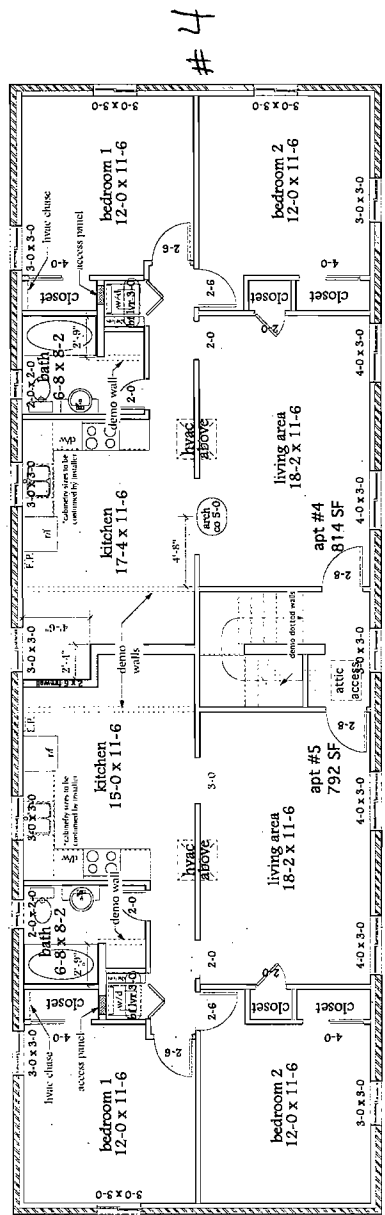


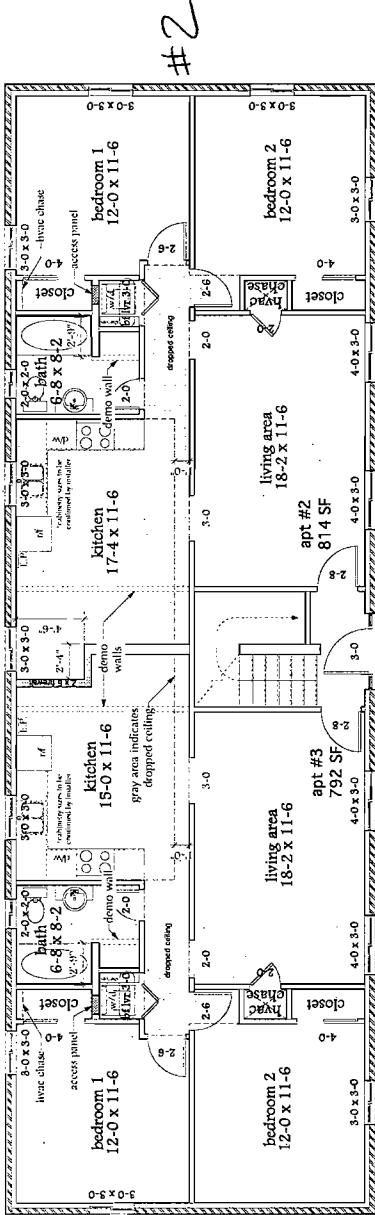
The Wilson Apartments
1104 N. Greensboro Street, Carrboro, NC 27510

