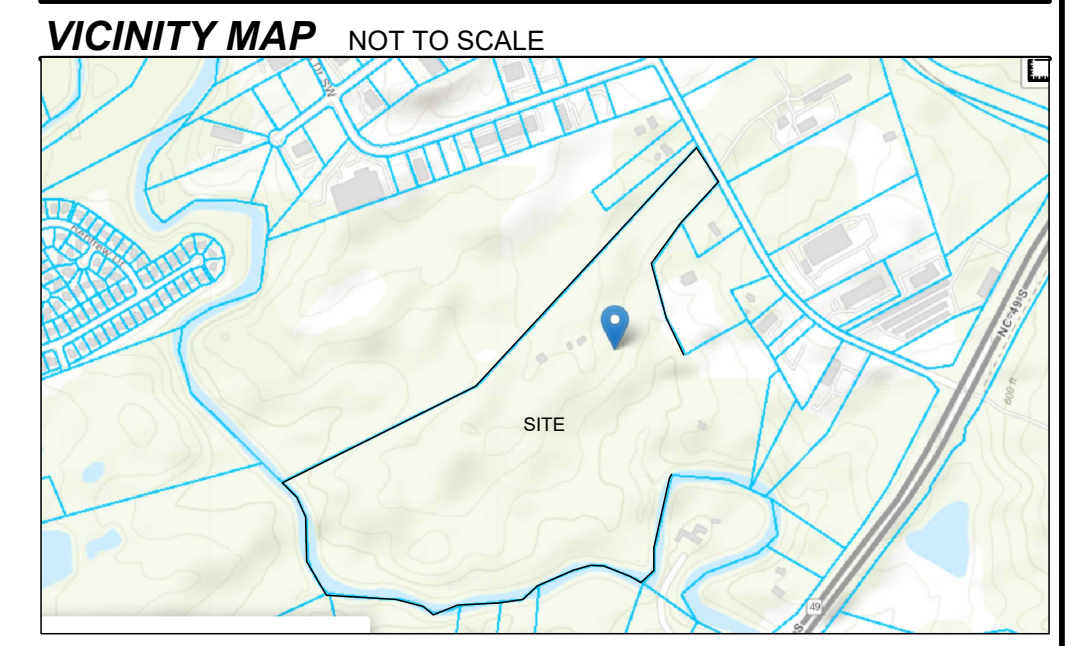
SET #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
 AREAS COMPUTED BY COORDINATE METHOD.
 SUBJECT TRACT ADDRESS: 4862 STOUGH ROAD, CONCORD, NC 28025
 SUBJECT TRACT DEED REFERENCE: DB 9823 PG 330, DB 13245 PG 246 & 13245 PG 72
 SUBJECT TAX PARCEL: 55187496190000, 55189427190000 & 55189532070000
 SUBJECT TRACT ZONED: LI
 ZONING REQUIREMENTS:
 BUILDING
 MINIMUM SETBACK FRONT
 MINIMUM SETBACK SIDE
 MINIMUM SETBACK REAR
 NO ZONING REPORT PROVIDED
 THE NCOS COORDINATES WERE ESTABLISHED BY USING A LEICA MODEL GS14 (GNSS) AND THE NORTH CAROLINA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME NETWORK (RTN) UTILIZING THE NORTH CAROLINA CONTINUOUSLY OPERATING REFERENCE STATION (CORS)
 NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
 NO EVIDENCE OF CURRENT OR CONTEMPLATED RIGHT OF WAY OR ROADWAY DESIGN CHANGES FOUND.
 THE SUBJECT PROPERTY CONTAINS NO GAPS, GORES OR OVERLAPS.
 THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS DURING THE FIELD WORK.
 THE DIRECT ACCESS TO THE SUBJECT PROPERTY IS FROM STOUGH ROAD.
 THE DISTANCE FROM THE SUBJECT PROPERTY TO THE NEAREST INTERSECTING STREET NC-49 SOUTH IS 1780 FEET.
 THE AS SURVEYED LEGAL DESCRIPTION ON THE SURVEY DESCRIBES ALL OF THE REAL PROPERTY AS DESCRIBED IN THE COMMITMENT.

