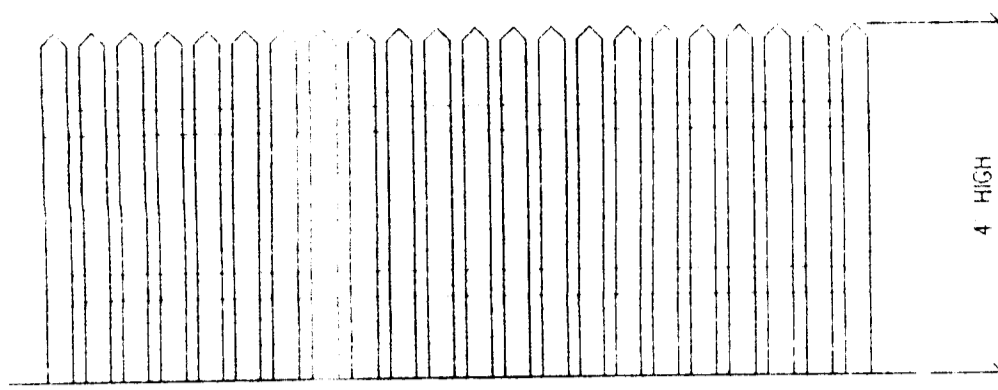


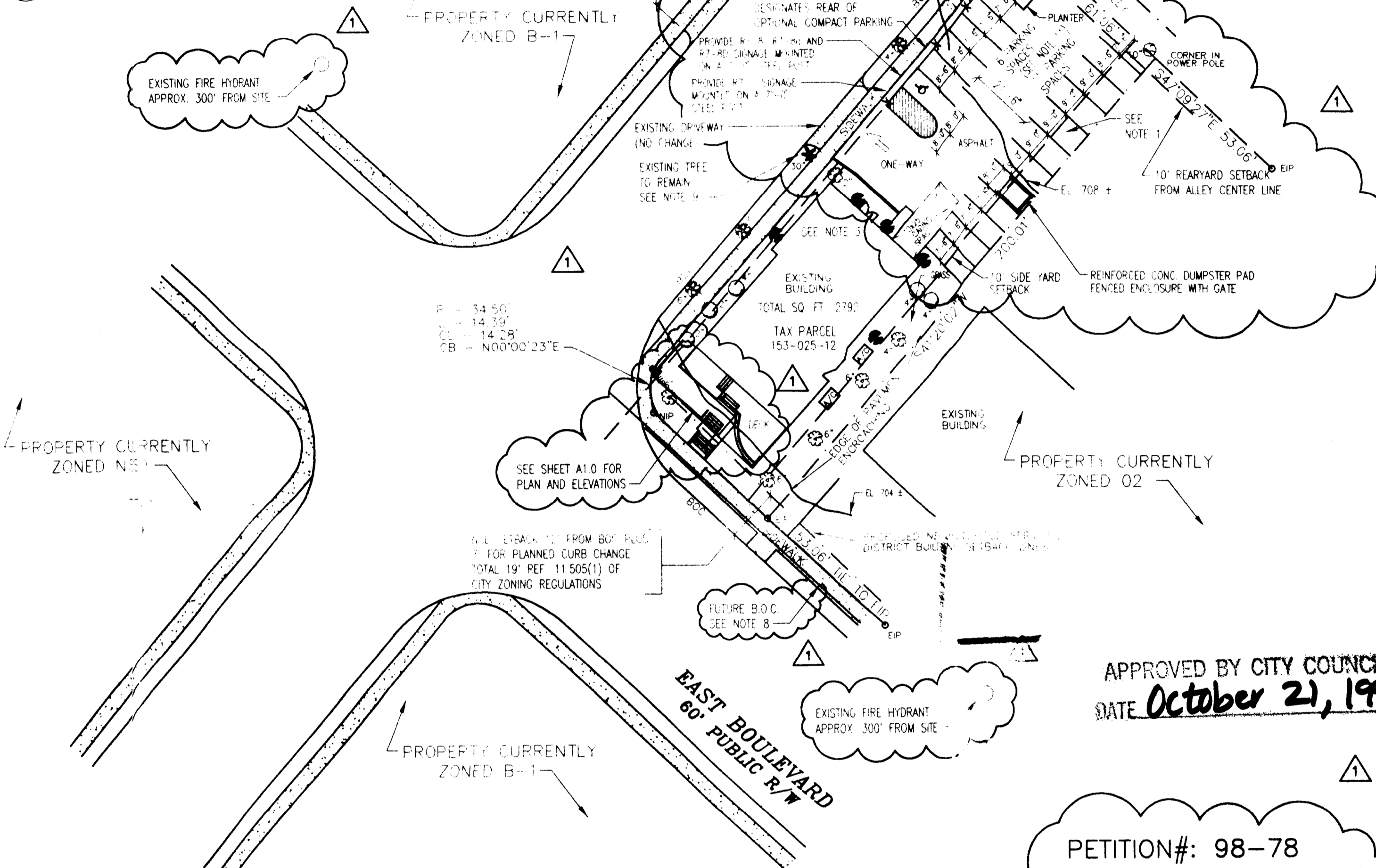
NOTES:

1. FENCE SHALL BE CONSTRUCTED OF WOOD AND SHALL BE PAINTED OR STAINED AT OWNERS PREFERENCE.
2. NO MORE THAN 25% OF THE FENCE SURFACE SHALL BE LEFT OPEN
3. FINISH SIDE OF FENCE SHALL FACE SCOTT AVE.



3 SCREENING FENCE

L1 SCALE: N.T.S.



2 PROPOSED SITE PLAN

L1 SCALE: 1"=30'

APPROVED BY CITY COUNCIL
DATE **October 21, 1998**

PETITION#: 98-78
"FOR PUBLIC HEARING"
TAX ID#: 153-025-12

NOTES: (RENOVATION)

1. REQUIRED NUMBER OF PARKING SPACES FOR NS ZONING (5) SPACES INCLUDES (1) VAN ACCESSIBLE HANDICAP PROVIDED PARKING (17) SPACES INCLUDES (1) VAN ACCESSIBLE HANDICAP
2. NO CHANGES TO EXISTING PARKING LOT INCLUDING NUMBER OF SPACES, EXCEPT FOR ADDITION OF 1. SCOTT AVE SCREENING 2. DUMPSTER SCREENING-FENCED ENCLOSURE WITH GATE 3. ADDITION OF HANDICAP SPACE 4. DESIGNATED LOADING ZONE
3. THERE WILL BE ONLY (1) STRUCTURE W/DECK ON THE PROPERTY AFTER A DETACHED TWO-CAR GARAGE IS REMOVED. THE STRUCTURE IS APPROX 20 FEET TALL AT ITS HIGHEST POINT
4. PROPOSED ZONING: NEIGHBORHOOD SERVICES DISTRICT
5. THE PROPOSED USE OF THE SUBJECT LAND AND STRUCTURE WILL BE A CAFE/RETAIL STORE. THE STRUCTURE IS OUTLINED ABOVE AND CONTAINS APPROX. 2,792 SQUARE FEET OF SPACE. IT IS AN EXISTING STRUCTURE THAT WILL BE RENOVATED COMPLETELY TO MEET ALL EXISTING BUILDING AND ADA CODES. IMPROVEMENTS WILL BE MADE TO BATHROOMS, ELEC. SYSTEMS, HVAC, AND PLUMBING. IMPROVEMENTS TO THE EXTERIOR INCLUDE REMOVAL OF A DETACHED 2-CAR GARAGE, THE REQUIRED SCREENING FENCE ALONG SCOTT AVENUE, THE ADDITION OF A FRONT DECK FACING EAST BOULEVARD THAT WILL BE FACED IN BRICK WITH A RAILING (WITHIN ALL SETBACKS). EXISTING WINDOWS ALONG EAST BLVD. MAY NOT BE REDUCED OR ELIMINATED BUT MAY BE ENLARGED OR CHANGED TO FRENCH DOORS WITH NO LESS GLASS AREA THAN WINDOWS THEY MIGHT REPLACE. THE EXTERIOR CHANGES ARE DESIGNED TO PROVIDE GREATER APPEAL TO RETAIL CUSTOMERS AND THE NEIGHBORHOOD