2009/2010 Improvements

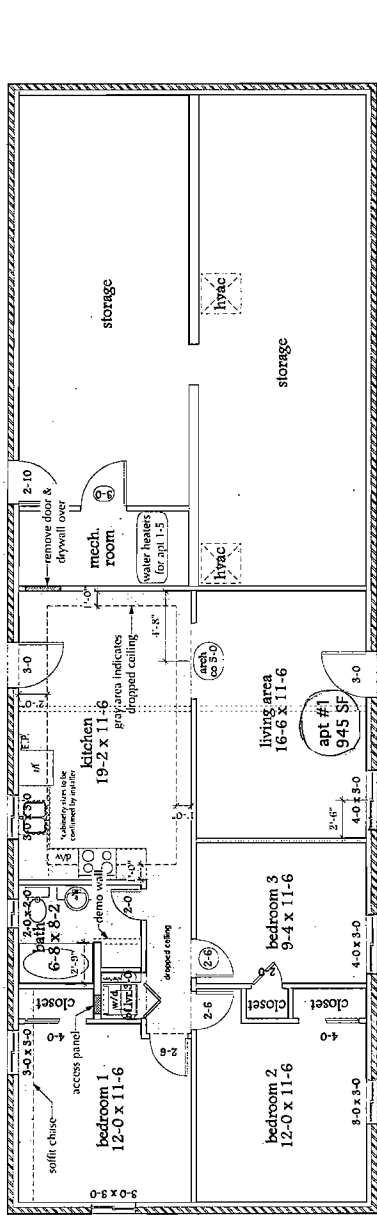
- Removed baseboard heat & window a/c's and installed central heat and air in all 16 units – new heat pumps
- Removed old shingles, replaced old plywood and installed a new energy efficient standing seam metal roof
- Removed all the original single pane windows and installed new Pella low-e vinyl windows
- Completely renovated every kitchen; new cabinets, counters, sinks, and appliances – stainless refrigerators with ice makers, ranges, built-in microwaves and dishwashers
- All new bathrooms including, tubs, showers, vanities, cabinets, lighting, mirrors and accessories
- Installed all new plumbing lines and fixtures inside every unit, sub-meters were installed on some of the units, but are not being utilized at this time
- Installed new main sewer line from buildings to the street
- Removed the laundry room and installed new, energy efficient stackable washers and dryers in every unit
- Painted the exterior brick and re-painted all the interiors
- Refinished the existing hardwood floors and “feathered in” new hardwoods in the living and bedroom areas – tile floors installed in the baths
- New interior and exterior doors with new hardware
- Completely demoed and re-wired all units and the common areas – replaced lighting fixtures with new
- Made alterations to floor plans which include, but are not limited to; adding bedrooms (converted 6 units from 2 BD's to 3 BD's), removing dividing walls between kitchens and living areas, creating arched doorways, vaulting the 3rd floor ceilings and capturing common area space (previously un-used) to make some units larger
- Upgraded the landscaping in the courtyard with new plantings and accents, removed overgrowth at the front of the property and planted new trees and shrubs, removed debris and thinned out the woods in the rear of the property to create and view and path to Wilson Park
- Added three new porches with standing seam metal roof, all new wood handrails with cedar trim accents and arched pergola in courtyard
- Tore down, graded and re-built the retaining wall on the left side of the property
- Graded and added gravel in the rear of the property to create more parking spots
- Built new property fence along the street and dumpster containment area



1 bldg 1- 3rd floor
Scale: 1/4" = 1'-0"

