

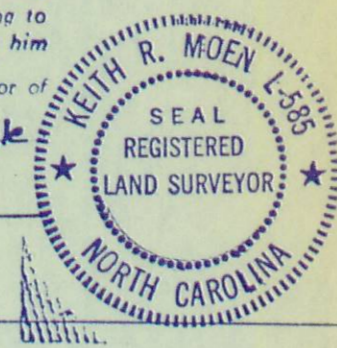
THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUPERVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION  
 Planning Secretary  
 Zoning Hearing Supervisor  
 9/29/82

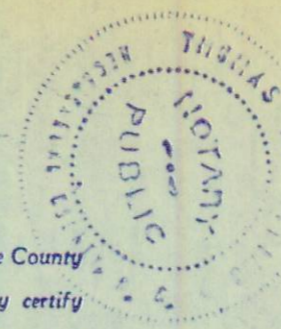
COUNTY OF MECKLENBURG  
 STATE OF NORTH CAROLINA

The undersigned surveyor, being duly sworn, deposes and says that this plat was prepared in accordance with G.S. 47-30 as amended, and is in all respects correct according to the best of his knowledge and belief and was prepared from an actual survey made by him on the 26th day of May 1982, with a timer error of closure of 1:10000 and an angular error of closure of 5 Sec. per angle.

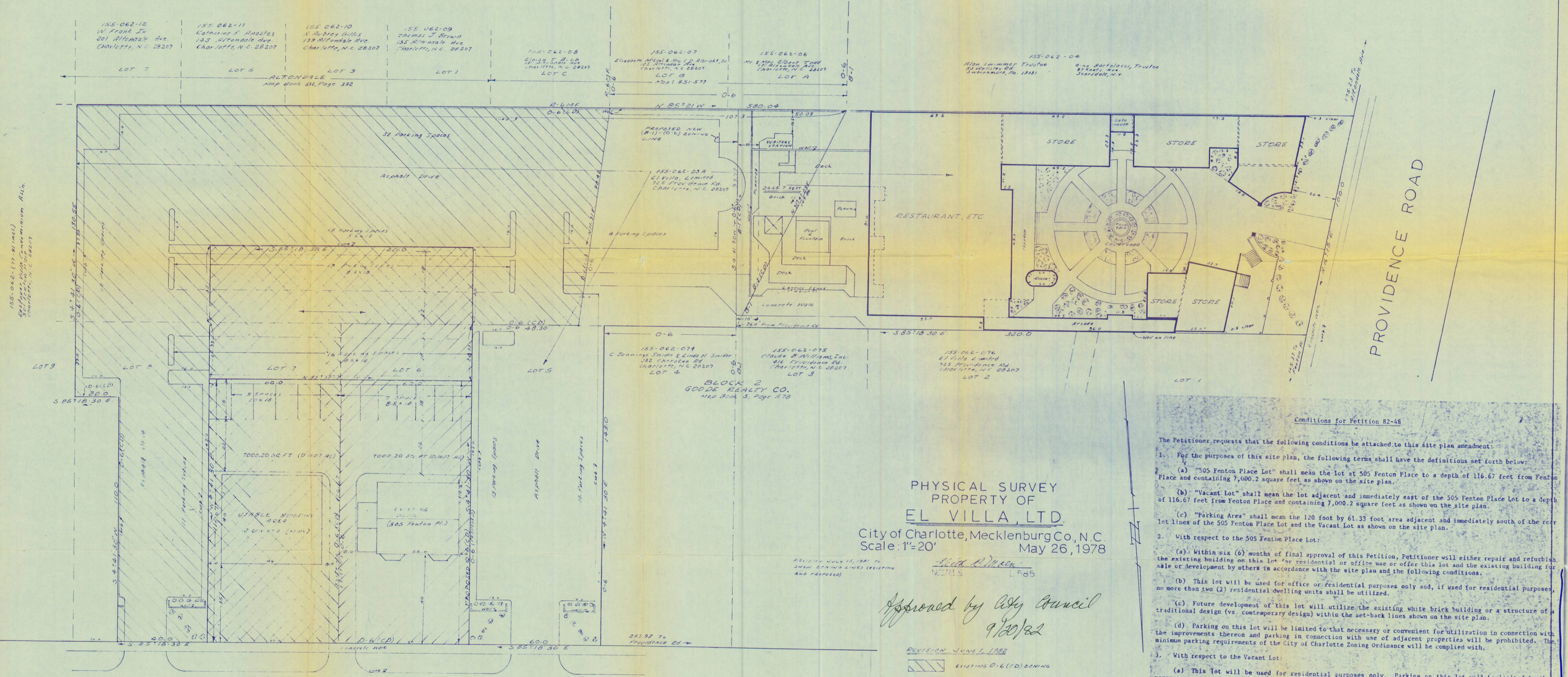
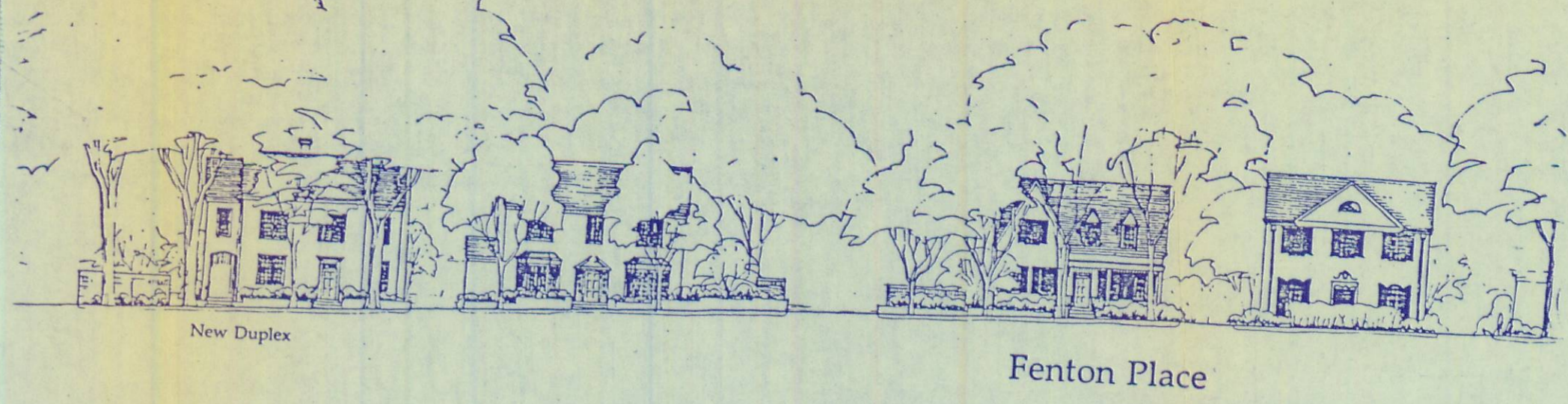
Keith R. Moen  
 N. C. Registered Surveyor  
 1585



