

LEGAL DESCRIPTION

A DESCRIPTION OF
 WAI - MART STORES PROPERTY
 DEED BOOK 6614 PAGE 736
 CITY OF CHARLOTTE, NORTH CAROLINA

Commencing at a nail found in the centerline intersection of Nations Ford Drive and Forest Point Boulevard, the point of commencement, and running NORTH 85 DEGREES 11 MINUTES 00 SECONDS WEST a distance of 80.82 feet to an iron rod found in the northern right of way line of Forest Point Boulevard, a 60' right of way, the Point of Beginning; thence from the Point of Beginning SOUTH 72 DEGREES 30 MINUTES 00 SECONDS WEST a distance of 94.70 feet to the left with an arc distance of 105.81 feet and a radius of 280 feet a chord bearing of SOUTH 61 DEGREES 40 MINUTES 07 SECONDS WEST a distance of 105.24 feet to an iron rod found; thence SOUTH 51 DEGREES 00 MINUTES 46 SECONDS WEST a distance of 25.64 feet to an iron rod found; thence SOUTH 50 DEGREES 50 MINUTES 09 SECONDS WEST a distance of 61.46 feet to an iron rod found; thence around a curve to the right with an arc distance of 94.70 feet a radius of 220 feet a chord bearing of SOUTH 63 DEGREES 10 MINUTES 04 SECONDS WEST a distance of 93.97 feet to an iron rod found; thence SOUTH 75 DEGREES 30 MINUTES 00 SECONDS WEST a distance of 820.36 feet to an iron rod set; thence around a curve to the left with an arc distance of 351.07 feet a radius of 610.29 feet a chord bearing of SOUTH 59 DEGREES 02 MINUTES 20 SECONDS WEST a distance of 346.25 feet to an iron rod set; thence leaving the 60' right of way line of Forest Point Boulevard and running with the eastern line of J.B. Harrison Properties, LLC NORTH 14 DEGREES 30 MINUTES 00 SECONDS WEST a distance of 409.83 feet to an iron rod set; thence NORTH 19 DEGREES 59 MINUTES 11 SECONDS EAST a distance of 352.33 feet to an iron rod set; thence NORTH 55 DEGREES 00 MINUTES 06 SECONDS EAST a distance of 314.73 feet to an iron rod set; thence leaving the eastern line of J.B. Harrison Properties, LLC and running with the southern line of Red Elm LLC NORTH 83 DEGREES 31 MINUTES 39 SECONDS EAST a distance of 785.97 feet to an iron rod set at the southern line of State Farm Mutual Insurance Company; thence with the western line of J.B. Harrison Properties, LLC SOUTH 14 DEGREES 32 MINUTES 13 SECONDS EAST a distance of 372.78 feet to an iron rod set; thence continuing with the western line of E & E Enterprises 1, LLC NORTH 75 DEGREES 33 MINUTES 41 SECONDS EAST a distance of 151.56 feet to a point; thence with the southern line of the E&E Enterprises 1, LLC SOUTH 54 DEGREES 18 MINUTES 05 SECONDS EAST a distance of 26.97 feet to a point; thence around a curve to the right with an arc distance of 107.76 feet a radius of 285.00 feet a chord bearing of NORTH 61 DEGREES 40 MINUTES 07 SECONDS EAST a distance of 107.12 feet to a point; thence NORTH 72 DEGREES 30 MINUTES 03 SECONDS EAST a distance of 84.78 feet to a point; thence NORTH 19 DEGREES 08 MINUTES 11 SECONDS WEST a distance of 30.01 feet; thence NORTH 70 DEGREES 51 MINUTES 49 SECONDS EAST a distance of 35.00 feet to a point on the western right of way line of Nations Ford Road; thence with said right of way SOUTH 19 DEGREES 08 MINUTES 11 SECONDS EAST a distance of 5.14 feet to a point; thence around a curve to the left with an arc distance of 47.96 feet and a radius of 30 feet a chord bearing of SOUTH 26 DEGREES 40 MINUTES 56 SECONDS WEST a distance of 105.24 feet to the POINT OF BEGINNING containing 808,555 square feet or 18.5619 acres more or less.

Being the same property described in First American Title Insurance Company commitment number C00-7163 dated October 3, 2000 at 8:00 a.m.