LEGEND

BC = BACK OF CURB	ST = STREET SIGN
CB = CURB INLET	UP = UTILITY POLE
CF = COMBINED GRID FACTOR	LP = LIGHT POLE
CAG = CURB AND GUTTER DIA = DIAMETER	CP = CABLE PEDESTAL
CMP = CORRUGATED METAL PIPE	EP = ELECTRIC PEDESTAL
DB = DEED BOOK	TP = TELEPHONE PEDESTAL
DI = DRAIN INLET	FM = FIBER OPTIC PEDESTAL
DIP = DUCTILE IRON PIPE	CM = COMMUNICATION MANHOLE
EC = EDGE OF CONCRETE	SM = STORM DRAIN MANHOLE
EM = ELECTRIC METER	FE = FIRE DEPARTMENT CONNECTION
EP = EDGE OF PAVEMENT	FE = FINISHED FLOOR ELEVATION
FFC = FIRE CONNECTION	FRS = FLARED END SECTION
FF = FINISHED FLOOR ELEVATION	GM = GAS METER
FRS = FLARED END SECTION	GT = GREASE TRAP
GM = GAS METER	HDPE = HIGH DENSITY POLYETHYLENE PIPE
GT = GREASE TRAP	INV = INVERT
HDPE = HIGH DENSITY POLYETHYLENE PIPE	MB = MAP BOOK
INV = INVERT	NAD = NORTH AMERICAN VERTICAL DATUM
MB = MAP BOOK	NCOS = NORTH CAROLINA GEODETIC SURVEY
NAD = NORTH AMERICAN VERTICAL DATUM	PLB = PLAT BOOK
NCOS = NORTH CAROLINA GEODETIC SURVEY	PDE = PERMANENT DRAINAGE EASEMENT
PLB = PLAT BOOK	PG = PAGE
PDE = PERMANENT DRAINAGE EASEMENT	PG = PERMANENT SLOPE EASEMENT
PG = PAGE	PVC = POLYVINYL CHLORIDE PIPE
PG = PERMANENT SLOPE EASEMENT	RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE PIPE	RRW = RIGHT OF WAY
RCP = REINFORCED CONCRETE PIPE	SDM = STORM DRAINAGE MANHOLE
RRW = RIGHT OF WAY	SSM = SANITARY SEWER MANHOLE
SDM = STORM DRAINAGE MANHOLE	SW = SIDE WALK
SSM = SANITARY SEWER MANHOLE	
SW = SIDE WALK	

