

**2024027801 00092**

FORSYTH COUNTY NC FEE \$26.00  
 PRESENTED & RECORDED  
 08/19/2024 02:59:07 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
 BK: RE 3822  
 PG: 385 - 387

**SCRIVENERS AFFIDAVIT**

Prepared By:  
 Madison Title Agency  
 1125 Ocean Avenue  
 Lakewood NJ 08701

Parcel ID: 6836-86-9223.000

I Yehudas Braun, the affiant and preparer of this Scrivener's Affidavit, whose relationship to the above-referenced document number is Closing title Company, do hereby affirm that Document Number: 2023038444 00016 book 3781 page 673 between CIG 245 LDC LLC and IceCap Sub-REIT II Included the following mistake: missing legal description See attached (Exhibit A) for legal description.

Finally, I Yehudas Braun, the affiant, do hereby affirm to the above correction, and Believe it to be the true and accurate intention(s) of the parties who drafted and recorded the referenced document.

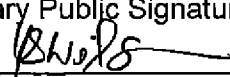
Yehudas Braun                      8/16/24  
 Affiant's Signature Above      Date Affidavit Executed

**NOTARY SECTION:**

State of New Jersey  
 County of (Law. Ocean)

I, GABRIELA WILSON, a Notary Public for the above-referenced jurisdiction do hereby swear and affirm that the above-referenced affiant did appear before me on the below indicated date and affix her/his signature or marking to the foregoing Scrivener's Affidavit after providing me with a government issued identification, and appearing to be of sound mind and free from any undue coercion or influence.      AFFIX      NOTARY

**STAMP BELOW**

Notary Public Signature Below      Date Notarized Below  
      August 16 2024

Gabriela J. Wilson  
 Notary Public  
 State of New Jersey  
 My Commission Expires 7/19/2026

# Old Republic National Title Insurance Company

File No.: MTANC-188152

## TITLE INSURANCE COMMITMENT SCHEDULE A LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Winston Salem, County of Forsyth, State of North Carolina.

### TRACT I

BEGINNING at an iron pin, said iron pin being located at the intersection of the westerly right-of-way of Fairchild Hills Road and the southerly right-of-way of 26th Street; running thence with the right-of-way of 26th Street, South 89° 19' 00" East 633.64 feet to a point; running thence South 00° 23' 40" West 145.04 feet to a point; running thence South 00° 24' 10" West 144.78 feet to an iron pin in the northerly right-of-way of Short Street; running thence with said right-of-way North 89° 16' 00" West 299.77 feet to a P. K. nail; continuing with said right-of-way running North 89° 17' 20" West 119.88 feet to an iron pin; continuing with said right-of-way running North 89° 22' 20" West 128.87 feet to an iron pin on the easterly right-of-way of Fairchild Hills Road; running thence with said right-of-way North 16° 33' 00" West 254.23 feet to an iron pin; running thence along a curve to the right having a chord distance of 48.14 feet, an arc distance of 48.17 feet North 12° 49' 20" West to an iron pin and place of BEGINNING. Being known as Lots 11-30 of Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds.

### TRACT II

BEGINNING at an iron pin, said iron pin being located at the intersection of the northerly right-of-way of 25th Street and the easterly right-of-way of Fairchild Hills Road; running thence with the right-of-way of Fairchild Hills Road, North 16° 36' 50" West 338.23 feet to an iron pin; running thence along a curve to the right along the easterly right-of-way of Fairchild Hills Road and the southerly right-of-way of Short Street, a chord distance of 49.24 feet, an arc distance of 57.75 feet North 36° 59' 20" East to an iron pin; running thence along the southerly right-of-way of Short Street South 89° 27' 30" East 132.95 feet to an iron pin; continuing with said right-of-way running South 89° 11' 20" East 179.88 feet to an iron pin; continuing with said right-of-way running South 89° 17' 20" East 179.87 feet to an iron pin; running thence South 00° 18' 40" West 191.59 feet to an iron pin; running thence North 89° 48' 10" West 179.99 feet to an iron pin; running thence North 89° 48' 20" West 179.88 feet to an iron pin; running thence North 89° 41' 00" West 90.12 feet to an iron pin; running thence South 00° 43' 10" East 10.00 feet to an iron pin; running thence South 89° 34' 50" East 48.69 feet to an iron pin; running thence South 01° 34' 40" East 157.27 feet to a P. K. nail located on a wall on the northerly right-of-way of 25th Street; running thence with said right-of-way North 89° 55' 20" West 27.70 feet to an iron pin and place of BEGINNING. Being known as Lots 1-10 of Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds.

