(ENV)
ELIZABETH K BLAKE, PLLC
5925 CARNEGIE BLVD., STE. 200
CHARLOTTE, NC 28209

This document presented and filed:
05/16/2014 09:17:28 AM
EASEMENT
Fee $26.00 Transfer Tax: $309.00
520691
Lincoln County North Carolina
Danny R. Hester, Register of Deeds

$26 (13) $309 Rev.

STATE OF NORTH CAROLINA

DEED OF CONSERVATION EASEMENT AND RIGHT OF ACCESS PROVIDED PURSUANT TO FULL DELIVERY MITIGATION CONTRACT

LINCOLN COUNTY

SPO File Number: 55-G
EEP Project Number: 95808

Prepared by: Office of the Attorney General
Property Control Section
Return to: NC Department of Administration
State Property Office
1321 Mail Service Center
Raleigh, NC 27699-1321

THIS DEED OF CONSERVATION EASEMENT AND RIGHT OF ACCESS, made this 27 day of April, 2014, by **SunnyRidge Farm, Inc**, ("**Grantor**"), whose mailing address is **1900 5th Street NW, Winter Haven, FL 33881**, to the State of North Carolina, ("**Grantee**"), whose mailing address is State of North Carolina, Department of Administration, State Property Office, 1321 Mail Service Center, Raleigh, NC 27699-1321. The designations of 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:

WHEREAS, pursuant to the provisions of N.C. Gen. Stat. § 143-214.8 et seq., the State of North Carolina has established the Ecosystem Enhancement Program (formerly known as the Wetlands Restoration Program) within the Department of Environment and Natural Resources for the purposes of acquiring, maintaining, restoring, enhancing, creating and preserving wetland and riparian resources that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; and

arranged and provided for as a condition of a full delivery contract between **Wildlands Engineering, Inc, 1430 South Mint Street, Suite 104, Charlotte, NC 28203** and the North Carolina Department of Environment and Natural Resources, to provide stream, wetland and/or buffer mitigation pursuant to the North Carolina Department of Environment and Natural Resources Purchase and Services Contract Number 5150.

WHEREAS, The State of North Carolina is qualified to be the Grantee of a Conservation Easement pursuant to N.C. Gen. Stat. § 121-35; and

WHEREAS, the Department of Environment and Natural Resources and the United States Army Corps of Engineers, Wilmington District entered into a Memorandum of Understanding, (MOU) duly executed by all parties on November 4, 1998. This MOU recognized that the Wetlands Restoration Program was to provide effective compensatory mitigation for authorized impacts to wetlands, streams and other aquatic resources by restoring, enhancing and preserving the wetland and riparian areas of the State; and

WHEREAS, the Department of Environment and Natural Resources, the North Carolina Department of Transportation and the United States Army Corps of Engineers, Wilmington District entered into a Memorandum of Agreement, (MOA) duly executed by all parties in Greensboro, NC on July 22, 2003, which recognizes that the Ecosystem Enhancement Program is to provide for compensatory mitigation by effective protection of the land, water and natural resources of the State by restoring, enhancing and preserving ecosystem functions; and

WHEREAS, the Department of Environment and Natural Resources, the U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency, the U.S. Fish and Wildlife Service, the North Carolina Wildlife Resources Commission, the North Carolina Division of Water Quality, the North Carolina Division of Coastal Management, and the National Marine Fisheries Service entered into an agreement to continue the In-Lieu Fee operations of the North Carolina Department of Natural Resources' Ecosystem Enhancement Program with an effective date of 28 July, 2010, which supersedes and replaces the previously effective MOA and MOU referenced above; and

WHEREAS, the acceptance of this instrument for and on behalf of the State of North Carolina was granted to the Department of Administration by resolution as approved by the Governor and Council of State adopted at a meeting held in the City of Raleigh, North Carolina, on the 8th day of February 2000; and

WHEREAS, the Ecosystem Enhancement Program in the Department of Environment and Natural Resources, which has been delegated the authority authorized by the Governor and Council of State to the Department of Administration, has approved acceptance of this instrument; and

WHEREAS, Grantor owns in fee simple certain real property situated, lying, and being in _Howards Creek Township, Lincoln County, North Carolina (the "**Property**"), and being

Page 485 of the Lincoln County Registry, North Carolina; and

WHEREAS, Grantor is willing to grant a Conservation Easement and Right of Access over the herein described areas of the Property, thereby restricting and limiting the use of the areas of the Property subject to the Conservation Easement to the terms and conditions and purposes hereinafter set forth, and Grantee is willing to accept said Easement and Access Rights. The Conservation Easement shall be for the protection and benefit of the waters of Howards Creek.