COUNTY OF Mecklenburg  
 STATE OF NORTH CAROLINA  
 Thomas R. Topping, a Notary Public for the County of Mecklenburg and State of North Carolina, do hereby certify that Keith R. Moen, surveyor, personally appeared before me this day and acknowledged the due execution of the foregoing certificate and, upon his oath, swore to the truth of the statements set forth therein.  
 Witness my hand and notarial seal this 29 day of September, 1982  
 Thomas R. Topping  
 Notary Public  
 My Commission Expires: Sept 13, 1986

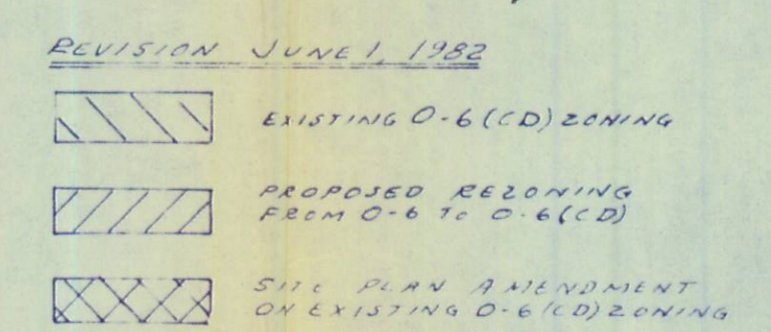


RENDERING ATTACHED TO PETITION NO. 82-48  
 FOR ILLUSTRATIVE PURPOSES



PHYSICAL SURVEY  
 PROPERTY OF  
**EL VILLA, LTD.**  
 City of Charlotte, Mecklenburg Co., N. C.  
 Scale: 1" = 20'  
 May 26, 1978

