

- EASEMENTS OF RECORD
- DUKE POWER COMPANY - D.B. 938 PG. 171
 - CITY OF CHARLOTTE - D.B. 7172 PG. 402
 - SOUTHERN PUBLIC UTILITIES CO. EASEMENT - D.B. 722 PG. 130 AND D.B. 748 PG. 357
 - SOUTHERN BELL TELEPHONE AND TELEGRAPH CO. - D.B. 748 PG. 424; D.B. 838 PG. 242; D.B. 884 PG. 138; D.B. 748 PG. 427; D.B. 884 PG. 136.

Line	Bearing	Distance
L1	S 55° 11' 11" E	3.51'
L2	N 6° 54' 7" W	20.55'
L3	S 86° 25' 33" W	19.00'

NOW OR FORMERLY
WILLIAM G. SQUIRES AND WIFE
RUBY SQUIRES
SQUIRES REALTY
D.B. 4331 PG. 521

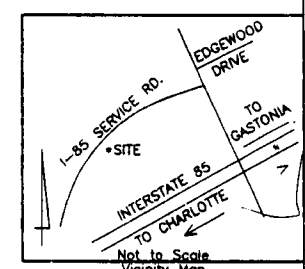
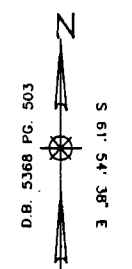
TO:
HELLER FINANCIAL, INC.
LAWYERS TITLE INSURANCE CORPORATION
ESI-CHARLOTTE LEASING, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE 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 1987, AND INCLUDES ITEMS 1,2,4,6,8-15
OF TABLE A THEREOF, AND
PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF
THIS CERTIFICATION) OF A URBAN SURVEY.

DATE: 1-28-98

SIGNATURE: *Martin L. Baucum*

REGISTRATION NUMBER: L-2733



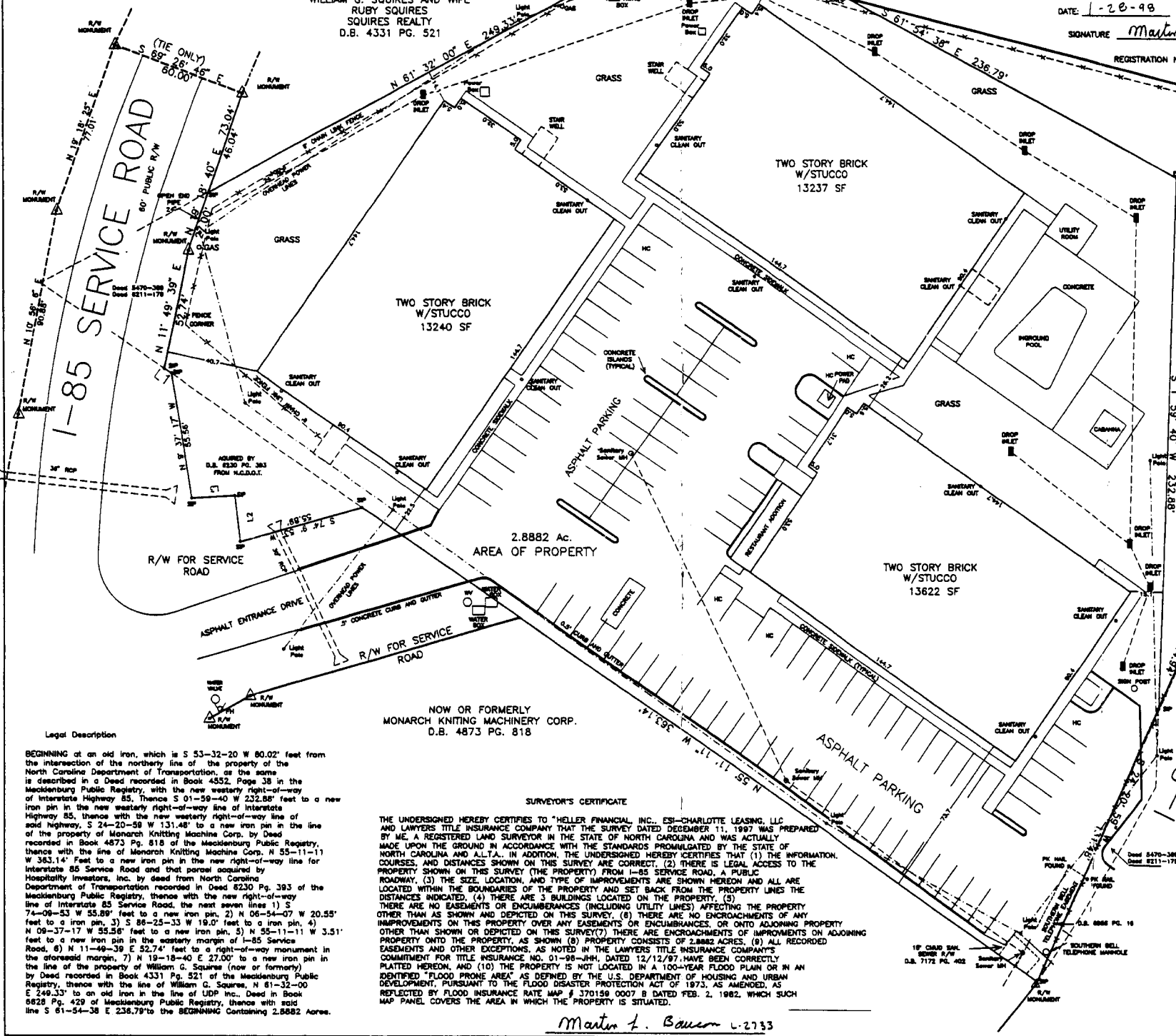
- LEGEND
- E.L.P. EXISTING IRON PIN
 - W.W. WATER WALK
 - S.L.P. RE-SET IRON PIN
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE BY DEED OR PLAT
 - OV GAS VALVE
 - CLOSURE EXCEEDS 1" IN 10.000'
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - - - OVERHEAD POWER LINES