6. THE PROJECT WILL BE COMPLETED ALL AT ONCE (NO PHASING) AND IS SLATED TO BE OPEN FOR BUSINESS DURING THE FIRST QUARTER OF 1999. THE CURRENT OWNERS WILL BE LIQUIDATING THEIR INVENTORY OF ANTIQUES AND THEN RENOVATION WORK WILL BEGIN.
7. PROPOSED SETBACKS: FRONTYARD: 19' (INCLUDES 12' PLUS 7' THROUGHFARE ADDITIONS) SIDEYARD: 10', REARYARD: 10'
8. OWNER WILL PARTICIPATE WITH THE CITY OF CHARLOTTE ON THE PLANTING STRIP AND SIDEWALK ALONG EAST BLVD., PER THE NEIGHBORHOOD STANDARD, IF AND WHEN ROAD IMPROVEMENTS ARE MADE TO EAST BLVD. INCORPORATING A 5th LANE. UNTIL THAT TIME, EXISTING SIDEWALK AND PLANTING STRIP TO BE ACCEPTED AS "APPROVED STREETScape PLAN."
9. DIMENSIONS AND LOCATIONS OF EXISTING SIDEWALK AND PLANTING STRIP ALONG SCOTT AVE. TO REMAIN INTACT. OWNER WILL WORK WITH THE CITY ARBORIST TO PLANT LARGER MATURING TREES IN THE EXISTING PLANTING STRIP ALONG SCOTT AVE. AS A CONDITION TO RECEIVING BUILDING PERMITS.
10. DETACHED SIGNAGE WILL BE LIMITED TO 4 FEET IN HEIGHT WITH A MAX. OF 36 SQUARE FEET LOCATED OUT OF THE SETBACK. ANY DETACHED LIGHTS ADDED TO PROPERTY WILL BE LIMITED TO 10' IN HEIGHT.
11. ALL PARKING SPACES SHALL BE 18'-6" IN LENGTH.

NOTES: (SURVEY)

1. SUBJECT PROPERTY DEED REFERENCE DEED BOOK 6399, PAGE 103
2. TAX PARCEL #153-025-12
3. NEW IRON PINS SET
4. HAZARD AREA AS DEPICTED ON FIRM COMMUNITY-PANEL NUMBER 370159 0019 B, DATED FEBRUARY 26, 1982
5. SUBJECT PROPERTY ACREAGE 12,180 sq. ft. 0.280 AC
6. EXISTING ZONE: B1

