

LEGAL DESCRIPTION

A DESCRIPTION OF
WAL-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 89.07 feet to an iron rod found; thence around a curve 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 83 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 99 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 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 found; 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 eastern line of 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 00 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 47.98 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 18,561.9 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
- ⊕ = Water Valve
- ⊕ = Electric Transformer
- ⊕ = Grate Inlet
- ⊕ = Light Pole
- ⊕ = Fire Hydrant
- ⊕ = Sewer Cleanout
- ⊕ = Handicap Space
- (R) = Record
- (M) = Measured
- R/W = Right-of-Way
- CC = Cart Control
- IRS = Iron Rod Set
- NF = Nail Found
- = Parking Bumper
- LEY.CYP = Leyland Cypress
- C.M. = CRAPE MYRTLE

IRON RODS FOUND AT ALL CORNERS UNLESS NOTED OTHERWISE.

ZONING NOTES

ACREAGE: 18.5619 ACRES
EXISTING 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 AS REQUIRED PER ORDINANCE STANDARDS.

NEW LANDSCAPING ADJACENT TO THE BUILDINGS FRONT ELEVATION SHALL BE INSTALLED.

EXISTING BUILDING IS 133,400 SQ. FT. AS SHOWN. AN ADDITIONAL FIRST PHASE EXPANSION TOTALING 15,000 SQ. FT. SHALL BE ALLOWED IN THE LOCATION GENERALLY SHOWN. FURTHERMORE A FUTURE PHASE TOTALING A MAXIMUM OF 30,000 SQ. FT. SHALL ALSO BE ALLOWED IN THE AREA GENERALLY SHOWN.

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 RECAPPING & 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

EXISTING USE:
THE EXISTING USE SUPPORTS 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-1SCDD

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

WHEEL STOP/BARRICADE AT SETBACK LINE TO ALLOW FOR PARALLEL PARKING AS SHOWN

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.

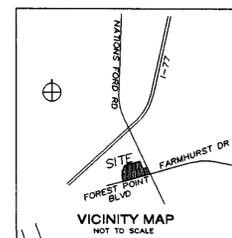
CURVE	RADIUS	ARC	BEARING	CHORD
C1	285.00	107.76	N61°40'07"E	107.12
C2	30.00	47.98	S26°40'56"W	43.03
C3	280.00	105.87	S61°40'07"W	105.24
C4	220.00	94.70	S63°10'04"W	93.97
C5	610.29	351.07	S59°02'20"W	346.25

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°09'09"W	61.46

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.

TOTAL AREA: 808,555 SQ.FT.
OR
18,561.9 ACRES



Cole Jenest & Stone

Shaping the Environment
Rebuilding the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

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Billy Graham Evangelistic Association

Charlotte, North Carolina

Nations Ford Warehouse

7100 Forest Point Boulevard
Charlotte, North Carolina

Rezoning Plan

Project No.
3248 PETITION # 05-94

Issued
03/16/05

Revised
05/17/05 - PER CMPC COMMENTS

APPROVED BY CITY COUNCIL
DATE 7/18/05

FOR PUBLIC HEARING

SCALE: 1" = 60'
0 30 60 120

RZ1 of 2

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