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions, and restrictions hereinafter set forth, Grantor unconditionally and irrevocably hereby grants and conveys unto Grantee, its successors and assigns, forever and in perpetuity, a Conservation Easement along with a general Right of Access.

The Conservation Easement Area consists of the following:

Total Conservation Easement Area containing a total of 12.87 **acres** as shown on the plats of survey entitled "Final Plat, Conservation Easement for North Carolina Ecosystem Enhancement Program, Owl's Den Mitigation Project, SPO File No.55-G, EEP Site No. 95808, Property of SunnyRidge Farm, Inc," dated April, 22, 2013 by *Phillip B. Kee*, PLS Number L - 4647 and recorded in the Lincoln County, North Carolina Register of Deeds at **Plat Book** 16 **Pages** 109.

See attached "**Exhibit A**", Legal Description of area of the Property hereinafter referred to as the "Conservation Easement Area"

The purposes of this Conservation Easement are to maintain, restore, enhance, construct, create and preserve wetland and/or riparian resources in the Conservation Easement Area that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; to maintain permanently the Conservation Easement Area in its natural condition, consistent with these purposes; and to prevent any use of the Easement Area that will significantly impair or interfere with these purposes. To achieve these purposes, the following conditions and restrictions are set forth:

I. DURATION OF EASEMENT

Pursuant to law, including the above referenced statutes, this Conservation Easement and Right of Access shall be perpetual and it shall run with, and be a continuing restriction upon the use of, the Property, and it shall be enforceable by the Grantee against the Grantor and against Grantor's heirs, successors and assigns, personal representatives, agents, lessees, and licensees.

II. GRANTOR RESERVED USES AND RESTRICTED ACTIVITIES

reserved as a compatible use herein, any activity in, or use of, the Conservation Easement Area by the Grantor is prohibited as inconsistent with the purposes of this Conservation Easement. Any rights not expressly reserved hereunder by the Grantor have been acquired by the Grantee. Any rights not expressly reserved hereunder by the Grantor, including the rights to all mitigation credits, including, but not limited to, stream, wetland, and riparian buffer mitigation units, derived from each site within the area of the Conservation Easement, are conveyed to and belong to the Grantee. Without limiting the generality of the foregoing, the following specific uses are prohibited, restricted, or reserved as indicated:

A. Recreational Uses. Grantor expressly reserves the right to undeveloped recreational uses, including hiking, bird watching, hunting and fishing, and access to the Conservation Easement Area for the purposes thereof.

B. Motorized Vehicle Use. Motorized vehicle use in the Conservation Easement Area is prohibited except within a Crossing Area(s) or Road or Trail as shown on the recorded survey plat **or as specifically allowed within a fence maintenance zone as described in section D or a Road or Trail described in section H.**

The Grantor reserves the right, for himself, his successors and assigns, to operate motorized vehicles within Crossing Area(s) described on the survey recorded in Plat Book 16, Page 109, of the Lincoln County Registry as "reserved stream crossing". Said crossing shall not exceed 30 feet in width, and must be maintained and repaired by Grantor, his successors or assigns to prevent degradation of the Conservation Easement Area.

C. Educational Uses. The Grantor reserves the right to engage in and permit others to engage in educational uses in the Conservation Easement Area not inconsistent with this Conservation Easement, and the right of access to the Conservation Easement Area for such purposes including organized educational activities such as site visits and observations. Educational uses of the property shall not alter vegetation, hydrology or topography of the site.

