

Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682



Section A Submittal Deadlines

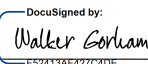
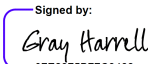
Petitions for annexation are accepted by Planning and Development at any time. For fees required for the submittal of an annexation petition, please reference the [Development Fee Guide](#). **The annexation will be scheduled for public hearing and becomes effective immediately upon adoption at the scheduled public hearing unless notified otherwise by the City Clerk.**

Section B Summary Information / Metes and Bounds Descriptions

Development Project Name: Radius DC Raleigh I		
Street Address: 3101 Jones Sausage Road, Raleigh, NC 27529		
City of Raleigh Subdivision approval #: S- _____ - _____ or	Building Permit #: _____ or	Group Housing #: GH- _____ - _____ - _____
N/A	N/A	N/A
Wake County (PINs) Property Identification Number(s): 1722731048		
Acreage of Annexation Site: 13.646	Linear Feet of New Public Streets within Annexation Boundaries: N/A	
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/>		
For Sewer-Only Requests:	Applicant has received a contract for service from Raleigh Water: <input type="checkbox"/> Yes. <input type="checkbox"/> No	
Number of proposed dwelling units: 0		

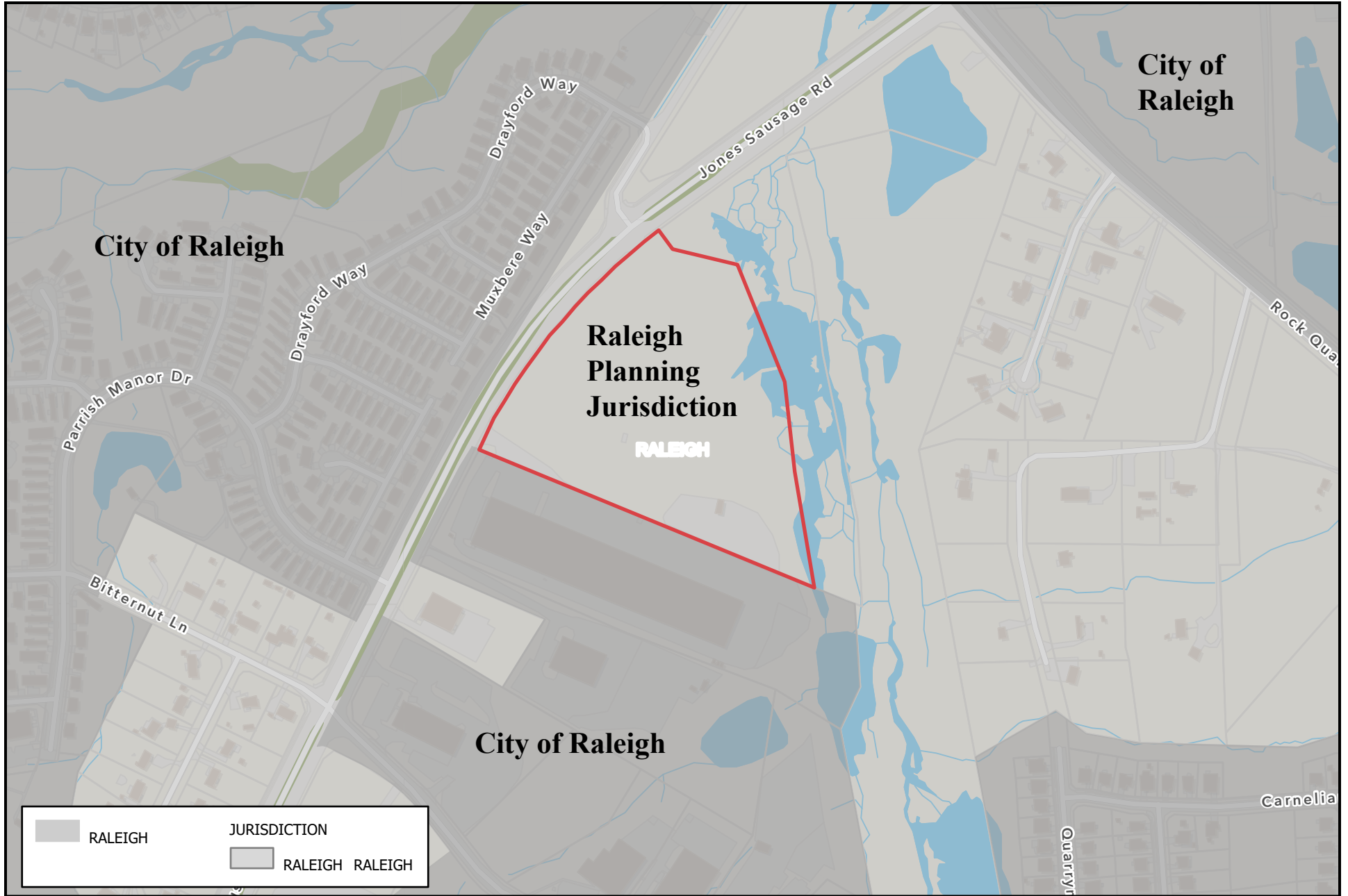
Continue to page two >>

Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count <u>0</u>	Multifamily - Condo/Apartment Unit Count <u>0</u>	Multifamily – Townhouse Unit Count <u>0</u>
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input type="checkbox"/> N		
	Complete only for Condo/Apartment units:		
	Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath Count Bedroom + Bath _____ + _____ _____ + _____ _____ + _____
	Building Square Footage of Non-Residential Space: 99,345 square feet		
Specific proposed use (office, retail, warehouse, school, etc.): <u>Office</u>			
Projected market value at build-out (land and improvements): \$ <u>\$180,000,000</u>			
Applicant Contact Information			
Property Owner(s): <u>B3-SFRE JSR LLC c/o Walker Gorham, Beacon Partners</u>			
Primary Mailing Address: <u>607 Oberlin Road, Suite 104, Raleigh, NC 27608</u>			
Phone: <u>919-261-7494</u>	Email: <u>walker@beacondevelopment.com</u>		
Project Contact information (if different that property owner)			
Contact(s): <u>Walker Abbott, Parker Poe</u>			
Primary Mailing Address: <u>301 Fayetteville Street, Suite 1400, Raleigh, NC 27601</u>			
Phone: <u>919-835-4553</u>	Email: <u>walkerabbott@gmail.com</u>		
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be emailed to rezoning@raleighnc.gov .			

Section C Annexation Petition	
State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina	
<p>Part 1 The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners. The property to be annexed is:</p>	
<input checked="" type="checkbox"/>	Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or