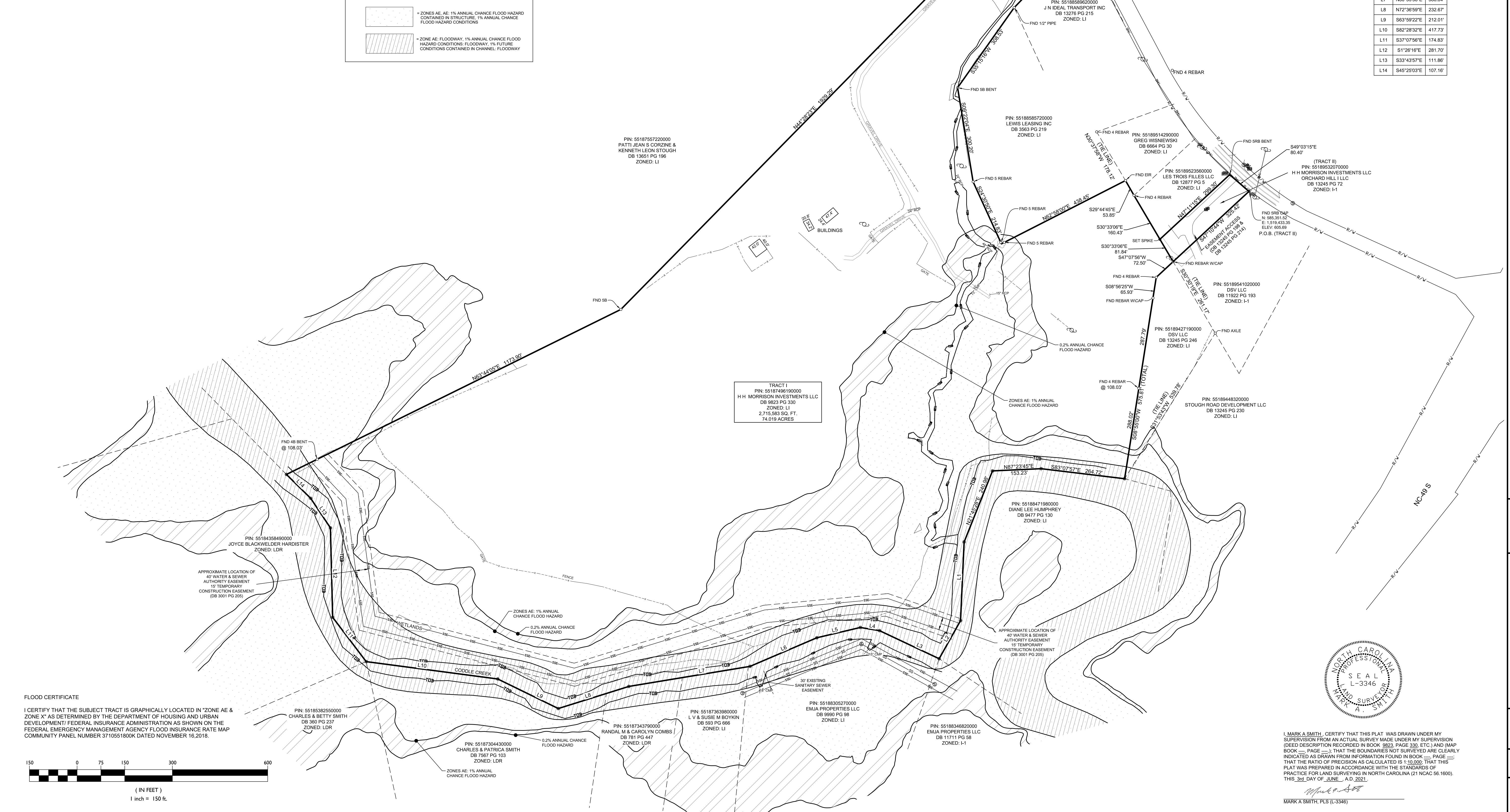
— G —	= UNDERGROUND GAS
— C —	= UNDERGROUND COMMUNICATIONS
— UE —	= UNDERGROUND ELECTRIC
— DU —	= OVERHEAD UTILITY LINE
— W —	= WATER LINE
— F —	= FENCE
— SD —	= STORM DRAINAGE LINE
— S —	= SEWER LINE
— SS —	= SEWER EASEMENT LINE
— C —	= CENTER LINE
— TOB —	= TOP OF BANK

	= 0.2% ANNUAL CHANCE FLOOD HAZARD CONTAINED IN CHANNEL, 1% ANNUAL CHANCE FLOOD HAZARD
	= ZONES AE, AE: 1% ANNUAL CHANCE FLOOD HAZARD CONDITIONS: FLOODWAY, 1% ANNUAL CHANCE FLOOD HAZARD CONDITIONS
	= ZONE AE: FLOODWAY, 1% ANNUAL CHANCE FLOOD HAZARD CONDITIONS: FLOODWAY, 1% ANNUAL CHANCE FLOOD HAZARD CONDITIONS CONTAINED IN CHANNEL, FLOODWAY



Line Table

Line #	Direction	Length
L1	N2°36'20"E	247.92
L2	N29°20'02"E	137.49
L3	S64°46'34"E	207.45
L4	S80°37'12"E	61.39
L5	N76°38'58"E	140.62
L6	N66°48'58"E	228.53
L7	N80°35'38"E	386.84
L8	N72°36'59"E	232.67
L9	S83°59'22"E	212.01
L10	S82°28'32"E	417.73
L11	S37°07'56"E	174.83
L12	S1°26'16"E	281.70
L13	S33°43'57"E	111.86
L14	S45°25'03"E	107.16



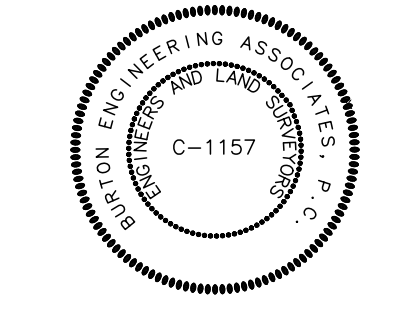
FLOOD CERTIFICATE

I CERTIFY THAT THE SUBJECT TRACT IS GRAPHICALLY LOCATED IN 'ZONE AE & ZONE X' AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT/ FEDERAL INSURANCE ADMINISTRATION AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710551800K DATED NOVEMBER 16, 2018.

150 0 75 150 300 600
 (IN FEET)
 1 inch = 150 ft.