LEGEND & ABBREVIATIONS

- ⊙ = Sanitary Sewer Manhole
- ⊕ = Drainage Manhole
- W = Water Valve
- ⊞ = Electric Transformer
- ⊞ = Gate Inlet
- ⊞ = Light Pole
- ⊞ = Fire Hydrant
- ⊞ = Sewer Cleanout
- ⊞ = Handicap Space
- (R) = Record
- (M) = Measured
- R/W = Right-of-Way
- OC = Cart Corral
- IRS = Iron Rod Set
- NF = Nail Found
- ⊞ = Parking Bumper
- LEY.CYP. = Leyland Cypress
- C.M. = ORAPE MYRTLE

IRON RODS FOUND AT ALL CORNERS UNLESS NOTED OTHERWISE.

J.B. HARRISON PROPERTIES, LLC
 12372-399
 TAX# 167-193-05
 ZONED: B-1SCD

FOR PUBLIC HEARING
 2003 - 79

THE PETITIONER SHALL ESTABLISH NEW LANDSCAPING ADJACENT TO THE BUILDING'S FRONT ELEVATION (SEE RZ-2 FOR DETAIL) AND A NEW PEDESTRIAN CONNECTION BETWEEN THE BUILDING ENTRANCE AND THE PERIMETER SIDEWALK ALONG FOREST POINT BOULEVARD. THE PEDESTRIAN CONNECTION SHALL BE A GRADE SEPARATED SIDEWALK OR AN AT GRADE SPECIALLY STRIPED OR SPECIAL PAVEMENT AREA DESIGNED TO SEPARATE PEDESTRIANS FROM VEHICULAR TRAFFIC IN THE PARKING LOT.

THE PETITIONER SHALL RE-STRIPE (AS SHOWN ON THE SITE PLAN) EXISTING PERPENDICULAR PARKING SPACES ADJACENT TO FOREST POINT BOULEVARD TO PARALLEL SPACES. IN SO DOING, WHEEL STOPS OR OTHER SIMILAR BARRIAGES SHALL BE INSTALLED TO ESTABLISH A NEW 20 FOOT SETBACK (INCREASED FROM THE PRESENT 15 FOOT) ALONG FOREST POINT BOULEVARD. THE EXISTING CURB AND EXCESS 5 FEET OF ASPHALT SHALL REMAIN IN PLACE. THE PETITIONER RESERVES THE RIGHT TO SEEK A VARIANCE IN THE FUTURE, IF DESIRED, TO RE-ESTABLISH THE 15 FOOT SETBACK AND PERPENDICULAR PARKING.

ZONING NOTES

ACREAGE: 18.5619 ACRES
 EXISTING ZONING: B-1SCD
 PROPOSED ZONING: I-1(CD)
 SETBACK: 20 FEET
 SIDEYARD: 5 FEET
 REARYARD: 10 FEET
 MAXIMUM HEIGHT: 40 FEET
 SITE WILL MEET MINIMUM PARKING REQUIREMENTS.
 SITE WILL MEET TREE ORDINANCE NO BILLBOARDS SHALL BE ALLOWED
 DETACHED SIGNAGE WILL BE LIMITED TO GROUND MOUNTED TYPE WITH A MAXIMUM OF 7 FEET IN HEIGHT AND 50 SQ.FT. OF SIGN AREA.
 A BIKE RACK SHALL BE PROVIDED FOR EMPLOYEES AND VOLUNTEERS.
 NEW LANDSCAPING ADJACENT TO THE BUILDINGS FRONT ELEVATION SHALL BE INSTALLED.
 NO BUILDING EXPANSION IS PLANNED. PETITIONER'S ALTERNATIVE BUFFER PLAN IS ATTACHED ON SHEET RZ-2.

EXCLUDE THE FOLLOWING USES:
 AUTOMOBILE, TRUCK, & UTILITY TRAILER RENTAL
 AUTOMOBILE SALES
 AUTOMOTIVE SERVICE STATIONS
 BOAT & SHIP SALES
 MANUFACTURING
 MANUFACTURED HOUSING SALES
 RESTAURANTS DRIVE-IN SERVICES
 TIRE RECAPING & RETREADING
 BENEFICIAL FILL SITES
 DEMOLITION LANDFILLS
 JAILS & PRISONS
 LCID LANDFILLS
 NIGHTCLUBS, BARS, & LOUNGES
 PETROLEUM STORAGE
 ADULT ESTABLISHMENTS
 BOAT AND SHIP SALES/REPAIRS

