

EXHIBIT 8 — STORAGE-SECURITY ADMISSIONS

Defendant's own written statements (admissions of a party-opponent, N.C. R. Evid. 801(d)) — assignment of Plaintiff's storage unit, a break-in reaching that unit, an admitted unlocked access door, and Defendant's refusal to secure it.

1 · DEFENDANT ASSIGNED PLAINTIFF STORAGE UNIT S8

Jan. 30, 2021 — from Aujahnae McMillan, Leasing Consultant, **MAA Uptown** <Aujahnae.McMillan@maac.com>, to Plaintiff

*"Thanks for stopping by to pick up the storage keys to #S8. ... I also attached a form to show what keys were picked up on 1/30/21 for **storage #S8**."*

2 · DEFENDANT REPORTED A BREAK-IN REACHING PLAINTIFF'S UNIT — AND ADMITTED THE ACCESS DOOR WAS LEFT UNLOCKED

June 7, 2022 — from Heather Trent, **Property Manager, MAA Uptown** <Heather.Trent@maac.com>, to residents

*"It was observed by another resident that their storage unit was broken into this morning unit #s **S5-S8**, we are unsure if all of the units were broken into but wanted to give you an update if you would like to see if you are missing any items. We are unsure of any details of when it happened but **the door to access the storage units was unlocked**. We ask that you check your storage unit ... and report any missing or stolen items to **CMPD** and file a police report ... to see if your renter's insurance can reimburse you. ... we will work with **CMPD** when they investigate the incident."*

Plaintiff's assigned unit, S8 (Item 1), is within the "#s S5-S8" bank Defendant identified.

3 · PLAINTIFF SOUGHT TO FILE A REPORT AND ASKED DEFENDANT TO COORDINATE IT; DEFENDANT DECLINED

June 14, 2022 — Plaintiff to MAA, asking Defendant to help coordinate the report: *"Can one of you call 911 and schedule a time an officer may complete this police report?"*

June 14, 2022 — Heather Trent, Property Manager, in reply, declining:

*"Since this was personal property **you will need to call CMPD** to schedule a time to speak to an officer to file a report if you are missing items. This is the instructions we have given all residents."*

4 · PLAINTIFF ASKED DEFENDANT TO SECURE THE STORAGE; DEFENDANT REFUSED

June 21, 2022 — Plaintiff to MAA: *"May MAA replace storage units with SmartRent locks or fobs asap?"*

June 21, 2022 — Heather Trent, Property Manager, in reply:

*"Unfortunately, at this time **we would not be able to replace the storage units with fobs or smart locks**."*

5 · THE PROBLEM RECURRED TWO YEARS LATER

Aug. 26, 2024 — from **MAA** <no-reply@rentcafe.com>, subject line: *"MAA Uptown-personal belongings missing."*

Aug. 28, 2024 — from **MAA Uptown** <maauptown@maac.com>, "Storage unit audit":

*"The leasing office staff will be conducting a property storage unit audit which will include **entering each storage unit to test the keys MAA Uptown has on hand** ... The storage unit may differ from the storage number listed on your current lease agreement ..."*

Why this matters (offer only when the exhibit is marked): Defendant admits (1) it assigned Plaintiff unit S8; (2) storage units S5–S8 were broken into and **the access door was left unlocked**; (3) when Plaintiff asked Defendant to install secure locks, Defendant **refused**; and (4) the same failure recurred in 2024. This is notice of a security defect and refusal to cure — supporting the warranty-of-habitability and safety claims (N.C.G.S. § 42-42) and bearing on willfulness. Plaintiff **sought to file a police report and asked Defendant to help coordinate it** (Item 3); Defendant declined and directed Plaintiff to pursue it alone, and Plaintiff was unable to complete the report. The break-in and the unlocked door are established by **Defendant's own admissions**, not by any police record.

Prepared by Plaintiff, pro se. Source: Defendant's own emails, retained by Plaintiff; the original messages carry passing DKIM/DMARC authentication from **maac.com** (sender verified). The original messages are available for the Court's inspection.