BURTON ENGINEERING

5950 FAIRVIEW RD STE 100
 CHARLOTTE NC 28210
 (T) 704.553.8881
 burtonengineering.com
 FIRM #C-1157



BOUNDARY SURVEY
 OWNER: H H MORRISON INVESTMENTS LLC
 NUMBER ONE TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA

MCGRATH RENTCORP
 5700 LAS POSITAS ROAD, LIVERMORE, CA 94551

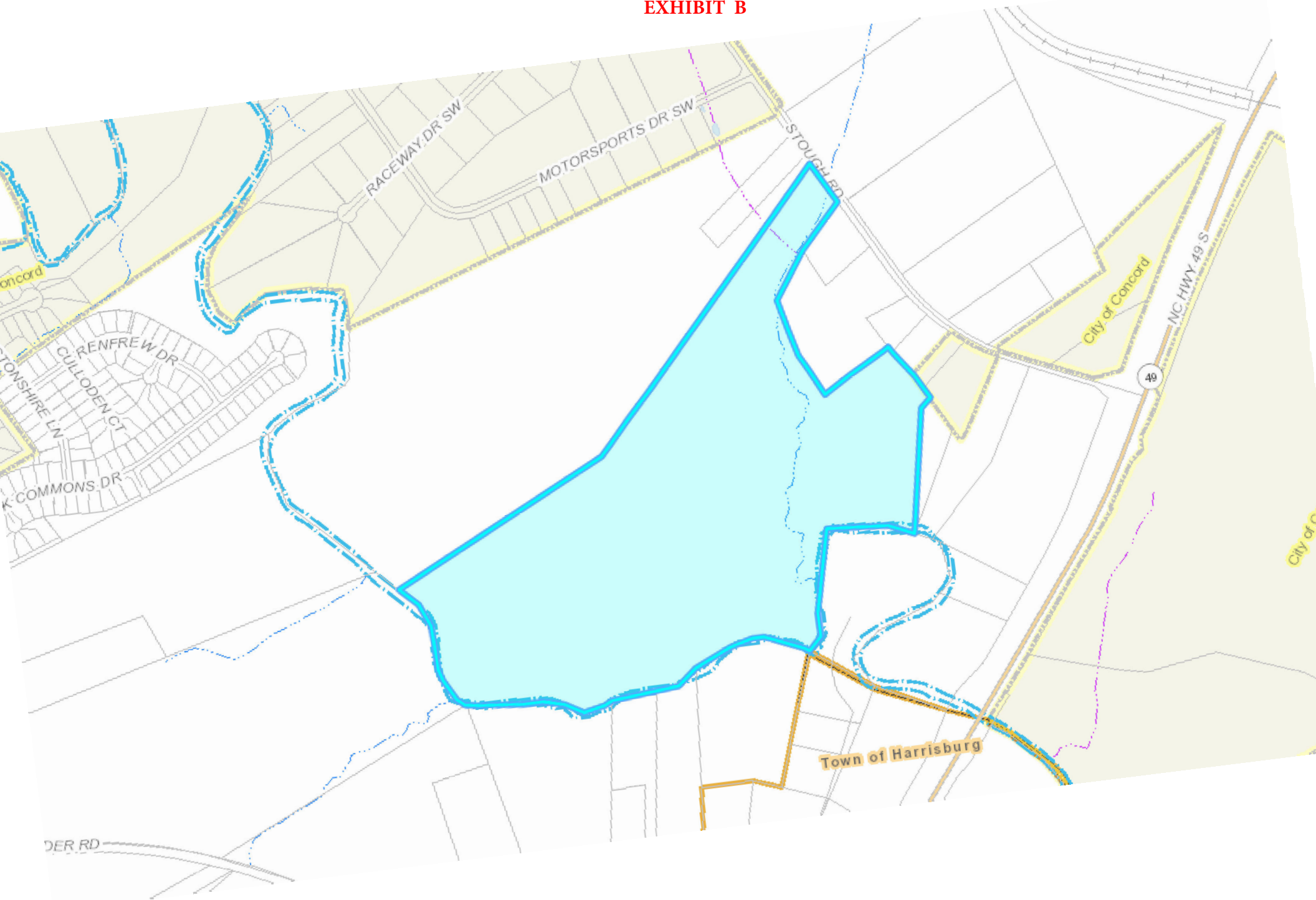
DRAWN BY	JCB
CHECK BY	MAS
DATE	6/21
SURVEY DATE	6/17