RED ELM LLC
 % TAX DEPT
 11049/981
 TAX#167-141-04
 ZONED: O-1

PROPOSED USE:
 THE PROPOSED USE WILL SUPPORT THE MINISTRY AND WORLD WIDE OBJECTIVES OF THE BILLY GRAHAM EVANGELISTIC ASSOCIATION AND THE SAMARITAN'S PURSE/OPERATION CHRISTMAS CHILD AS FOLLOWS:
 RECEIVING & PROCESSING DAILY DONOR MAIL
 PRINTING & MAILING OF DONOR RECEIPTS
 PRINTING AND/OR DISTRIBUTION OF CORRESPONDENCE, BOOKS, TAPES, VIDEOS, NEWSLETTERS AND RELATED PROMOTIONAL MATERIAL, AS REQUESTED BY DONOR SUPPORTERS.
 GENERAL OFFICE SUPPORT ACTIVITIES
 TELEPHONE CALL CENTER
 TRAINING OF FULL AND PART-TIME WORKERS AND VOLUNTEERS
 WAREHOUSING/STORAGE/DISTRIBUTION
 OTHER ACTIVITIES THAT WOULD SUPPORT THE MINISTRY AND ITS WORLDWIDE OBJECTIVES OF THE BILLY GRAHAM EVANGELISTIC ASSOCIATION/SAMARITAN'S PURSE.

STATE FARM MUTUAL
 AUTOMOBILE INSURANCE CO.
 4978/326
 TAX#167-141-01
 ZONED: O-1

FAISON NESBITT
 ARROWOOD VENTURE
 %NESBITT PARTNERS
 5298/001
 TAX# 167-193-01
 ZONED: B-1SCD

FAISON NESBITT
 ARROWOOD VENTURE
 %NESBITT PARTNERS
 5298/001
 TAX# 167-193-02
 ZONED: B-1SCD

E & E ENTERPRISES 1, LLC
 13111-18
 TAX# 167-193-03
 ZONED: B-1SGDD

FAISON NESBITT
 ARROWOOD VENTURE
 %NESBITT PARTNERS
 5298/001
 TAX# 167-192-49
 ZONED: R-9(CD)

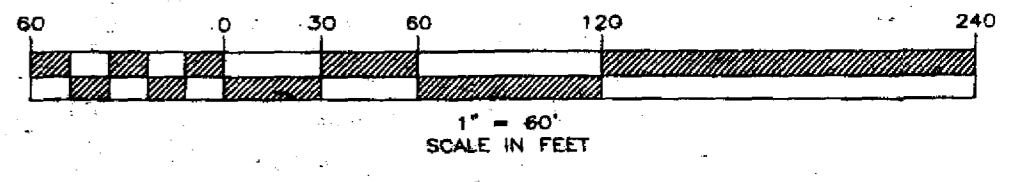
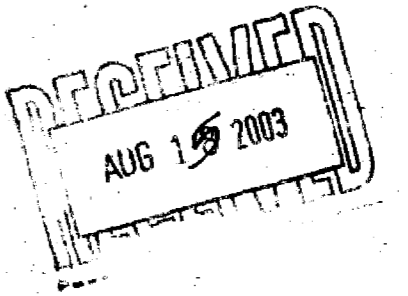
FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 370159 0023 B, which bears an effective date of March 2, 1993 and is not in a Special Flood Hazard Area. Zone "C" represents an area outside of the flood hazard area.

CURVE	RADIUS	CURVE ARC	BEARING	CHORD
C1	285.00	107.76	N61°40'07"E	107.12
C2	30.00	47.98	S26°40'56"W	43.03
C3	280.00	105.87	S61°40'07"W	105.24
C4	220.00	94.70	S63°10'04"W	93.97
C5	610.29	351.07	S59°02'20"W	346.25

LINE	BEARING	DISTANCE
L1	S54°18'05"E	37.23
L2	N50°50'12"E	26.97
L3	N72°30'03"E	84.78
L4	N19°08'11"W	30.01
L5	N70°51'49"E	35.00
L6	S19°08'11"E	5.14
L7	S72°30'00"W	89.07
L8	S51°00'46"W	25.64
L9	S50°50'09"W	61.46

NOTE: THIS REZONING MAP WAS PREPARED FROM AN EXISTING SURVEY BY JOHNNY W. NOBLES & ASSOCIATES DATED NOVEMBER 28, 2000. NO BOUNDARY SURVEY DONE BY R.B. PHARR & ASSOCIATES P.A. AT THIS TIME. THIS IS NOT A CERTIFIED SURVEY NOR CAN IT BE USED FOR RECORDATION, CONVEYANCES, OR SALES.