<input type="checkbox"/>	Not Contiguous to the municipal limits of the City of Raleigh, North Carolina and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).
<p>Part 2 The undersigned certify that they have researched the assessment lien rolls of the City (located at https://raleighnc.gov/services/doing-business/assessment-liens), and that the property described in this application, including any portion thereof, _____ is / _____ x _____ is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is _____.</p>	
<p>Part 3 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.</p>	
<p>Do you declare such vested rights for the property subject to this petition? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.</p>	
<p>Signed this <u>11th</u> day of <u>March</u>, 20<u>26</u> by the owners of the property described in Section B.</p>	
<p>Owner's Signature(s): B3 - SFRE JSR LLC, a North Carolina limited liability company</p> <p>By: B3 - JSR LLC, a North Carolina limited liability company, its Manager</p> <p>By: Beacon GP III LLC, a North Carolina limited liability company, its Manager</p> <p>DocuSigned by: By:  Walker Gorham, Managing Partner</p>	Corporate Seal
<p>Print Owner Name(s) and Information:</p>	
<p>Name: <u>B3-SFRE JSR LLC</u> Phone: <u>(704) 597-7757</u></p> <p>Address: <u>3600 South Blvd, Suite 250, Charlotte, NC 28209</u></p>	
<p>Above signature(s) attested by:  Gray Harrell</p>	
<p>Received by the City Council of Raleigh, North Carolina, this _____ day of _____, 20____, at a Council meeting duly held.</p> <p>Signature of the City Clerk and Treasurer: _____</p>	

Section D Submittal Checklist			
<p>Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:</p>			
<input checked="" type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)		
<input checked="" type="checkbox"/>	If a request for sewer only , submit a copy of the contract for service with Raleigh Water		
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1		
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: rezoning@raleighnc.gov .		
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.		
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .		
<input type="checkbox"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or </td> <td style="width: 50%; padding: 2px;"> Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.) </td> </tr> </table>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)
Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)		
<input checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).		
<input checked="" type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.		
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application , pages 1 and 2.		
Required, but often missing information. Please make sure to include the following:			
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.		
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature MUST be filled in!</u>		
<input type="checkbox"/>	Corporate Seal for property owned by a corporation.		
<input type="checkbox"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .		