TREE LEGEND

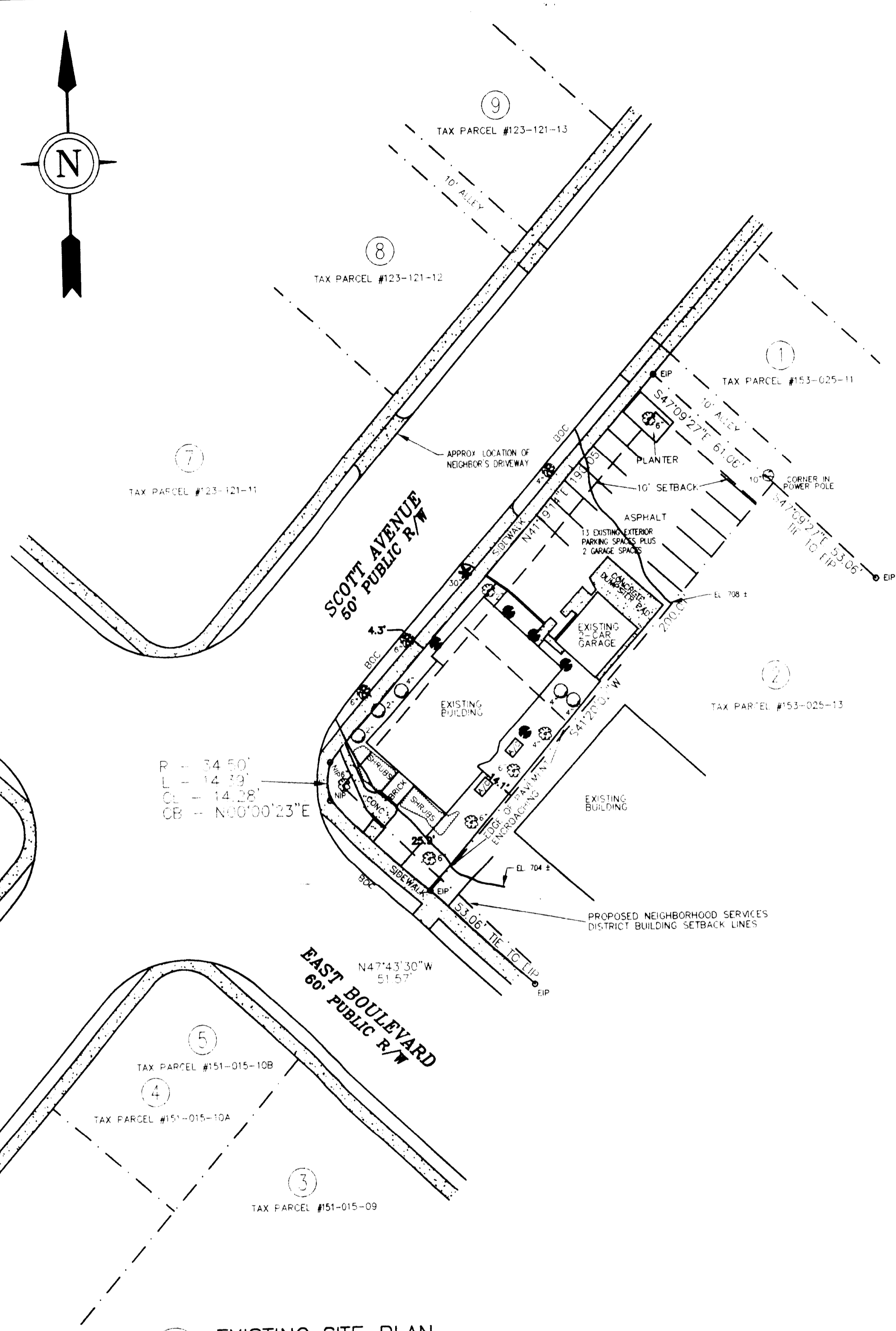
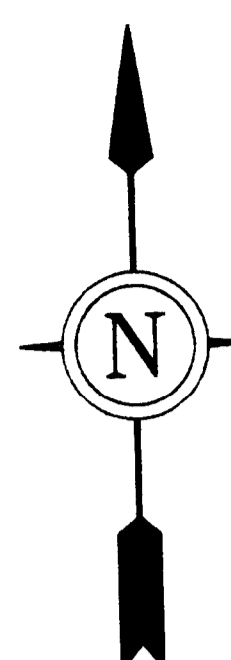
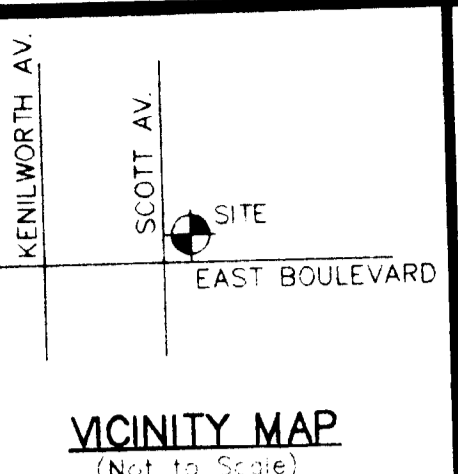
- BASSWOOD
- APPLE
- MAPLE
- SHRUB
- HOLLY
- PECAN