Approved by City Council  
 9/20/82



PARKING SUMMARY

- 5 SPACES FOR NEW BUILDING ON LOT
- 7 SPACES FOR NEW BUILDING ON LOT 2
- 124 SPACES SHOWN ON THIS REVISION PLAN
- AMENDED PARKING AREA CREATES 184 TOTAL SPACES, BUT 64 OF 17 SPACES ARE LEFT IN NEW DESIGN AND 2000 FOR WORKING AND ACCESS. NET 99M TOTAL SPACES. THEREFORE 120 APPROVED SPACES + 24 NEW SPACES = 144 SPACES

Conditions for Petition 82-48

The Petitioner requests that the following conditions be attached to this site plan amendment:

- For the purposes of this site plan, the following terms shall have the definitions set forth below:
  - "505 Fenton Place Lot" shall mean the lot at 505 Fenton Place to a depth of 116.67 feet from Fenton Place and containing 7,000.2 square feet as shown on the site plan.
  - "Vacant Lot" shall mean the lot adjacent and immediately east of the 505 Fenton Place Lot to a depth of 116.67 feet from Fenton Place and containing 7,000.2 square feet as shown on the site plan.
  - "Parking Area" shall mean the 120 foot by 61.33 foot area adjacent and immediately south of the rear lot lines of the 505 Fenton Place Lot and the Vacant Lot as shown on the site plan.
- With respect to the 505 Fenton Place Lot:
  - Within six (6) months of final approval of this Petition, Petitioner will either repair and refurbish the existing building on this lot for residential or office use or offer this lot and the existing building for sale or development by others in accordance with the site plan and the following conditions.
    - This lot will be used for office or residential purposes only and, if used for residential purposes, no more than two (2) residential dwelling units shall be utilized.
    - Future development of this lot will utilize the existing white brick building or a structure of a traditional design (vs. contemporary design) within the set-back lines shown on the site plan.
    - Parking on this lot will be limited to that necessary or convenient for utilization in connection with the improvements thereon and parking in connection with use of adjacent properties will be prohibited. The minimum parking requirements of the City of Charlotte Zoning Ordinance will be complied with.
- With respect to the Vacant Lot:
  - This lot will be used for residential purposes only. Parking on this lot will be limited to that necessary or convenient for utilization in connection with the improvements thereon and parking in connection with use of adjacent properties will be prohibited. The minimum parking requirements of the City of Charlotte Zoning Ordinance will be complied with.
    - Future development of this lot will be limited to a single building within the usable building area shown on the site plan containing no more than two (2) residential dwellings of traditional (vs. contemporary design, which shall be one and a half- or two stories in height, shall have a brick veneer and shall have a pitched (vs. flat) roof. The traditional design of this residential building shall be homogeneous with that of the structures shown for illustrative purposes only on the rendering attached to this site plan. The rendering is intended to illustrate a traditional design concept and does not indicate precise architectural details. Minimum parking requirements of the City of Charlotte Zoning Ordinance will be complied with.
- The Parking Area will be incorporated into the parking areas of the Villa Square Shopping Center, provided and on the condition that construction of parking spaces on the Parking Area will not be commenced unless and until each of: (i) the residential building to be constructed on the Vacant Lot; and (ii) a building of traditional design for residential or office purposes on the 505 Fenton Place Lot has been constructed or refurbished, as the case may be, sufficiently to meet all occupancy requirements of the City of Charlotte.

155-061-05 James S. Phillips 436 Fenton Pl. Charlotte, N.C. 28207  
 155-061-07 E. Lennie Hicks 500 Fenton Pl. Charlotte, N.C. 28207  
 155-061-06 Betty Myrtle Williamson 516 Fenton Pl. Charlotte, N.C. 28207  
 155-061-05 Eastern Federal Corp. 513 So. Tryon St. Charlotte, N.C. 28202

Per #82-48  
 El Villa, Limited