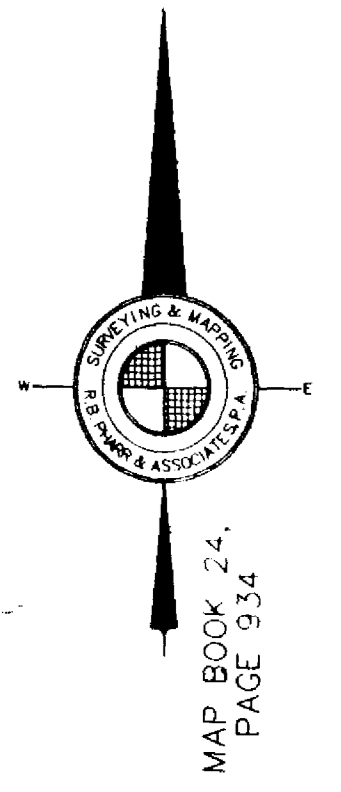
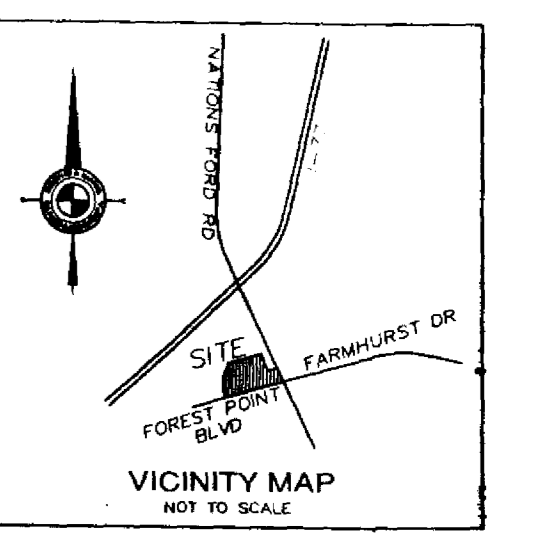


REZONING SHEET RZ-1

TOTAL AREA: 808,555 SQ.FT.
 OR
 18.5619 ACRES

REVISIONS AUGUST 11, 2003 - TO SHOW ADDITIONAL NOTES, SHOW TREES AND WOOD, LINE, FENCES, AND SHOW NEW PARALLEL PARKING SPACES AND CORRECT NAME IN TITLE BLOCK.		REVISIONS NONE	
CREW: KB DRAWN: KB REVISIONS: KB		SCALE: 1" = 60' DATE: JUNE 13, 2002 JOB NO: 58879	

REZONING MAP FOR
BILLY GRAHAM EVANGELISTIC MINISTRIES
 7100 FOREST POINT BOULEVARD
 LOT 4, FOREST PARK NORTH - REVISED
 MAP BOOK 24, PAGE 934
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 TAX PARCEL 167-193-04
R.B. PHARR & ASSOCIATES, P.A.
 SURVEYING & MAPPING
 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2186