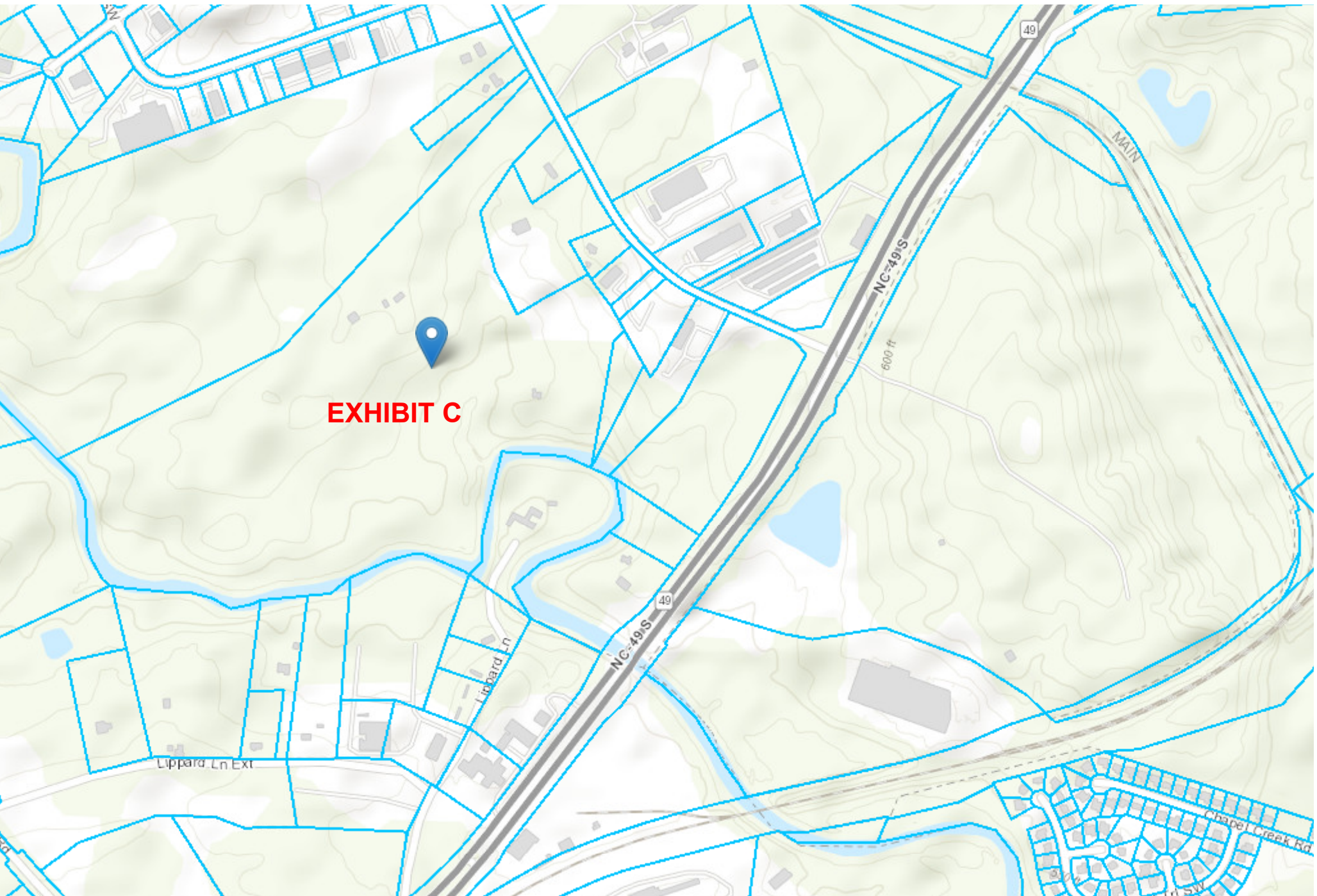
REVISIONS

THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
 021.614.003

EXHIBIT B





Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Account Name 1:	H H MORRISON INVSTMS LLC/ET AL	Account Name 2:	
Mailing Address:	805 TRADE ST NW	Mailing City:	CONCORD
Mailing State:	NC	Mailing Zip Code:	28027
Property Real ID:	01-001 -0020.30	Plat Book:	00000
Plat Page:	00000	Land Units:	74.144
Units Type:	AC	Land Value:	AC
Building Value:	0	OBXF Value:	6600
Assessed Value:	1254970	Market Value:	1254970
Sale Year:	2011	Sale Month:	12
Sale Price:	0	Deed Book:	9823
Deed Page:	0330	Fire District:	JacksonPark
Zoning:	LI	Elementary School:	Wolf Meadow ES
Middle School:	C C Griffin MS	High School:	Central Cabarrus HS
Precinct Name:	undefined	Legal Description:	SW SIDE STOUGH RD
Floodway:		100 Yr Flood:	
500 Yr Flood:		Watershed	undefined
FIRM Panel Number	5518		