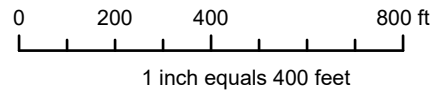
Annexation Property Map



Address: 3101 Jones Sausage Road

PIN: 1722731048

REID: 0526384



Disclaimer
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AS SURVEYED LEGAL DESCRIPTION

BEGINNING AT AN EXISTING 3/4 INCH IRON PIPE ON THE EASTERN RIGHT-OF-WAY OF JONES SAUSAGE ROAD (VARIABLE WIDTH PUBLIC R/W) AND BEING THE SOUTHWESTERN CORNER OF SUBJECT PROPERTY, SAID PIPE HAVING NC GRID COORDINATES OF N-722,964.52', E-2,126,589.23', THENCE FROM SAID POINT OF BEGINNING CONTINUING ALONG THE EASTERN RIGHT-OF-WAY OF JONES SAUSAGE RD NORTH 25°27'04" EAST A DISTANCE OF 104.00' FEET TO AN EXISTING 3/4 INCH IRON PIPE; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1,854.86', AN ARC LENGTH OF 299.01', A CHORD BEARING OF NORTH 34°12'03" EAST , AND DISTANCE OF 298.68' TO AN IRON PIPE SET; THENCE CONTINUING ALONG THE CURVE TO THE RIGHT HAVING A RADIUS OF 1,854.86', AN ARC LENGTH OF 455.67', A CHORD BEARING OF NORTH 45°34'31" EAST , AND DISTANCE OF 454.53' TO AN IRON PIPE SET; SAID IRON PIPE ALSO BEING SOUTH 57°49'04" WEST 34.33' FROM AN EXISTING 3/4 INCH IRON PIPE; THENCE CONTINUING FROM PREVIOUS SET PIPE SOUTH 36°59'26" EAST A DISTANCE OF 71.28' FEET TO AN IRON PIPE SET; THENCE SOUTH 76°57'40" EAST A DISTANCE OF 200.17' FEET TO AN IRON PIPE SET; THENCE SOUTH 21°27'20" EAST A DISTANCE OF 380.99' FEET TO AN IRON PIPE SET; THENCE SOUTH 06°09'41" EAST A DISTANCE OF 270.57' FEET TO AN IRON PIPE SET; THENCE SOUTH 09°19'13" EAST A DISTANCE OF 351.15' FEET TO AN IRON PIPE SET ON THE NORTHERN PROPERTY LINE NOW OR FORMERLY OWNED BY JSR3301 LLC (PIN: 1722720577); THENCE ALONG SAID COMMON PROPERTY LINE NORTH 67°33'40" WEST A DISTANCE OF 1,082.30' FEET TO AN EXISTING 3/4 INCH IRON PIPE; SAID IRON PIPE BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 594,293 SQUARE FEET, 13.65 ACRES MORE OR LESS.

Certificate Of Completion

Envelope Id: CF2C3446-4A53-45B1-90C9-A40B44041518
 Subject: 3101 Jones Sausage Road - Raleigh Annexation Petition
 Source Envelope:
 Document Pages: 4
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed
 Envelope Originator:
 Gardner Culpepper
 620 South Tryon Street
 Suite 800
 Charlotte, NC 28202
 gardnerculpepper@parkerpoe.com
 IP Address: 52.184.193.82

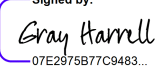
Record Tracking

Status: Original
 3/11/2026 10:13:37 AM
 Holder: Gardner Culpepper
 gardnerculpepper@parkerpoe.com
 Location: DocuSign

Signer Events

Gray Harrell
 Gray@beacondevelopment.com
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 07E2975B77C9483...
 Signature Adoption: Pre-selected Style
 Using IP Address: 12.160.74.18

Timestamp

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 Signed: 3/11/2026 10:17:46 AM

Electronic Record and Signature Disclosure:

Accepted: 3/11/2026 10:16:31 AM
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Walker Gorham
 walker@beacondevelopment.com
 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

 F52413AF427C4DE...
 Signature Adoption: Pre-selected Style
 Using IP Address: 12.160.74.18

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Electronic Record and Signature Disclosure:

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Walker Abbott
 walkerabbott@parkerpoe.com
 Associate
 Security Level: Email, Account Authentication
 (None)

COPIED

Sent: 3/11/2026 10:15:52 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	3/11/2026 11:10:33 AM
Signing Complete	Security Checked	3/11/2026 11:16:35 AM
Completed	Security Checked	3/11/2026 11:16:35 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

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To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at skiplohmeier@parkerpoe.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

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- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to skiplohmeier@parkerpoe.com and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"> •Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Parker Poe Adams & Bernstein LLP as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Parker Poe Adams & Bernstein LLP during the course of my relationship with you.