APPROVED BY CITY COUNCIL
 DATE 10/20/03

Billy Graham Evangelistic Association

Charlotte, North Carolina

Buffer Plan

Planting Plan

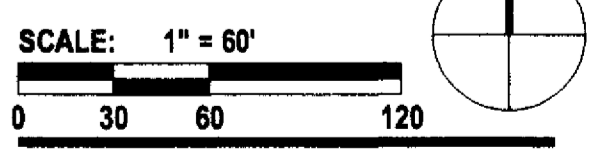
PETITION #2003-79

Project No. 2900

Issued 08/15/03

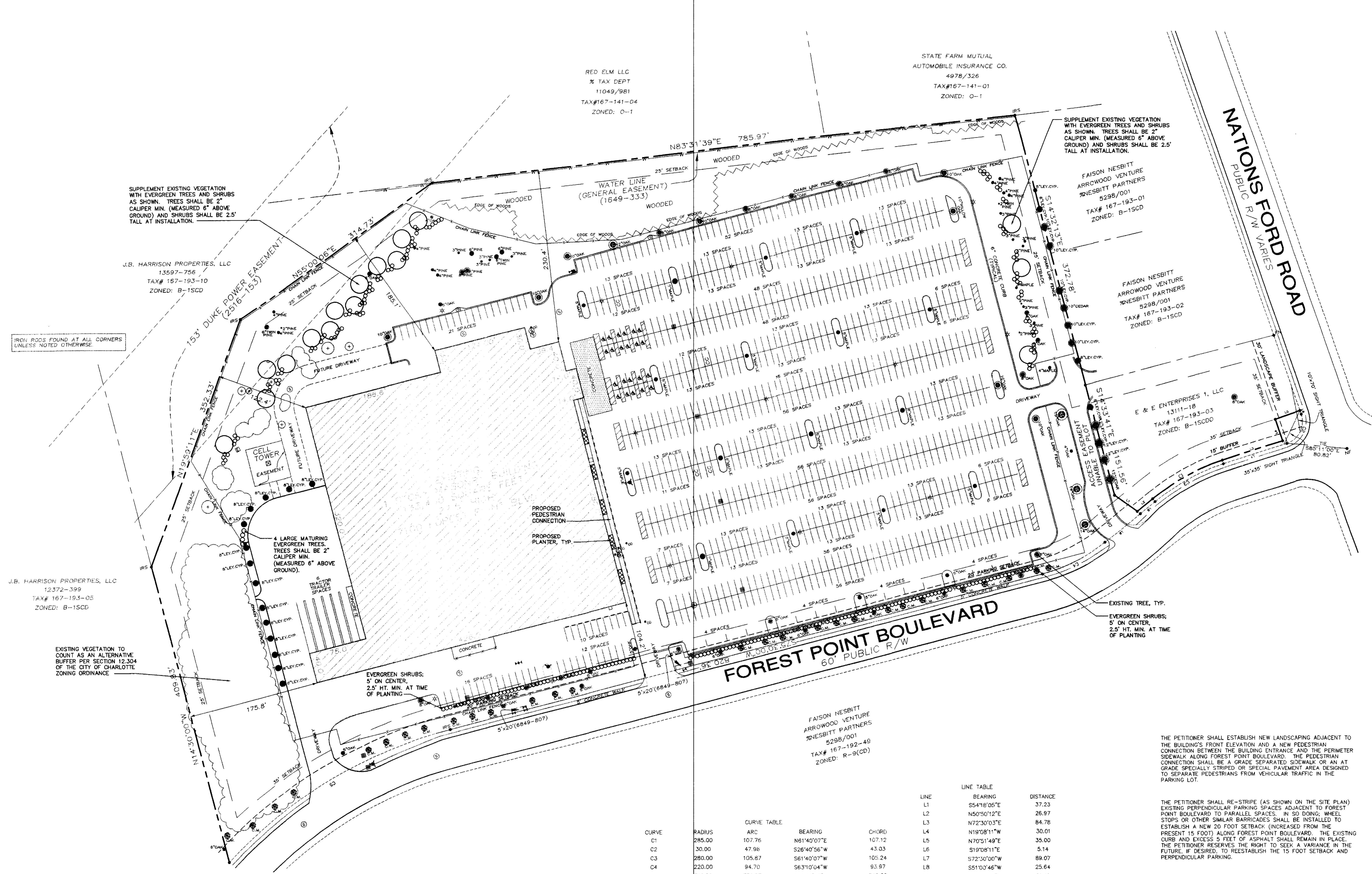
Revised 08/22/03 - REVISED PARKING SETBACK

FOR PUBLIC HEARING



R22 of 2

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RED ELM LLC
 % TAX DEPT
 11049/981
 TAX#167-141-04
 ZONED: O-1

STATE FARM MUTUAL
 AUTOMOBILE INSURANCE CO.
 4978/326
 TAX#167-141-01
 ZONED: O-1

SUPPLEMENT EXISTING VEGETATION WITH EVERGREEN TREES AND SHRUBS AS SHOWN. TREES SHALL BE 2\" CALIPER MIN. (MEASURED 6\" ABOVE GROUND) AND SHRUBS SHALL BE 2.5' TALL AT INSTALLATION.

FAISON NESBITT
 ARROWOOD VENTURE
 %NESBITT PARTNERS
 5298/001
 TAX# 167-193-01
 ZONED: B-1SCD

FAISON NESBITT
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 TAX# 167-193-02
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E & E ENTERPRISES 1, LLC
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 TAX# 167-193-03
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J.B. HARRISON PROPERTIES, LLC
 13597-756
 TAX# 167-193-10
 ZONED: B-1SCD

IRON RODS FOUND AT ALL CORNERS UNLESS NOTED OTHERWISE.

J.B. HARRISON PROPERTIES, LLC
 12372-399
 TAX# 167-193-05
 ZONED: B-1SCD

EXISTING VEGETATION TO COUNT AS AN ALTERNATIVE BUFFER PER SECTION 12.304 OF THE CITY OF CHARLOTTE ZONING ORDINANCE

EVERGREEN SHRUBS, 5' ON CENTER, 2.5' HT. MIN. AT TIME OF PLANTING

EXISTING TREE, TYP.
 EVERGREEN SHRUBS, 5' ON CENTER, 2.5' HT. MIN. AT TIME OF PLANTING