LEGEND

- EP - EXISTING IRON PIN
- NIP - NEW IRON PIN
- OHEC - OVER HEAD ELECTRIC
- B0C - BACK OF CURB
- GAS VALVE
- SIGNAL POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- WATER METER
- GUY WIRE

MAP REFERENCE:

1. EAST DILWORTH SURVEYOR, A.G. AND BRENZER SCALE: 1" = 150' DATE: OCT 1909 MAP BOOK 230, PAGE 55
2. RADIUS IMPROVEMENT EAST BOULEVARD & SCOTT AVENUE SURVEYOR: R. DENNIS SMITH SCALE: 1" = 20' DATE: MAY 1988 REAL ESTATE BOOK 5370, PAGE 542



1 EXISTING SITE PLAN

L1 SCALE: 1"=30' (SURVEY BY GPA PROFESSIONAL LAND SURVEYORS)

1401 EAST BOULEVARD

(INFORMATION PROVIDED BY PRUDENTIAL/CAROLINAS REALTY)

ADJACENT PROPERTY OWNERS			
MAP CODE	NAME	ADDRESS	TAX ID NUMBER
1	ROBERT H. MORRISON	1409 EAST BLVD., CHARLOTTE, NC 28203	153-025-11
2	APSALAN HAFEZI & AREZO H. HAFEZI	1405 EAST BLVD., CHARLOTTE, NC 28203	153-025-13
3	GEORGE H. TALBOT	P.O. BOX 220753, CHARLOTTE, NC 28222	151-015-09
4	GEORGE H. TALBOT	P.O. BOX 220753, CHARLOTTE, NC 28222	151-015-10A
5	WHITETOWER MGT. CORP.	WHITETOWER BUILDING, SUBURBAN AVE. STAMFORD, CT 06904	151-015-10B
6	JAMES N. CASTANAS	3329 COLONY ROAD, CHARLOTTE, NC 28209	151-016-03
7	SUZANNE G. VERCOE	2310 ROSWELL AVE. #D, CHARLOTTE, NC 28207	123-121-11
8	GLENNA D. AYERS & DEBORAH K. RABE	1712 SCOTT AVE., CHARLOTTE, NC 28203	123-121-12
9	JANET S. THOMPSON	2621 CROYDON ROAD, CHARLOTTE, NC 28209	123-121-13

This is to certify that this map or plot and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes all pertinent items of Table A, thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification of a Suburban Survey.

For the exclusive use of the herein named party(ies), the current owners of the property and also those who purchase, mortgage or guarantee the title thereto arising from a transaction involving the current owner(s) within six months from the date hereof and these people only, and in consideration of the fee paid for making the survey, I David R. Garrett, hereby certify to its accuracy (except for the lands and not visible), and that this map was drawn from an actual survey made under my supervision, and that the error of closure as calculated by latitudes and departures meets or exceeds the standard of 1"=10,000, and that the boundaries not surveyed are shown as broken lines plotted from information found in D.B. N/A, Page N/A, and that this map was not prepared in accordance with G.S. 47-30 as amended, and that the angular error meets or exceeds the standard of 20 seconds times the square root of the number of angles turned, all to the best of my knowledge or belief. This survey is not valid unless embossed with an original surveyor's seal of my knowledge or belief. This survey has been done without the benefit of reviewing a current title search. This certification includes all notes and comments placed herein.

Witness my original signature, registration number and seal this 9th day of April, 1998.

License No. L-3668 Registered Land Surveyor