Account Name 1:	H H MORRISON INVSTMS LLC/ET AL	Account Name 2:	
Mailing Address:	805 TRADE ST NW	Mailing City:	CONCORD
Mailing State:	NC	Mailing Zip Code:	28027
Property Real ID:	01-001 -0020.30	Plat Book:	00000
Plat Page:	00000	Land Units:	74.144
Units Type:	AC	Land Value:	AC
Building Value:	0	OBXF Value:	6600
Assessed Value:	1254970	Market Value:	1254970
Sale Year:	2011	Sale Month:	12
Sale Price:	0	Deed Book:	9823
Deed Page:	0330	Fire District:	JacksonPark
Zoning:	LI	Elementary School:	Wolf Meadow ES
Middle School:	C C Griffin MS	High School:	Central Cabarrus HS
Precinct Name:	undefined	Legal Description:	SW SIDE STOUGH RD
Floodway:		100 Yr Flood:	
500 Yr Flood:		Watershed	undefined
FIRM Panel Number	5518		

7522
0291

17027

BOOK 7522 PAGE 291

CABARRUS COUNTY
FILED
05/10/2007 3:21 PM
LINDA F. MCABEE
Register Of Deeds
By. [Signature] Deputy/Asst.
EXCISE TAX \$7023.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$7,023.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 01-001-0020.20 & 01-001-0020.3

Mail after recording to: Anne W. Morrison, PO Box 145, Concord, NC 280260145

This instrument was prepared by: Anne W. Morrison

THIS DEED made this 8th day of May, 2007 by and between

GRANTOR

Glenn F. Stough, and wife Beverly Stough

GRANTEE

H H Morrison Investments, LLC, a North Carolina limited liability company, a 17.35% undivided interest, John H Morrison, Jr., individually, a 17.35% undivided interest, Hugh Holt Morrison Family LLC, a North Carolina limited liability company, a 3.025% undivided interest, John Harris Morrison Family LLC, a North Carolina limited liability company, a 3.025% undivided interest, DeweyHwy49, LLC, a North Carolina limited liability company, a 5% undivided interest, Truro Group, LLC, a North Carolina limited liability company, a 5% undivided interest, Orchard Hill I, LLC, a North Carolina limited liability company, a 20% undivided interest, Charles A James Properties, LLC, a North Carolina limited liability company, a 9.75% undivided interest, John J. Godbold, individually, a resident of South Carolina, a 9.75% undivided interest, Margaret Morrison Hamilton Family LLC, a North Carolina limited liability company, a 4.875% undivided interest, TWO BBB, LLC, a North Carolina limited liability company, a 4.875% undivided interest.
Property Address: W/S Stough Road, SR 1309, Concord, NC 28025

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 and more particularly described as follows:

TRACT I:

Lying and Being in the Number One (1) Township, Cabarrus County, North Carolina, and being a 75.91 acre tract lying on the western side of SR 1309 and the eastern side of Coddle Creek, and being more particularly described as follows:

BEGINNING at a new iron pin in the western line of SR 1309, said point being the northeastern corner of the property, and running thence with SR 1309 S 24-07-28 E 223.69 feet to a new iron pin; thence leaving the western right of way of SR 1309 and running along the property line of Lonnie L. Stough (Book 274 Page 232, Cabarrus County Registry) S 49-05-19