- NOTES:
- ZONING IS I-1
 - MIN. SETBACK: 20'
 - MIN. SIDEYARD: NONE (MIN. 4' WHERE PROVIDED)
 - MIN. REAR YARD: 10'
 - IRON PINS AT ALL CORNERS
 - ADDRESS IS #1700 I-85 SERVICE ROAD
 - PROPERTY HAS 93 PARKING SPACES
 - NO USGS OR NCOS MONUMENT WITHIN 2000'

Revised 1/28/98 per Lander
REVISED 1/20/98 PER ALTA/ACSM SPECIFICATIONS.

AMERICAN LAND TITLE ASSOCIATION SURVEY
FOR
HELLER FINANCIAL, INC.
ESI-CHARLOTTE LEASING, LLC
LAWYERS TITLE INSURANCE CORPORATION
CHARLOTTE, MECK. CO., NORTH CAROLINA
D.B. 5368 PG. 503 TAX PARCEL NO. 061-152-07

DECEMBER 11, 1997 SCALE: 1" = 30'
BAUCOM-DAVIS & ASSOCIATES
REGISTERED SURVEYORS
SUITE 12, UNIVERSITY SOUTH CENTER
5100 NORTH I-85 SERVICE ROAD, CHARLOTTE, N. C.
PHONE: (704) 596-6088 ZIP: 28206