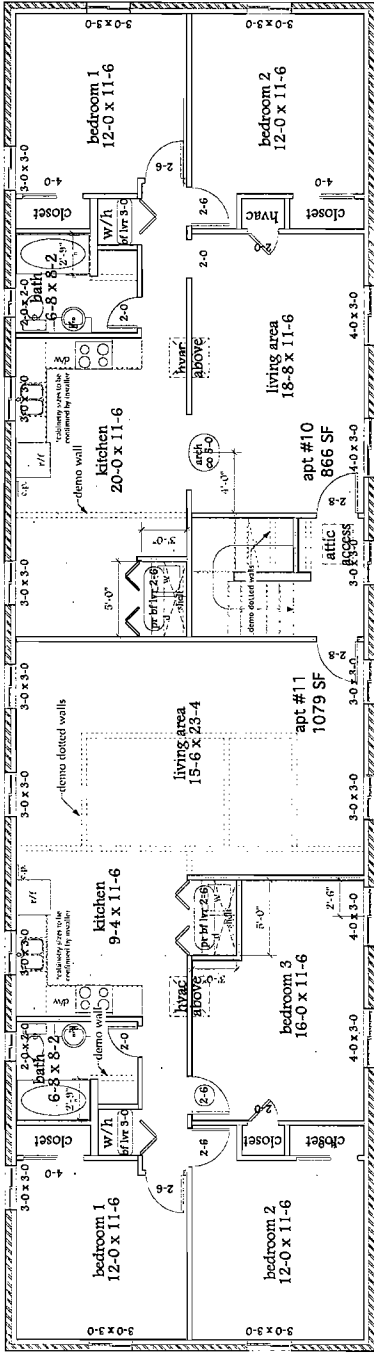


2 bldg 1- 2nd floor
Scale: 1/4" = 1'-0"



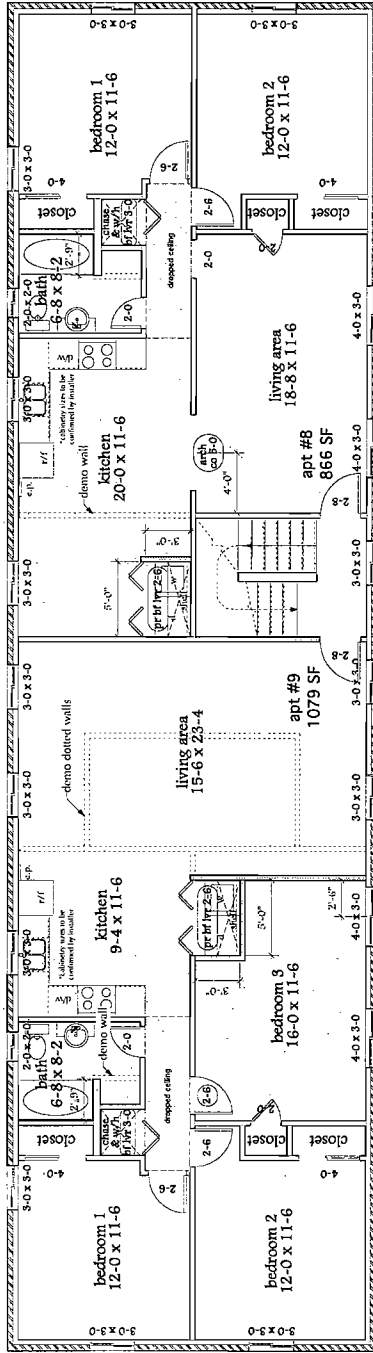
3 bldg 1- 1st floor
Scale: 1/4" = 1'-0"

CONTRACTOR:
Check drawings for discrepancies & confirm measures & clear information with architect. Structural elements are for building compliance only and are subject to engineer's confirmation. Assume existing conditions are accurate, but confirm critical areas before construction.



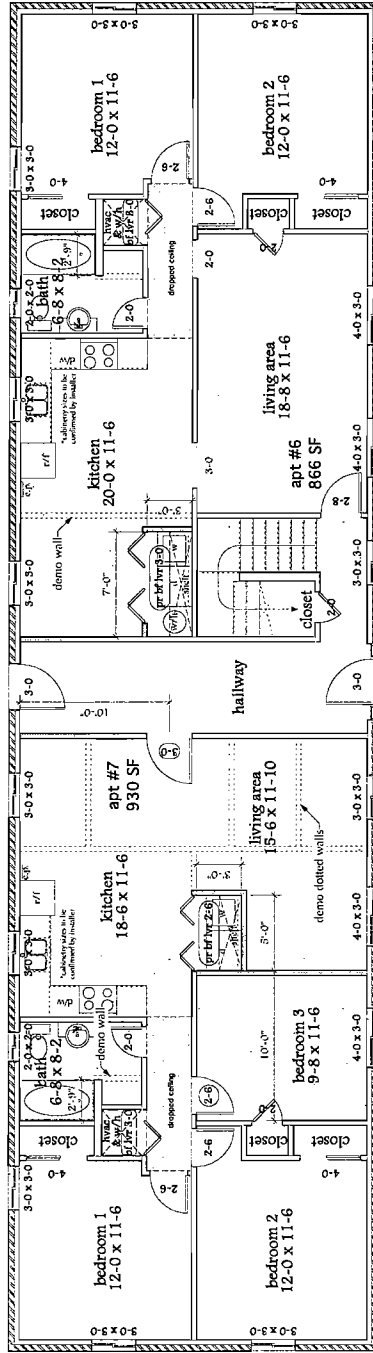
1. bldg 2, 3rd floor
Scale: 1/4" = 1'-0"

