

EXHIBIT B

LEGAL DESCRIPTION OF NEW EASEMENT PARCELS

All those certain tracts or parcels of land located within Winston Township, Forsyth County, North Carolina, and being more particularly described as follows:

- (1) Beginning at a P.K. Nail set at the southwest corner of the intersection of E. 3rd Street (variable public R/W) and N. Patterson Ave (variable public R/W), having NAD 83 (2011) grid coordinates of N: 856895.63, E: 1633427.90, and continuing thence along the western margin of the right-of-way of N. Patterson Avenue S 30° 46' 48" E for a distance of 32.49 feet to an easement corner; thence leaving said right-of-way and continuing N 38° 40' 07" W for a distance of 9.31 feet to an easement corner; thence continuing N 52° 57' 30" W for a distance of 14.39 feet to an easement corner; thence continuing N 67° 17' 18" W for a distance of 14.33 feet to an easement corner; thence continuing N 81° 38' 20" W for a distance of 14.43 feet to an easement corner; thence continuing N 38° 53' 51" W for a distance of 0.90 feet to an easement corner in the southern margin of the right-of-way of E. 3rd Street; thence continuing along the southern margin of said right-of-way N 82° 25' 30" E for a distance of 35.62 feet to a P.K. Nail set at the southwest corner of the intersection of E. 3rd Street and N. Patterson Ave, the point and place of beginning; said parcel containing 247.3 square feet, and being the same parcel labeled as "Greenway Easement 247.3 S.F." on that survey titled "Greenway Easement For: Wake Forest Innovation Quarter, City of Winston-Salem, Winston Township, Forsyth County, N.C.", dated July 12, 2021, by Kim R. Lilly (NC PLS No. L-3612), which is attached hereto as Exhibit B-1 (the "Easement Survey"); and

- (2) Beginning at a point in the southern margin of the right-of-way of N. Patterson Avenue having NAD 83 (2011) grid coordinates of N: 856761.75, E: 1633515.53, and leaving said right-of-way continuing thence S 30° 33' 11" E for a distance of 35.38 feet to an easement corner; thence continuing N 66° 51' 11" E for a distance of 29.91 feet to an easement corner, which corner also is 14.77 feet along a bearing of S 28° 21' 34" E from the southern margin of the right-of-way of N. Patterson Avenue; thence continuing from said corner S 28° 21' 34" E for a distance of 10.04 feet to an easement corner; thence continuing S 66° 51' 11" W for a distance of 35.32 feet to an easement corner; thence continuing N 30° 48' 46" W for a distance of 49.55 feet to an easement corner in the southern margin of the right-of-way of N. Patterson Avenue; thence continuing along said southerly margin of said right-of-way S 81° 33' 17" E for a distance of 7.69 feet to the point and place of beginning; said parcel containing 575.4 square feet, and being the same parcel labeled as "Greenway Easement 575.4 S.F." on the Easement Survey.