D. Damage to Vegetation. Except within Crossing Area(s) as shown on the recorded survey plat and as related to the removal of non-native plants, diseased or damaged trees, or vegetation that destabilizes or renders unsafe the Conservation Easement Area to persons or natural habitat, all cutting, removal, mowing, harming, or destruction of any trees and vegetation in the Conservation Easement Area is prohibited with the following exception:

Notwithstanding the foregoing, if there is a fence within the Conservation Easement Area, the Grantor reserves the right to mow and maintain vegetation within 10 feet of the Conservation Easement boundary ***as shown on the Survey Plat*** and extending along the entire length of the fence. The Grantor, his successors or assigns shall be solely responsible for maintenance of the fence for as long as there is livestock on the Grantor's property adjacent to the Conservation Easement Area.

F. Agricultural Use. All agricultural uses are prohibited within the Conservation Easement Area including any use for cropland, waste lagoons, or pastureland.

G. New Construction. There shall be no building, facility, mobile home, antenna, utility pole, tower, or other structure constructed or placed in the Conservation Easement Area.

H. Roads and Trails. There shall be no construction or maintenance of roads, trails, walkways, or paving in the Conservation Easement Area with the following exception:

Only roads and trails located within the Conservation Easement Area prior to completion of the construction of the restoration project and within crossings shown on the recorded survey plat may be maintained by Grantor, successors or assigns to allow for access to the interior of the Property, and must be repaired and maintained to prevent runoff and degradation to the Conservation Easement Area. Such roads and trails shall be covered with pervious materials such as loose gravel or permanent vegetation in order to minimize runoff and prevent sedimentation.

I. Signs. No signs shall be permitted in the Conservation Easement Area except interpretive signs describing restoration activities and the conservation values of the Conservation Easement Area, signs identifying the owner of the Property and the holder of the Conservation Easement, signs giving directions, or signs prescribing rules and regulations for the use of the Conservation Easement Area.

J. Dumping or Storing. Dumping or storage of soil, trash, ashes, garbage, waste, abandoned vehicles, appliances, machinery, or any other material in the Conservation Easement Area is prohibited.

K. Grading, Mineral Use, Excavation, Dredging. There shall be no grading, filling, excavation, dredging, mining, drilling, hydraulic fracturing; removal of topsoil, sand, gravel, rock, peat, minerals, or other materials.

L. Water Quality and Drainage Patterns. There shall be no diking, draining, dredging, channeling, filling, leveling, pumping, impounding or diverting, causing, allowing or permitting the diversion of surface or underground water in the Conservation Easement Area. No altering or tampering with water control structures or devices, or disruption or alteration of the restored, enhanced, or created drainage patterns is allowed. All removal of wetlands, polluting or discharging into waters, springs, seeps, or wetlands, or use of pesticide or biocides in the Conservation Easement Area is prohibited. In the event of an emergency interruption or shortage of all other water sources, water from within the Conservation Easement Area may temporarily be withdrawn for good cause shown as needed for the survival of livestock on the Property.

M. Subdivision and Conveyance. Grantor voluntarily agrees that no further subdivision, partitioning, or dividing of the Conservation Easement Area portion of the Property owned by the

Grantee's right of unlimited and repeated ingress and egress over and across the Property to the Conservation Easement Area for the purposes set forth herein.

N. Development Rights. All development rights are permanently removed from the Conservation Easement Area and are non-transferrable.

O. Disturbance of Natural Features. Any change, disturbance, alteration or impairment of the natural features of the Conservation Easement Area or any intentional introduction of non-native plants, trees and/or animal species by Grantor is prohibited.

P. Grantor Reserved Right to Install Utilities Within Stream Crossing Area. Grantor reserves and retains the future right to install utilities within the Crossing Area within the Conservation Easement Area as indicated on the plat as recorded in Book 16, Page 109 of the Lincoln County Registry.

1) Installation of utilities will be limited to the minimum area of disturbance necessary.

2) Utility construction will minimize the disturbance of structures used for grade control, habitat and bank stabilization. If disturbance occurs in order to provide service, the structure will be restored to its original condition to the greatest extent reasonably practicable.

3) Vegetative clearing and general construction disturbance will be minimized to the greatest extent reasonably practicable.

4) Utilities will be installed running perpendicular to the stream.

5) Utilities will be installed by drilling, boring and jacking methods to the greatest extent reasonably practicable. When utilities must be installed using open trench excavation, temporary discharge of excavated or fill material will be minimized in both quantity and duration to the greatest extent reasonably practicable.