#11



2. bldg 2, 2nd floor
Scale: 1/4" = 1'-0"

#9

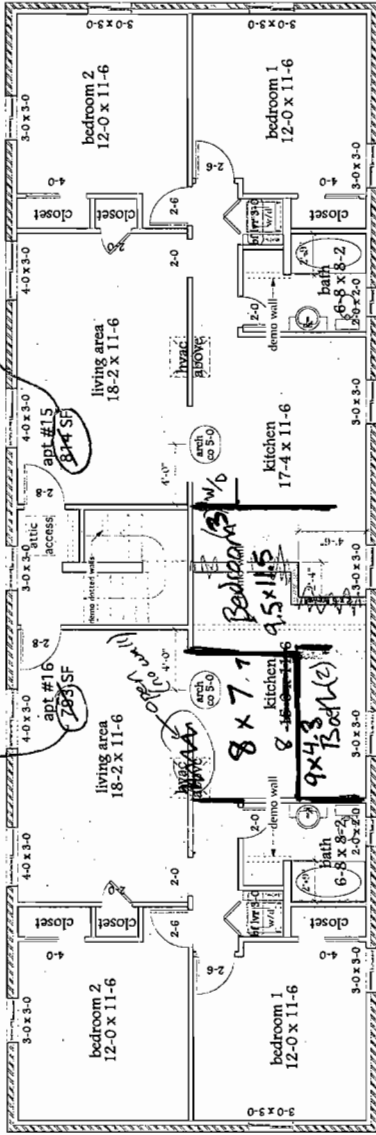


3. bldg 2, 1st floor
Scale: 1/4" = 1'-0"

#7

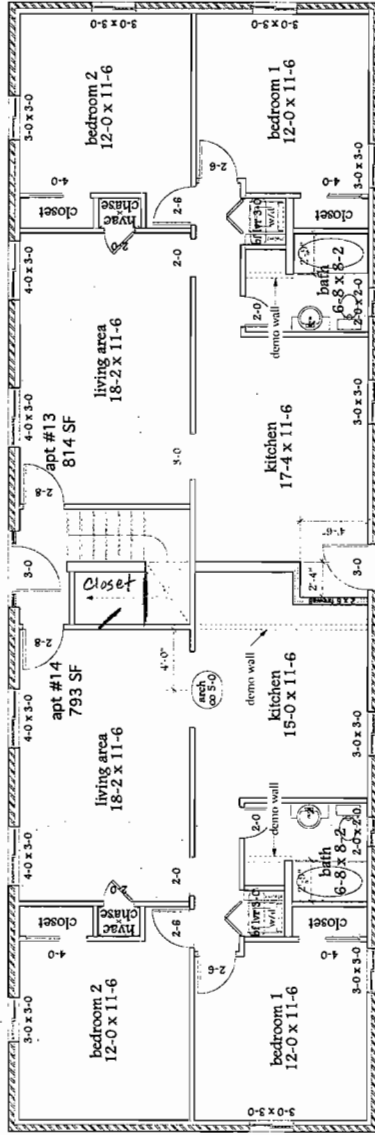
CONTRACTOR:
Check drawings for discrepancies & confirm window & door information with
owner. Structural calculations are for building convenience only and are subject to engineer's confirmation.
Assume existing conditions are accurate, but confirm critical areas before construction.

