

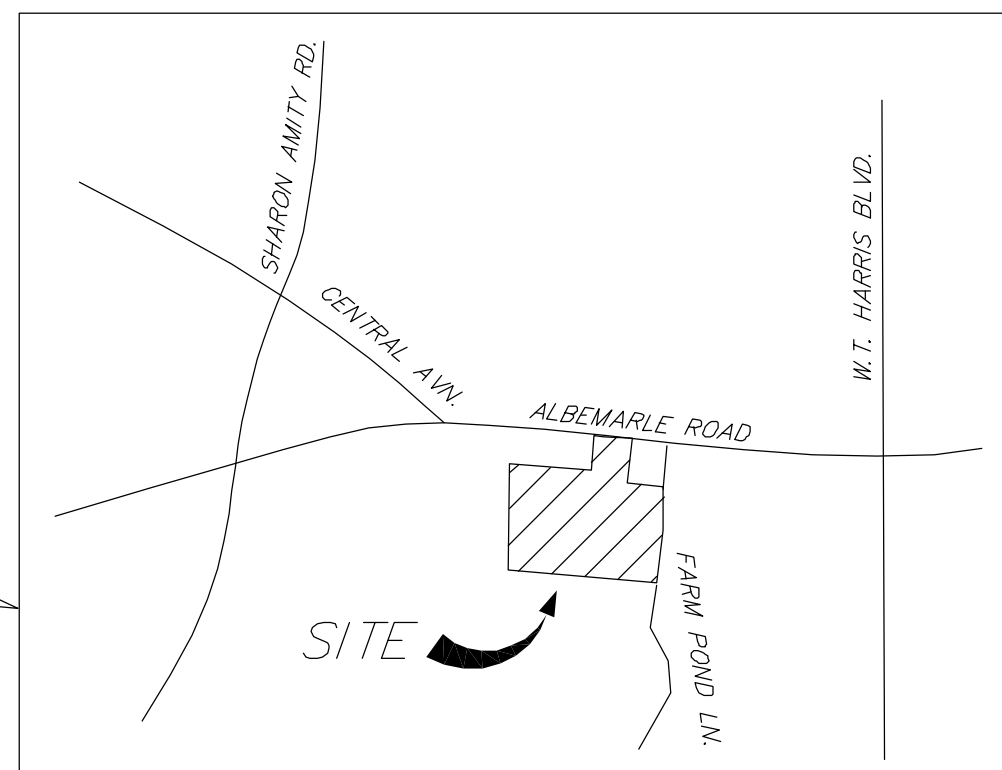
Legend of Symbols & Abbreviations

- IRON PIN FOUND
 MONITORING WELL
 LIGHT POLE
 CATCH BASIN
 FIRE HYDRANT
 WATER VALVE
 REINFORCED CONCRETE PIPE
 POWER POLE
 WATER METER
 WATER VALVE
 IRON PIN FOUND
 HANDICAPPED PARKING
 RECORDED
 GAS METER
 GAS VALVE
- CHAINLINK FENCE
 POWER POLE
 OVERHEAD ELECTRIC
 UNDERGROUND TELEPHONE
 SANITARY SEWER
 MANHOLE
 HANDICAP
 RIGHT OF WAY
 POINT
 FIRE HYDRANT
 CATCH BASIN
 CONCRETE
 POINT OF BEGINNING
 NORTH
 SOUTH
 EAST
 WEST

Statement of Encroachments

NO ENCROACHMENTS OBSERVED ON DATE OF SURVEY.

Site Location Map



Legal Description

The land referred to in this commitment is located in Mecklenburg County, State of North Carolina, and is described as follows:

BEGINNING at an E.I.P. on the Westerly right-of-way of Farm Pond Lane, said point being the Northeast corner of the J.J. CLARK, JR. property c/o KINDER-CARE REAL ESTATE, recorded in Deed Book 4157, at page 12 of the Register of Deeds for Mecklenburg County, North Carolina;

THENCE North 85 degrees 20 minutes 00 seconds East, 617.84 feet to an E.I.P.;

THENCE North 00 degrees 27 minutes 02 seconds West, 443-21 feet to an E.I.P.;

THENCE South 85 degrees 20 minutes 00 seconds East, 341.83 feet to an E.I.P.;

THENCE North 04 degrees 40 minutes 00 seconds East, 111-84 feet to an E.I.P. on the Southerly right-of-way of Albemarle Road;