20

*Y.S.
B.S.*

W a total of 321.50 feet to an existing iron pin; thence along the line of Sallie W. Stough (Book 239 Page 127 Cabarrus County Registry) S 40-25-19 W 308.50 feet to a new iron pin; thence S 4-13-35 E 300.26 feet to a new iron pin in stone pile; thence S 19-21-56 E a total of 214.83 feet to a 18" Oak; thence N 68-06-28 E 437.95 feet to an existing iron pin; thence along the western line of Myradan Pierce (Book 559 Page 321 Cabarrus County Registry) S 25-17-16 E 69.86 feet to an existing iron pin; thence S 25-23-02 E 487.50 feet to a new iron pin. Thence along the northern ptn of Glenn F. Stough (Book 547 Page 630 Cabarrus County Registry) S 37-01-11 W a total of 540.00 feet to a new iron pin; thence meandering along the centerline of Coddle Creek the following courses and distances: N 77-57-49 W 264.72 feet to a point; thence N 87-26-07 W 153.23 feet to a point; thence S 26-55-36 W 240.98 feet to a point; thence S 7-46-34 W 247.92 feet to a point; thence S 34-30-10 W 137.49 feet to a point; thence N 59-36-26 W 207.45 feet to a point; thence N 75-27-04 W 61.39 feet to a point; thence S 81-49-06 W 140.62 feet to a point; thence S 71-59-06 W 228.53 feet to a point; thence S 85-45-46 W 386.84 feet to a point; thence S 77-47-07 W 232.67 feet to a point; thence N 58-49-14 W 212.01 feet to a point; thence N 77-18-24 W 417.73 feet to a point; thence N 31-57-48 W 174.83 feet to a point; thence N 3-43-52 E 281.70 feet to a point; thence N 28-33-49 W 111.86 feet to a point; thence N 40-37-12 W 107.38 feet to a point; thence leaving Coddle Creek and running N 68-54-07 E a total of 1173.90 feet to a new iron pin; thence N 49-38-06 E a total of 1948.20 feet to a new iron pin in the western line of SR 1309, the point of BEGINNING, containing 75.91 acres more or less, as shown on an unrecorded map entitled "Survey of Lonnie L. Stough" by Joe Franklin III, June 1986.

TRACT II:

Lying and Being in the Number One (1) Township, Cabarrus County, North Carolina, and being a 2.12 acre tract lying on the western side of SR 1309 and the eastern side of Coddle Creek, and being more particularly described as follows:

*Y.S.
B.S.*

(OLD DESCRIPTION)

BEGINNING at an iron spike on the northeast bank of Coddle Creek, said point also located in the west boundary of a 15.5 acre tract deeded to Myradan Pierce and said point also located in the northern boundary of a 7.3 acre tract deeded to Edward L. Lippard; running thence along the creek N 35° W 115.7 feet to a point; continuing thence along the creek 63.3 feet to a point; said point also located in the northern boundary of the aforesaid Lippard tract; running thence N 37° E 514.7 feet to an iron spike, said spike also being the northeastern corner for L. L. Stough; running thence S 27° E 246 feet to a corner for a 75.82 acre tract deeded to Pierce Realty Company; running thence S 43 1/4 ° W 432 feet to an iron spike, point and place of Beginning, containing 2.12 acres, more or less. This is the same property conveyed to Glenn F. Stough and wife, Emma B. Stough from the State of North Carolina, in Deed Book 547, Page 680, Cabarrus County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 547/622, Page 630/391, CABARRUS County Registry.

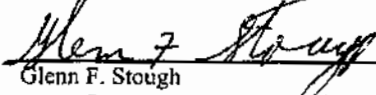
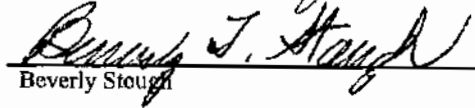
A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

_____ (Entity Name)	 _____ (SEAL) Glenn F. Stough
By: _____ Title: _____	 _____ (SEAL) Beverly Stough
By: _____ Title: _____	_____ (SEAL)
_____ Title: _____	_____ (SEAL)

7522
0293

BOOK 7522 PAGE 293

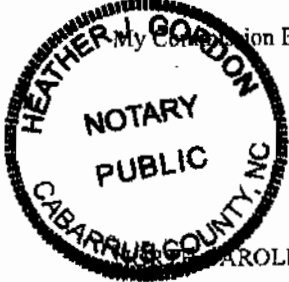
NORTH CAROLINA CABARRUS COUNTY

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: name(s) of principal(s) Glenn F. Stough and wife, Beverly Stough, Grantor(s). Witness my hand and official stamp or seal, this the 10 day of MAY, 2007

My Commission Expires: 4-2-2012

Heather J. Gordon
Notary Public

Print Notary Name: Heather J. Gordon



NORTH CAROLINA CABARRUS COUNTY

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: name(s) of principal(s) _____, Grantor(s). Witness my hand and official stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____