Added a 3rd bedroom to unit #15 by decreasing the size of the kitchen in unit #16. Also added a 2nd bath.
 ← Apprx. 700 SF w/ change to kitchen
 → Apprx. 900 SF w/ addition of the 3rd bedroom



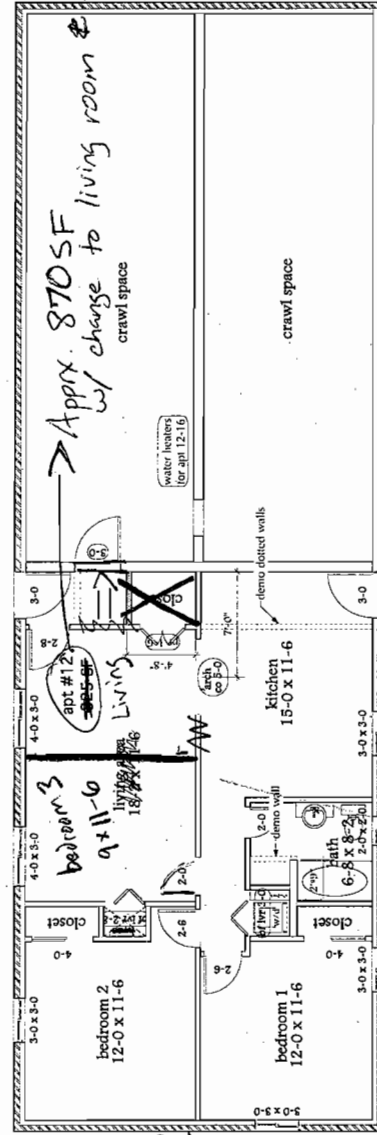
1. bldg 3. 3rd floor #16
Scale: 1/4" = 1'-0"

#13



2. bldg 3. 2nd floor #14
Scale: 1/4" = 1'-0"

addition of 3rd bed



3. bldg 3. 1st floor #12
Scale: 1/4" = 1'-0"

CONTRACTOR: Check drawings for discrepancies & confirm window & door information with Structural Engineers. Structural Engineers are for bidding convenience only and are subject to engineer's confirmation. Assume existing conditions are accurate, but confirm critical details before construction.

- LEGEND:**
- IRON FOUND
 - ⊗ IRON SET
 - △ CALC. CORNER
 - CONC. MONU.

TIE TO M.H. S 62°24'34"W 44.68'
 S 40°32'39"E 299.59'
 TIE: M.H. - M.H.