THENCE with said right-of-way in two courses and distances, as follows:

(1) South 81 degrees 53 minutes 59 seconds East, 40.07 feet to a point; and

(2) South 85 degrees 20 minutes 00 seconds East, 5.00 feet to an E.I.P.;

THENCE South 04 degrees 40 minutes 00 seconds West, 126-00 feet to an E.I.P.;

THENCE South 85 degrees 20 minutes 00 seconds East, 111-84 feet to an E.I.P.;

THENCE South 06 degrees 51 minutes 08 seconds West, 61-90 feet to an E.I.P.;

THENCE South 85 degrees 20 minutes 00 seconds East, 150-00 feet to an E.I.P. on the Westerly right-of-way of Farm Pond Lane;

THENCE with said right-of-way and with the arc of a circular curve to the left, having a radius of 514.97 feet and an arc distance of 79.58 feet to a point;

THENCE with the arc of a circular curve to the right, having radius of 514.97 feet and an arc distance of 101.65 feet to a point;

THENCE South 06 degrees 59 minutes 18 seconds West, 219.76 feet to the point of beginning, and containing 6.724 acres, as shown on a survey by R.B. PHARR & ASSOCIATES, dated May 7, 1984.

BEGINNING at an E.I.P. on the Southerly right-of-way of Albemarle Road, said point being North 85 degrees 20 minutes 00 seconds West, 150.00 feet from the Westerly right-of-way of Farm Pond Lane;

THENCE South 06 degrees 51 minutes 08 seconds West, 126-09 feet to an E.I.P.;

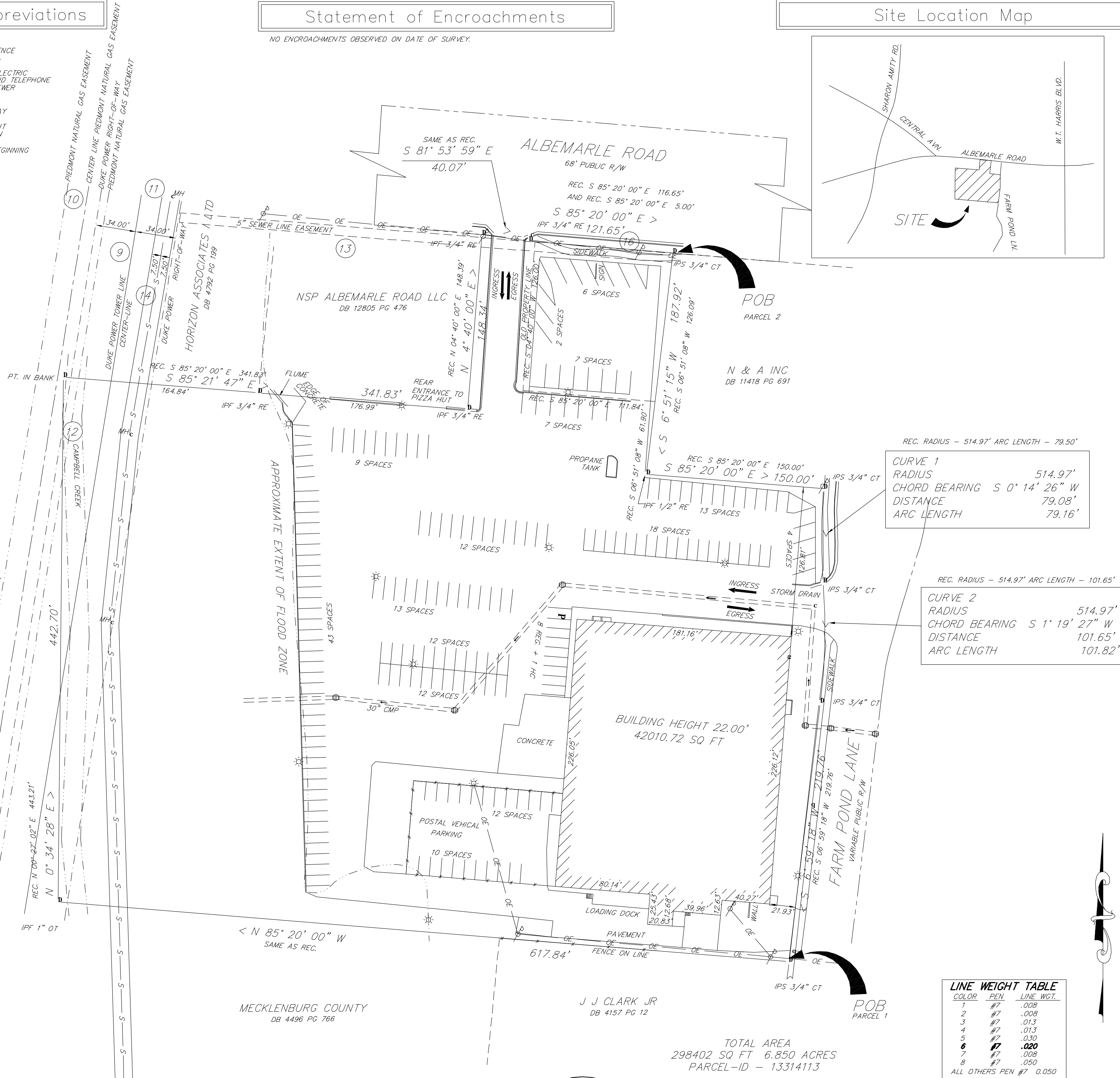
THENCE North 85 degrees 20 minutes 00 seconds West, 111-84 feet to an E.I.P.;

