

Drawn by and Mail to:
Sheley, Hall & Williams, P.C.
303 Peachtree Street, Suite 4440
Atlanta, GA 30308
Attn: Ryan Metzler

STATE OF NORTH CAROLINA

NOTICE OF ACQUISITION

COUNTY OF WAKE

THIS NOTICE OF ACQUISITION (this “**Notice**”) is executed as of May 8, 2025 by **NEW BERN STATION LLC**, a Delaware limited liability company (“**Acquiring Party**”).

As of the date hereof, Acquiring Party has purchased a fee simple interest in that property more particularly described on Exhibit A attached hereto (the “**Property**”), from Widewaters New Bern Company, LLC, a Delaware limited liability company. The address of Acquiring Party for notices is c/o The Phillips Edison Group LLC, 11501 Northlake Drive, Cincinnati, Ohio 45249, Attn: Legal Department.

The Property is encumbered by that certain Easements with Covenants and Restrictions Affecting Land dated August 22, 2003 executed by the WAL-MART REAL ESTATE BUSINESS TRUST and COMMONWEALTH-NEW BERN PARTNERS, L.P., recorded in Wake County, North Carolina Register of Deeds (the “**Register of Deeds**”) in Deed Book 10395, Page 846 (the “**Original ECR**”), as amended by that certain First Amendment to Easements with Covenants and Restrictions Affecting Land dated September 26, 2003, recorded on October 27, 2003, in the Register of Deeds in Book 10514, Page 568, as amended by that certain Second Amendment to Easements with Covenants and Restrictions Affecting Land dated December 30, 2004, recorded on April 14, 2005, in the Register of Deeds in Book 11310, Page 2402, and as amended by that certain Third Amendment to Easements with Covenants and Restrictions Affecting Land dated January 27, 2021, recorded on March 2, 2021, in the Register of Deeds in Book 18374, Page 928, (collectively, the “**ECR**”).

Pursuant to Section 19(a) of the Original ECR, any person or entity acquiring a fee interest in any tract subject to the ECR shall execute and file in the land records of Wake County, North Carolina, a statement setting forth the name, address and interest of the Acquiring Owner in the Property. This Notice is hereby being recorded to satisfy the obligations of Acquiring Party

Submitted electronically by "First American Title Insurance Company - NCS Chicago"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

under the ECR. For the avoidance of doubt, the Property is Tract 2 and Out Parcels 3 and 5 as described in the ECR

[Signature Page to Follow]

IN WITNESS WHEREOF, the Acquiring Party has caused this Notice of Acquisition to be duly executed as of the day and year first above written.

ACQUIRING PARTY:

NEW BERN STATION LLC,
a Delaware limited liability company

By: Neighborhood Grocery Catalyst Fund LLC,
a Delaware limited liability company, its sole member

By: NGCF Manager LLC,
a Delaware limited liability company, its Manager

By: NGCF PE Member LLC,
a Delaware limited liability company, its
managing member

By: Stephen B.
Name: Stephen Bien
Title: VP of Invest. Man.

STATE OF OHIO
COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me on April 29, 2025, by Stephen Bien, VP of Invest. Man. of NGCF PE Member LLC, a Delaware limited liability company, the managing member of NGCF Manager LLC, a Delaware limited liability company, the Manager of Neighborhood Grocery Catalyst Fund LLC, the sole member of New Bern Station LLC, a Delaware limited liability company, on behalf of the limited liability companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the date and year above-mentioned.



EMILY KOESTER
Notary Public, State of Ohio
My Commission Expires:
10/17/2026

Emily Koester
Notary Public

EXHIBIT A

Legal Description

Tract 1:

Being all of Lots 3, 6, 7, 8 and 9, New Bern Commons, as shown on plat entitled "Subdivision Recombination, R/W Dedication and Easement Map of New Bern Commons" dated June 17, 2003 and prepared by Kenneth Close, Inc. and recorded in Book of Maps 2003, Page 1183, Wake County Registry.

Tract 2:

Being all of Lot 5 of New Bern Commons as shown on plat entitled "Recombination Plat Lots 4 & 5 of New Bern Commons" and prepared by Kenneth Close, Inc., and recorded in Book of Maps 2005, Page 520, Wake County Registry.