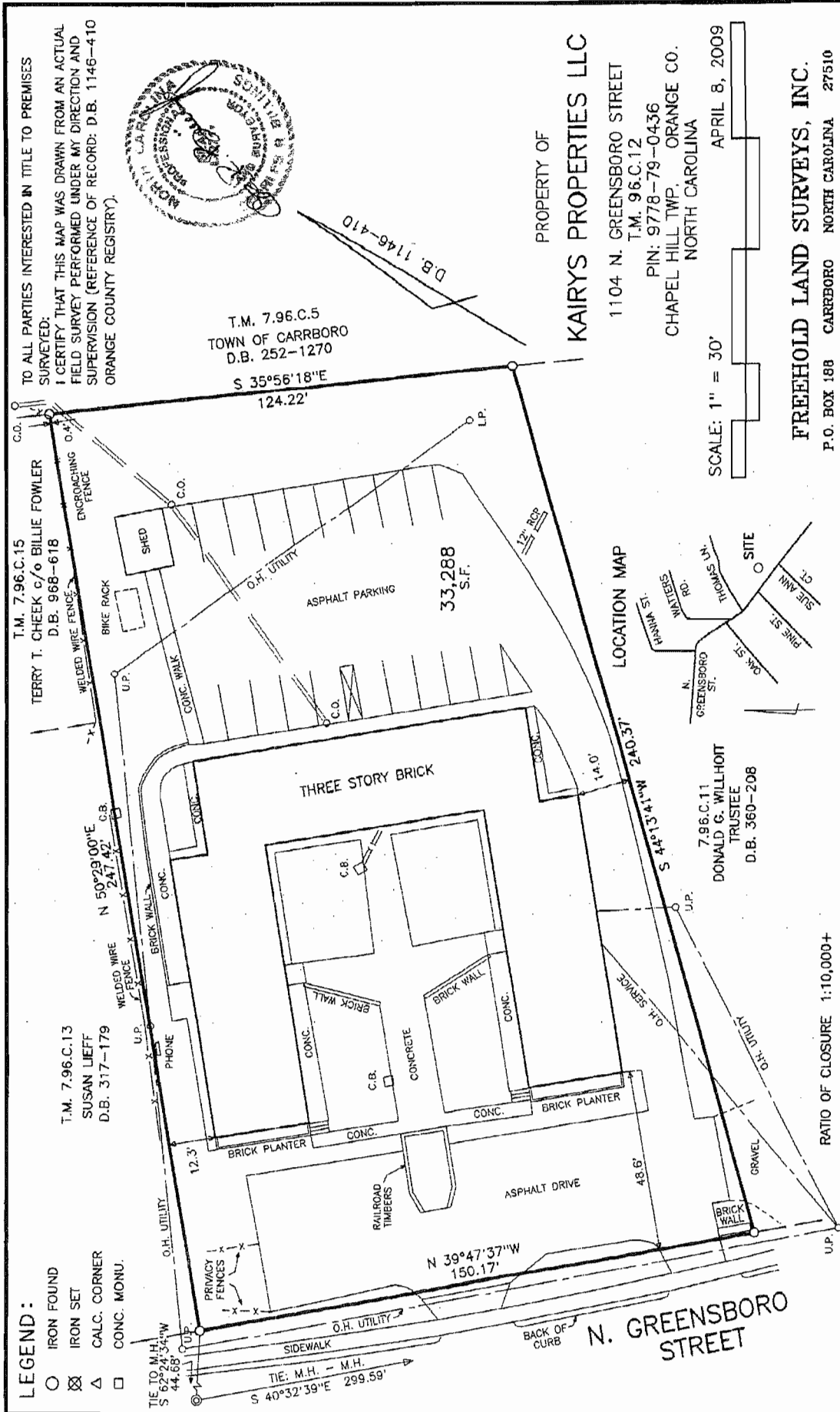
T.M. 7.96.C.13
 SUSAN LIEFF
 D.B. 317-179

T.M. 7.96.C.15
 TERRY T. CHEEK c/o BILLIE FOWLER
 D.B. 968-618

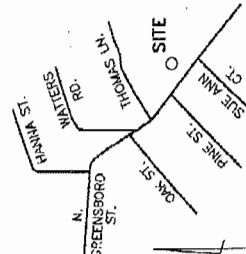
T.M. 7.96.C.5
 TOWN OF CARRBORO
 D.B. 252-1270



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED: I CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION (REFERENCE OF RECORD: D.B. 1146-410 ORANGE COUNTY REGISTRY).



LOCATION MAP



7.96.C.11
 DONALD G. WILLHOIT
 TRUSTEE
 D.B. 360-208

PROPERTY OF
KAIRYS PROPERTIES LLC

1104 N. GREENSBORO STREET
 T.M. 96.C.12
 PIN: 9778-79-0436
 CHAPEL HILL TWP. ORANGE CO.
 NORTH CAROLINA

APRIL 8, 2009

SCALE: 1" = 30'

FREEHOLD LAND SURVEYS, INC.
 P.O. BOX 188 CARRBORO NORTH CAROLINA 27510

RATIO OF CLOSURE 1:10,000+