THENCE North 04 degrees 40 minutes 00 seconds East, 126-00 feet to an E.I.P. on the Southerly right-of-way of Albemarle Road;

THENCE with said right-of-way, South 85 degrees 20 minutes 00 seconds East, 116.65 feet to the point of beginning, and containing 0.331 acre, as shown on a survey by R.B. PHARR & ASSOCIATES, dated May 7, 1984.

THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY INSURED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER COMMITMENT NO. 75003353, DATED OCTOBER 25, 2002.

MECKLENBURG COUNTY
DB 4496 PG 766



REC. RADIUS - 514.97' ARC LENGTH - 79.50'

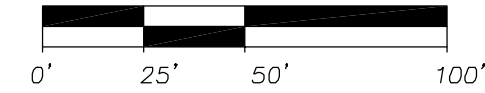
CURVE 1
RADIUS 514.97'
CHORD BEARING S 0° 14' 26" W
DISTANCE 79.08'
ARC LENGTH 79.16'

REC. RADIUS - 514.97' ARC LENGTH - 101.65'

CURVE 2
RADIUS 514.97'
CHORD BEARING S 1° 19' 27" W
DISTANCE 101.65'
ARC LENGTH 101.82'

| COLOR | PEN | LINE WGT. |
|-------------------------|-----|-----------|
| 1 | #7 | .008 |
| 2 | #7 | .008 |
| 3 | #7 | .013 |
| 4 | #7 | .013 |
| 5 | #7 | .030 |
| 6 | #7 | .020 |
| 7 | #7 | .008 |
| 8 | #7 | .050 |
| ALL OTHERS PEN #7 0.050 | | |

SCALE : 1" = 50'



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FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 370159 0021 B, which bears an effective date of 03/02/1993, and is/is not in a Special Flood Hazard Area. By telephone call dated 11/04/02 to the National Flood Insurance Program (800-638-6620) we have learned this community does/does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

| REVISION: | DATE: | DESCRIPTION: |
|-----------|-------|--------------|
| | | |
| | | |
| | | |
| | | |

DATE NOVEMBER 5, 2002

JOB # 11050230

SINCE 1909
SMITH
SMITH SURVEYORS, INC.
6907-C Calhoun Mem. Hwy.
Easley, SC 29640
Phone: 864-859-5729
Fax: 864-855-8022
smithsurveyors@charter.net

TOTAL AREA
298402 SQ FT 6.850 ACRES
PARCEL-ID - 13314113

COUNTY OF MECKLENBURG
STATE OF NORTH CAROLINA

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 50,000 FT AND AN ADJUSTED USING COMPASS RULE.
THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000.
EQUIPMENT USED FOR MEASUREMENTS:
ANGULAR TOPCON GTS-203
LINEAR TOPCON GTS-203

JOHN COKE SMITH III REG. # L-3838

ALTA/ACSM Land Title Survey

for
U-Haul AREC
6216 Albemarle Road, Charlotte, NC
County of Mecklenburg, State of NC
780063