6) Erosion control devices shall be utilized to contain all disturbed materials and will conform to State requirements. Crossing of the stream will be accomplished in a timely manner such that environmental and flooding impact is minimized to the greatest extent reasonably practicable.

7) Depth of underground construction shall be to a sufficient depth to avoid future exposure due to scouring to the greatest extent reasonably practicable.

Easement, and the Grantor obtains advance written approval from the N.C. Ecosystem Enhancement Program, whose mailing address is 1652 Mail Services Center, Raleigh, NC 27699-1652.

III. GRANTEE RESERVED USES

A. Right of Access, Construction, and Inspection. The Grantee, its employees and agents, successors and assigns, receive a perpetual Right of Access to the Conservation Easement Area over the Property at reasonable times to undertake any activities to restore, construct, manage, maintain, enhance, protect, and monitor the stream, wetland and any other riparian resources in the Conservation Easement Area, in accordance with restoration activities or a long-term management plan. Unless otherwise specifically set forth in this Conservation Easement, the rights granted herein do not include or establish for the public any access rights.

B. Restoration Activities. These activities include planting of trees, shrubs and herbaceous vegetation, installation of monitoring wells, utilization of heavy equipment to grade, fill, and prepare the soil, modification of the hydrology of the site, and installation of natural and manmade materials as needed to direct in-stream, above ground, and subterraneous water flow.

C. Signs. The Grantee, its employees and agents, successors or assigns, shall be permitted to place signs and witness posts on the Property to include any or all of the following: describe the project, prohibited activities within the Conservation Easement, or identify the project boundaries and the holder of the Conservation Easement.

D. Fences. The Grantee, its employees and agents, successors or assigns, shall be permitted to place fencing on the Property within the Conservation Easement Area to restrict livestock access. Although the Grantee is not responsible for fence maintenance, the Grantee reserves the right to maintain, repair or replace the fence at the sole discretion of the Grantee and at the expense of the Grantor, who agrees to indemnify the Grantee for any costs incurred as a result of maintenance, repair or replacement of the fence if such costs are required to protect the Conservation Easement Area from repeated incidents of grazing or other prohibited activities.

E. Crossing Area(s). The Grantee is not responsible for maintenance of crossing area(s), however, the Grantee, its employees and agents, successors or assigns, reserve the right to repair crossing area(s), at its sole discretion and to recover the cost of such repairs from the Grantor if such repairs are needed as a result of activities of the Grantor, his successors or assigns.

IV. ENFORCEMENT AND REMEDIES

A. Enforcement. To accomplish the purposes of this Conservation Easement, Grantee is allowed to prevent any activity within the Conservation Easement Area that is inconsistent with the purposes of this Conservation Easement and to require the restoration of such areas or features in the Conservation Easement Area that may have been damaged by such unauthorized activity or use. Upon any breach of the terms of this Conservation Easement by Grantor, the

such breach. If the breach and damage remains uncured after ninety (90) days, the Grantee may enforce this Conservation Easement by bringing appropriate legal proceedings including an action to recover damages, as well as injunctive and other relief. The Grantee shall also have the power and authority, consistent with its statutory authority: (a) to prevent any impairment of the Conservation Easement Area by acts which may be unlawful or in violation of this Conservation Easement; (b) to otherwise preserve or protect its interest in the Property; or (c) to seek damages from any appropriate person or entity. Notwithstanding the foregoing, the Grantee reserves the immediate right, without notice, to obtain a temporary restraining order, injunctive or other appropriate relief, if the breach is or would irreversibly or otherwise materially impair the benefits to be derived from this Conservation Easement, and the Grantor and Grantee acknowledge that the damage would be irreparable and remedies at law inadequate. The rights and remedies of the Grantee provided hereunder shall be in addition to, and not in lieu of, all other rights and remedies available to Grantee in connection with this Conservation Easement.

B. Inspection. The Grantee, its employees and agents, successors and assigns, have the right, with reasonable notice, to enter the Conservation Easement Area over the Property at reasonable times for the purpose of inspection to determine whether the Grantor is complying with the terms, conditions and restrictions of this Conservation Easement.

C. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury or change in the Conservation Easement Area caused by third parties, resulting from causes beyond the Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken in good faith by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to life or damage to the Property resulting from such causes.