### TRACT III

BEGINNING at iron pin, said iron pin being located on the westerly right-of-way of Fairchild Hills Road and being the northeast corner of Lot 40, Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds; running thence with said right-of-way along a curve to the right having a chord distance of 86.91 feet, an arc distance of 87.05 feet South 10° 45' 10" East to an iron pin; continuing with said right-of-way running South 16° 21' 50" East 173.78 feet to an iron pin; running thence South 16° 36' 20" East 129.98 feet to an iron pin; continuing with said right-of-way running South 16° 36' 20" East 304.00 feet to an iron pin; continuing with said right-of-way along with the northerly right-of-way of 25th Street along a curve to the right having a chord distance of 68.92 feet, an arc distance of 83.05 feet South 31° 58' 00" West to an iron pin; running thence with the northerly right-of-way of 25th Street, North 89° 55' 20" West 117.00 feet to an iron pin; running thence North 11° 33' 40" West 156.48 feet to a point; running thence North 16° 36' 20" West 420.09 feet to an iron pin; running thence North 14° 20' 20" West 68.19 feet to a point; running thence North 40° 20' 20" West 27.37 feet to a point;

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**SCHEDULE A**  
**LEGAL DESCRIPTION**  
 File No.: MTANC-188152  
 (Continued)

running thence North 00° 32' 10" West 70.89 feet to a point; running thence North 85° 13' 40" East 151.50 feet to a point and place of BEGINNING. Being known as Lots 40-50 of Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds.

**TRACT IV**

BEGINNING at an iron pin, said iron pin being the northeast corner of Lot 188, Alexander Heights Subdivision (Section 2), as recorded in Plat Book 1, Page 36; running thence South 00° 48' 00" East 162.87 feet to a point in the northerly right-of-way of 26th Street; running thence North 89° 21' 30" West 59.88 feet to an iron pin located in the easterly right-of-way of Pendleton Drive; running thence with said right-of-way North 00° 34' 40" East 129.96 feet to a point; running thence North 89° 23' 00" West 50.00 feet to an iron pin; running thence South 00° 34' 40" West 129.94 feet to an iron pin located in the northerly right-of-way of 26th Street; running thence with said right-of-way North 89° 22' 10" West 119.95 feet to an iron pin; continuing with said right-of-way North 89° 23' 30" West 119.78 feet to an iron pin located at the intersection of the northerly right-of-way of 26th Street and the easterly right-of-way of Colburn Drive; running thence with said right-of-way North 00° 28' 40" East 129.92 feet to a point; running thence North 89° 23' 00" West 50.00 feet to a point located on the westerly right-of-way of Colburn Drive; running thence South 00° 34' 40" West 129.87 feet to an iron pin located in the northerly right-of-way of 26th Street; running thence with said right-of-way North 89° 25' 20" West 60.08 feet to an iron pin; running thence North 89° 17' 40" West 119.35 feet to an iron pin; running thence North 89° 20' 50" West 60.26 feet to an iron pin; running thence along a curve to the right having a chord distance of 14.70 feet, an arc distance of 14.70 feet North 00° 36' 40" East to an iron pin; running thence North 89° 23' 40" West 60.24 feet to an iron pin; running thence along a curve to the left having a chord distance of 43.36 feet, an arc distance of 43.38 feet South 02° 17' 20" East to a point; running thence South 85° 13' 40" West 151.50 feet to a point; running thence North 11° 30' 10" East 77.09 feet to a point; running thence North 06° 33' 00" East 97.64 feet to a point; running thence North 13° 25' 10" West 118.33 feet to a point; running thence North 30° 39' 20" East 55.53 feet to a point; running thence North 44° 20' 00" East 45.27 feet to a point; running thence North 34° 20' 50" West 27.07 feet to a point; running thence North 07° 19' 20" East 60.56 feet to a point; running thence North 04° 29' 20" West 92.30 feet to a point; running thence North 11° 16' 50" West 61.77 feet to a point; running thence North 01° 29' 20" East 94.03 feet to a point; running thence South 85° 30' 20" East 304.32 feet to an iron pin; running thence North 68° 53' 30" East 305.71 feet to a point; running thence North 83° 22' 20" East 412.04 feet to an iron pin; running thence South 01° 14' 20" East 142.01 feet to an iron pin; running thence South 00° 58' 00" East 400.29 feet to an iron pin; running thence North 86° 22' 10" West 130.76 feet to an iron pin; running thence South 00° 41' 10" West 106.35 feet to an iron pin; running thence North 89° 17' 10" West 63.90 feet to an iron pin and place of BEGINNING. Being known as Lots 31-38 of Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds, together with the western portions of Lots 55 and 56 of City View Subdivision as recorded in Plat Book 1, Page 108.

NOTE FOR INFORMATION: Being Parcel No(s). 6836-86-9223.000, of the City of Winston Salem, County of Forsyth.

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