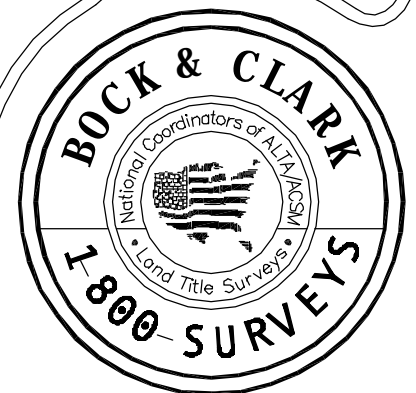
The undersigned being a registered surveyor of the State of North Carolina hereby certifies to [INSERT NAME OF BORROWER] FIDELITY NATIONAL TITLE INSURANCE OF NEW YORK; MERRILL LYNCH MORTGAGE CAPITAL, BOCK & CLARK CORPORATION; and each of their respective successors and assigns, as of the date below, as follows:

This print of survey actually was made on the ground on [INSERT DATE SURVEY WAS MADE] in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, contains Items 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(3), 7(c) 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereto, and correctly shows: Except as shown on this survey that, (i) there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts, (ii) the land described herein together with all buildings and improvements thereon (the "Property") does not serve any adjoining property for drainage, utilities or ingress or egress, (iii) the Property has access to and from a duly dedicated and accepted public roadway, (iv) this survey reflects boundary lines of the land, which "close" by engineering calculations, (v) all utility services to the Property either enter the Property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land to the extent visible or known to the undersigned, (vi) the Property does not lie within an area designated as a flood hazard area by any map or publication of the U.S. Department of Housing and Urban Development or the Federal Emergency Management Agency and (vii) the Property and only the Property constitutes one or more separate and complete tax lots. All zoning use and density classifications and all building restrictions and setback lines are properly shown hereon. The undersigned has received and examined a copy of the Commitment for Title Insurance No. 75003353, dated October 14, 2002, issued by Fidelity National Title Insurance of New York, with respect to the Property, as well as a copy of each instrument listed therein. The location of each exception set forth in such Commitment, to the extent it can be located, has (with recording reference and reference to the exception number of the Commitment) been shown hereon. The undersigned further certifies that Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

John C. Smith III
Registration No. L-3838
Within the State of NC
Date of Survey: November 11, 2002
Date of Last Revision: _____
Date Printed: _____
Network Project No. 20020661/74

Survey Prepared by:
Smith Surveyors, Inc.
6907C Calhoun Memorial Highway
Easley, SC 29640
Phone: 864-859-5729
Fax: 864-855-8022

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) SURVEYS, Fax: (330) 666-3608 www.1800surveys.com



Notes Corresponding to Schedule B

- 6
6. Easement Agreement and Declaration of Restrictions dated February 21, 1984, between RHODES REALTY, N.V.; SAHAB PROPERTIES, LTD., and HORIZON ASSOCIATES I, LTD., filed February 22, 1984 as recorded in Book 4793, page 296, Mecklenburg County Registry. This item affects the property. The following items are included:

6-(2) Deed book 3166 page 469 this item was not provided to the surveyor

6-(3) Deed book 1561 page 601 is plotted as exception No. 9

6-(4) Deed book 2646 page 207 is plotted as exception No. 10

6-(5) Sewer easement to Southern National Bank of North Carolina is plotted as exception No. 13

6-(6) Right-of-way of Albemarle Road and Farm Pond Lane – The property boundary is the right-of-way line

6-(7) Deed book 3902 page 238 is the same as exception No. 15

6-(8) Same as exception No. 12

6-(9) 15' from centerline of Campbell Creek for improvement of thereof.