Legal Description

BEGINNING at an old iron, which is S 53°-32'-20" W 80.02' feet from the intersection of the northern line of the property of the North Carolina Department of Transportation, as the same is described in a Deed recorded in Book 4552, Page 38 in the Mecklenburg Public Registry, with the new westerly right-of-way of Interstate Highway 85, thence S 01°-59'-40" W 232.86' feet to a new iron pin in the new westerly right-of-way line of Interstate Highway 85, thence with the new westerly right-of-way line of said Highway, S 24°-20'-58" W 131.48' to a new iron pin in the line of the property of Monarch Knitting Machine Corp. by Deed recorded in Book 4673 PG. 818 of the Mecklenburg Public Registry, thence with the line of Monarch Knitting Machine Corp. N 55°-11'-11" W 363.14' feet to a new iron pin in the new right-of-way line for Interstate 85 Service Road and that parcel acquired by Hospitality Investors, Inc. by deed from North Carolina Department of Transportation recorded in Deed 8230 PG. 383 of the Mecklenburg Public Registry, thence with the new right-of-way line of Interstate 85 Service Road, the next seven lines 1) S 74°-08'-53" W 55.89' feet to a new iron pin, 2) N 06°-54'-07" W 20.55' feet to a new iron pin, 3) S 86°-25'-33" W 19.00' feet to a new iron pin, 4) N 09°-37'-17" W 55.56' feet to a new iron pin, 5) N 55°-11'-11" W 3.51' feet to a new iron pin in the easterly margin of I-85 Service Road, 6) N 11°-49'-39" E 52.74' feet to a right-of-way monument in the easterly margin, 7) N 19°-18'-40" E 27.00' feet to a new iron pin in the line of the property of William G. Squires (now or formerly) by Deed recorded in Book 4331 PG. 521 of the Mecklenburg Public Registry, thence with the line of William G. Squires, N 61°-32'-00" E 249.33' to an old iron in the line of UDP Inc., Deed in Book 6828 PG. 429 of Mecklenburg Public Registry, thence with said line S 61°-54'-38" E 238.79' to the BEGINNING Containing 2.8882 Acres.

NOW OR FORMERLY
MONARCH KNITTING MACHINERY CORP.
D.B. 4873 PG. 818

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO HELLER FINANCIAL, INC., ESI-CHARLOTTE LEASING, LLC AND LAWYERS TITLE INSURANCE CORPORATION THAT THE SURVEY DATED DECEMBER 11, 1997 WAS PREPARED BY ME, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH CAROLINA AND WAS ACTUALLY MADE UPON THE GROUND IN ACCORDANCE WITH THE STANDARDS PROMULGATED BY THE STATE OF NORTH CAROLINA AND ALTA, IN ADDITION, THE UNDERSIGNED HEREBY CERTIFIES THAT (1) THE INFORMATION, COURSES, AND DISTANCES SHOWN ON THIS SURVEY ARE CORRECT, (2) THERE IS LEGAL ACCESS TO THE PROPERTY SHOWN ON THIS SURVEY (THE PROPERTY) FROM I-85 SERVICE ROAD, A PUBLIC ROADWAY, (3) THE SIZE, LOCATION, AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, (4) THERE ARE 3 BUILDINGS LOCATED ON THE PROPERTY, (5) THERE ARE NO EASEMENTS OR ENCUMBRANCES (INCLUDING UTILITY LINES) AFFECTING THE PROPERTY OTHER THAN AS SHOWN AND DEPICTED ON THIS SURVEY, (6) THERE ARE NO ENCROACHMENTS OF ANY IMPROVEMENTS ON THIS PROPERTY OVER ANY EASEMENTS OR ENCUMBRANCES, OR ONTO ADJOINING PROPERTY OTHER THAN SHOWN OR DEPICTED ON THIS SURVEY, (7) THERE ARE ENCROACHMENTS OF IMPROVEMENTS ON ADJOINING PROPERTY ONTO THE PROPERTY, AS SHOWN, (8) PROPERTY CONSISTS OF 2.8882 ACRES, (9) ALL RECORDED EASEMENTS AND OTHER EXCEPTIONS, AS NOTED IN THE LAWYERS TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE NO. 01-98-JHH, DATED 12/12/97, HAVE BEEN CORRECTLY PLATED HEREON, AND (10) THE PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP # 370159 0007 B DATED FEB. 2, 1982, WHICH SUCH MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED.

Martin L. Baucum L-2733

Charlotte Suites
1700 Queen City Drive
Charlotte, NC 28208

Senior Condominiums for lease and sale

3 buildings and pool
88 1 bedroom units, approx. 600 square feet each
Lobby/Clubhouse incorporated into Building A
Pool/Gazebo

Rezoning Request from I-1 to Inst (CD)

Submitted by Edna Chirico
Chirico Huber Properties
(704) 562-8847

Representing NC Golf Homes of Locust Valley IV, LLC
Stephen Content, Managing Partner
504 North Central Ave.,
Locust, NC 28097
(704) 888-6700

Submitted for rezoning and zoning board of adjustment
January 23, 2006