D. Costs of Enforcement. Beyond regular and typical monitoring expenses, any costs incurred by Grantee in enforcing the terms of this Conservation Easement against Grantor, including, without limitation, any costs of restoration necessitated by Grantor's acts or omissions in violation of the terms of this Conservation Easement, shall be borne by Grantor.

E. No Waiver. Enforcement of this Easement shall be at the discretion of the Grantee and any forbearance, delay or omission by Grantee to exercise its rights hereunder in the event of any breach of any term set forth herein shall not be construed to be a waiver by Grantee.

V. MISCELLANEOUS

A. This instrument sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Conservation Easement. If any provision is found to be invalid, the remainder of the provisions of the Conservation Easement, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

the Property. Grantee shall not be responsible for any costs or liability of any kind related to the ownership, operation, insurance, upkeep, or maintenance of the Property, except as expressly provided herein. Upkeep of any constructed bridges, fences, or other amenities on the Property are the sole responsibility of the Grantor. Nothing herein shall relieve the Grantor of the obligation to comply with federal, state or local laws, regulations and permits that may apply to the exercise of the Reserved Rights.

C. Any notices shall be sent by registered or certified mail, return receipt requested to the parties at their addresses shown herein or to other addresses as either party establishes in writing upon notification to the other.

D. Grantor shall notify Grantee in writing of the name and address and any party to whom the Property or any part thereof is to be transferred at or prior to the time said transfer is made. Grantor further agrees that any subsequent lease, deed, or other legal instrument by which any interest in the Property is conveyed is subject to the Conservation Easement herein created.

E. The Grantor and Grantee agree that the terms of this Conservation Easement shall survive any merger of the fee and easement interests in the Property or any portion thereof.

F. This Conservation Easement and Right of Access may be amended, but only in writing signed by all parties hereto, or their successors or assigns, if such amendment does not affect the qualification of this Conservation Easement or the status of the Grantee under any applicable laws, and is consistent with the purposes of the Conservation Easement. The owner of the Property shall notify the State Property Office and the U.S. Army Corps of Engineers in writing sixty (60) days prior to the initiation of any transfer of all or any part of the Property or of any request to void or modify this Conservation Easement. Such notifications and modification requests shall be addressed to:

Ecosystem Enhancement Program Manager
State Property Office
1321 Mail Service Center
Raleigh, NC 27699-1321

and

General Counsel
US Army Corps of Engineers
69 Darlington Avenue
Wilmington, NC 28403

G. The parties recognize and agree that the benefits of this Conservation Easement are in gross and assignable provided, however, that the Grantee hereby covenants and agrees, that in the event it transfers or assigns this Conservation Easement, the organization receiving the interest will be a qualified holder under N.C. Gen. Stat. § 121-34 et seq. and § 170(h) of the

perpetuity the conservation purposes described in this document.

VI. QUIET ENJOYMENT

Grantor reserves all remaining rights accruing from ownership of the Property, including the right to engage in or permit or invite others to engage in only those uses of the Conservation Easement Area that are expressly reserved herein, not prohibited or restricted herein, and are not inconsistent with the purposes of this Conservation Easement. Without limiting the generality of the foregoing, the Grantor expressly reserves to the Grantor, and the Grantor's invitees and licensees, the right of access to the Conservation Easement Area, and the right of quiet enjoyment of the Conservation Easement Area,

TO HAVE AND TO HOLD, the said rights and easements perpetually unto the State of North Carolina for the aforesaid purposes,

AND Grantor covenants that Grantor is seized of said premises in fee and has the right to convey the permanent Conservation Easement herein granted; that the same is free from encumbrances and that Grantor will warrant and defend title to the same against the claims of all persons whomsoever.

and year first above written.

_____ (SEAL)

Keith D. Mixon
Dole Berry Company f/k/a
SunRidge Farm, Inc.