6-(10) Deed book 3138 page 27 is plotted as exception No. 11

6-(11) 30' wide easement for water and sewer to City of Charlotte dated August 2, 1974, information pertaining to this item was not provided to the surveyor.
- 7
7. Easements to DUKE POWER COMPANY, recorded in Book 888, page 406; Book 938, page 504; Book 1025, page 98; and Book 878, page 105, Mecklenburg County Registry. The document refer to owners from 1936, 1937, 1939-1940, 1941. This item is not plotted.
- 8
8. Easements to SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, recorded in Book 959 page 335 and Book 1072, page 552, Mecklenburg County Registry. This item may or may not affect the property. This item may or may not affect the property. The documents are dated 1938 and 1942. We do not have the chain of custody of the property. This item is not plotted.
- 9
9. Right-of-way to DUKE POWER COMPANY for high tension line, recorded in Book 1561, page 601, Mecklenburg County Registry. This item affects the property and is plotted hereon.
- 10
10. Right-of-way to PIEDMONT NATURAL (3AS COMPANY, recorded in Book 2646, page 207, Mecklenburg County Registry. This item affects the property and is plotted hereon.
- 11
11. Right-of-way to IDEWILD UTILITIES, INC., for sanitary sewer purposes, recorded in Book 3138, page 27, Mecklenburg County Registry. This item affects the property. This item is plotted hereon.
- 12
12. Rights of others in and to the continued and uninterrupted flow of the Campbell Creek. Campbell Creek affects the property and is plotted hereon.
- 13
13. Sewer easement to SOUTHERN NATIONAL BANK, recorded in Book 3626, page 199, Mecklenburg County Registry. This item affects the property and is plotted hereon.
- 14
14. Thirty foot wide easement for water and sewer to the City of Charlotte, recorded in Book 3788, page 230, Mecklenburg County Registry. This item affects the location and is shown in the as-built sewerline location which is plotted hereon. The exact recorded location may differ from the measured.
- 15
15. Easement to the BOARD OF TRANSPORTATION, recorded in Book 3903, page 238, Memo of Taking recorded in Book 3816, page 506, Mecklenburg County Registry. The metes and bounds description in document of Book 3816 page 506 includes the surveyed property. Deed book 3903 page 238 was not provided to the surveyor.
- 16
16. Easement in favor of the CITY OF CHARLOTTE, recorded in Book 13506, page 587, Mecklenburg County Registry. This item affects the property and is plotted hereon.

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, STORM SEWER, SANITARY SEWER AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC ROAD RIGHT OF WAY OF ALBEMARLE ROAD AND FARM POND ROAD.

Miscellaneous Notes

NO BUILDING STREET NUMBER WAS OBSERVED BY THE SURVEYOR ON DATE OF SURVEY.

NO SANITARY LANDFILL, SUMP, OR DUMP WAS OBSERVED BY SURVEYOR ON DATE OF SURVEY.

NO CEMETERY OR BURIAL GROUND WAS OBSERVED BY SURVEYOR ON DATE OF SURVEY.

NO EVIDENCE OF EARTHMOVING WAS OBSERVED BY SURVEYOR ON DATE OF SURVEY.

NO CHANGE IN STREET RIGHT-OF-WAY WAS OBSERVED BY SURVEYOR ON DATE OF SURVEY.

Zoning Information

ZONING INFORMATION OBTAINED FROM website www.maps.co.mecklenburg.nc.us

PROPERTY IS ZONED B-2 GENERAL BUSINESS

FRONT – 20’

SIDE – In B-2 district, no side yard is required, but if provided, the first one must be a minimum of 8 feet and if a second one is provided, it must be a minimum of 4 feet. However, in any combination, these shall be a minimum of 8 feet building separation at the side yards.

REAR – 10’

In the B-2 and B-D districts, no retail establishment or shopping center may exceed 100,000 square feet in floor area, except as in a Commercial Center District as provided for in Chapter 15, Part 4. In the B-D district, no retail establishment or shopping center may exceed 10,000 square feet on a lot.

MAXIMUM HEIGHT – 40’

PARKING

Nonresidential use in URBAN RESIDENTIAL-C 1 SPACE PER 1000 SQUARE FEET OF FLOOR SPACE

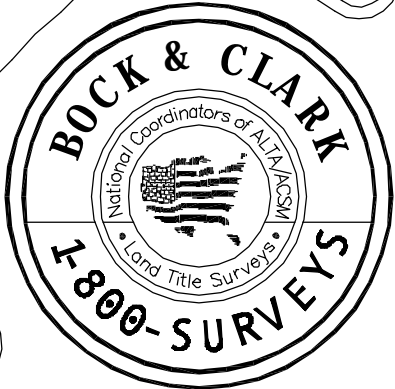
PARKING TABLE

REGULAR SPACES – 188

HANDICAP SPACES – 1

TOTAL PARKING – 189

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com



ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR:

U-Haul AREC

6216 Albemarle Road, Charlotte, NC

County of Mecklenburg, State of NC

780063

DATE: 11/05/02

Project No. 20020661

Sheet 2 of 2