

That certain parcel or tract of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being more particularly described as follows:

COMMENCING at an existing NGS monument "McDOWELL" having NC NAD 83(2011) coordinates of N: 541,237.39'; E: 1,452,816.02'; thence N 74°28'14" W a ground distance of 6,657.62 feet (grid distance of 6,656.59 feet) to an existing 1/2" iron rebar situated on the former northeastern margin of the right-of-way of West Stonewall Street (now abandoned), and being the POINT OF BEGINNING; thence running with the aforesaid former margin of West Stonewall Street South 55°26'54" East, passing a new 1/2" iron rebar at 98.98 feet, a total distance of 115.06 feet to a new 1/2" iron rebar, said point being on the former northwestern margin of Eldridge Street (not open on the ground); thence running with the aforesaid former margin of Eldridge Street South 37°03'06" West a distance of 22.75 feet to a new 1/2" iron rebar, said point being the easternmost corner of the Gillie Lane property as described in Deed Book 1282, Page 9 of the Mecklenburg County Public Registry ("The Registry"); thence running with the aforesaid Gillie Lane property North 52°54'08" West a distance of 100.08 feet to a new 1/2" iron rebar, said point being a corner of the AP Foundry LP property as described in Deed Book 36997, Page 854 of the Registry;

thence continuing with the aforesaid AP Foundry LP property the following five (5) courses and distances:

- 1) North 52°54'08" West a distance of 100.00 feet to a new 1/2" iron rebar;
- 2) North 59°37'54" West a distance of 28.53 feet to a new 1/2" iron rebar;
- 3) North 55°26'54" West a distance of 34.80 feet to a new 1/2" iron rebar;
- 4) North 40°20'36" East a distance of 16.00 feet to a new 1/2" iron rebar;
- 5) South 55°26'54" East a distance of 147.46 feet to the point and place of beginning; having an area of 4,630 square feet or 0.1063 acres of land as shown on an Exhibit Map prepared by R.B. Pharr & Associates, P.A. dated March 6, 2023. Job No. 94929.