STATE OF FLORIDA
COUNTY OF POLK

I, LUCIUS M. DYAL JR, a Notary Public in and for the County and State aforesaid, do hereby certify that KEITH D. MIXON, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and Notary Seal this the 25th day of April, 2014

_____
Notary Public

My commission expires: 5-10-2015

LUCIUS M. DYAL, JR.
State of Florida
My Commission Expires May 10, 2015
Commission # EE 92741

The following conservation easement area is located off of Owl's Den Road (SR #1202) within the Howards Creek Township, Lincoln County, North Carolina and being on a portion of that property conveyed to Owl's Den Farm, LLC as described in Deed Book 1993 Page 476, which was merged with Sunnyridge Farm, Inc. in Deed Book 2290 Page 485 as recorded in the Lincoln County Register of Deeds and being more particularly described as follows:

Conservation Easement Area: 12.87 Acres

BEGINNING AT A 5/8" REBAR SET WITH AN EEP CAP (CORNER 1), said rebar being located S 25°30'03" E a horizontal ground distance of 165.87 feet from a 1" iron pipe set in concrete with a Kee control cap, said iron pipe being located approximately 65 feet from the southeast corner of a building and having North Carolina State Plane Coordinates of Northing: 643544.60 feet and Easting: 1311438.82 feet;

Thence with the aforesaid conservation easement area the following (4) courses and distances;

(1) S 14°21'11" E a distance of 346.80 feet to a calculated point (corner 2);
(2) S 03°28'51" E a distance of 200.30 feet to a calculated point (corner 3);
(3) S 18°13'51" E a distance of 399.61 feet to a calculated point (corner 4);
(4) S 04°43'18" W a distance of 202.85 feet to a calculated point (corner 5);

Thence continuing with the conservation easement area S 72°06'32" E the following (2) distances;

(1) 209.85 feet to a calculated point (corner 6), said point being the northwest corner of a 30 foot wide crossing area and located N 14°03'33" E a distance of 157.28 feet from a calculated point (corner 13);
(2) 30.07 feet to a calculated point (corner 7); said point being the northeast corner of a 30 foot wide crossing area and located N 14°03'33" E a distance of 153.92 feet from a calculated point (corner 12);

Thence continuing with the conservation easement area the following (5) distances;

(1) S 69°09'53" E a distance of 113.09 feet to a calculated point (corner 8);

of Deed Book 1993 Page 476;

(3) N 84°16'15" W a distance of 59.70 feet to a calculated point (corner 10);
(4) N 79°06'29" W a distance of 107.49 feet to a calculated point (corner 11);
(5) N 55°01'08" W a distance of 58.27 feet to a calculated point (corner 12), said point being the southeast corner of a 30 foot wide crossing area and located S 14°03'33" W a distance of 153.92 feet from a calculated point (corner 7);

Thence continuing with the conservation easement area N 78°30'59" W the following (2) distances;

(1) 30.03 feet to a calculated point (corner 13), said point being the southwest corner of a 30 foot wide crossing area and located S 14°03'33" W a distance of 157.28 feet from a calculated point (corner 6);
(2) 412.65 feet to a calculated point (corner 14);

Thence continuing with the conservation easement area the following (7) courses and distances;

(3) N 02°18'11" E a distance of 382.16 feet to a calculated point (corner 15);
(4) N 61°01'55" W a distance of 526.94 feet to a calculated point (corner 16);
(5) N 03°10'03" E a distance of 181.80 feet to a calculated point (corner 17);
(6) S 61°32'35" E a distance of 104.39 feet to a calculated point (corner 18);
(7) N 00°29'57" E a distance of 454.18 feet to a calculated point (corner 19), said point being located S 43°28'50" E a distance of 801.23 feet from a 5/8" rebar at a stone;
(8) N 72°36'21" E a distance of 200.59 feet to a calculated point (corner 20);
(9) S 80°38'19" E a distance of 187.40 feet to the TRUE POINT OF BEGINNING;

Being all of that area of land containing a total of 12.87 Acres, being the same more or less, according to a plat of survey entitled "A Conservation Easement Survey for: The State of North Carolina, Ecosystem Enhancement Program", on the property of Sunnyridge Farm, Inc.; Job# 130422-CE. This description was prepared from an actual survey and shown on the aforementioned plat by Kee Mapping and Surveying, PA (License # C-3039) between the dates of 04/22/13 – 07/10/13 and under the supervision of Phillip B. Kee, NC PLS (License # L-4647).

TOGETHER WITH the right to use a 12 foot wide non-exclusive easement for the purpose of ingress, egress and regress to the conservation easement areas as shown and described on the above referenced plat of survey prepared by Kee Mapping and Surveying, PA and being more particularly described in Section IIIA of the conservation easement agreement.