

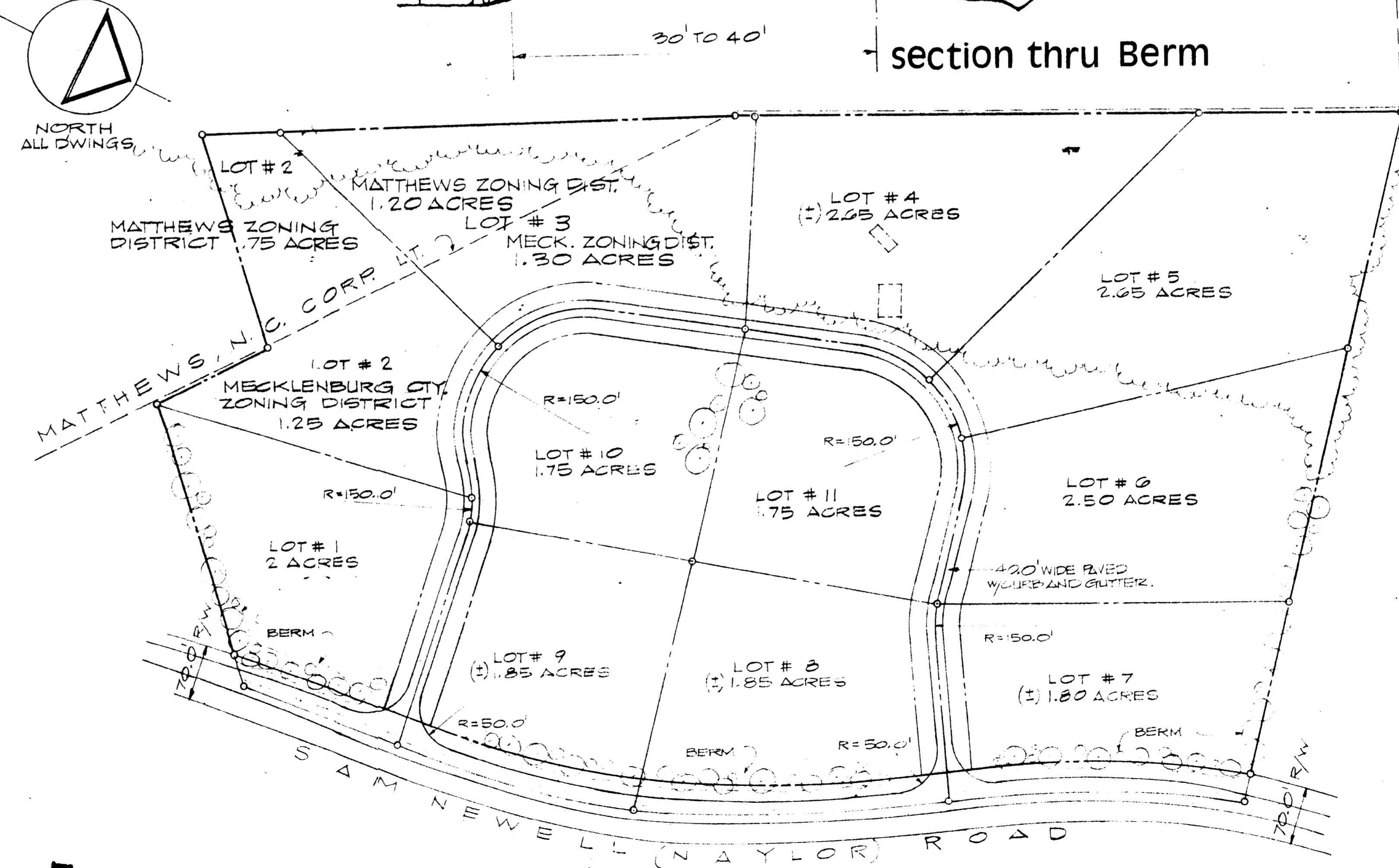
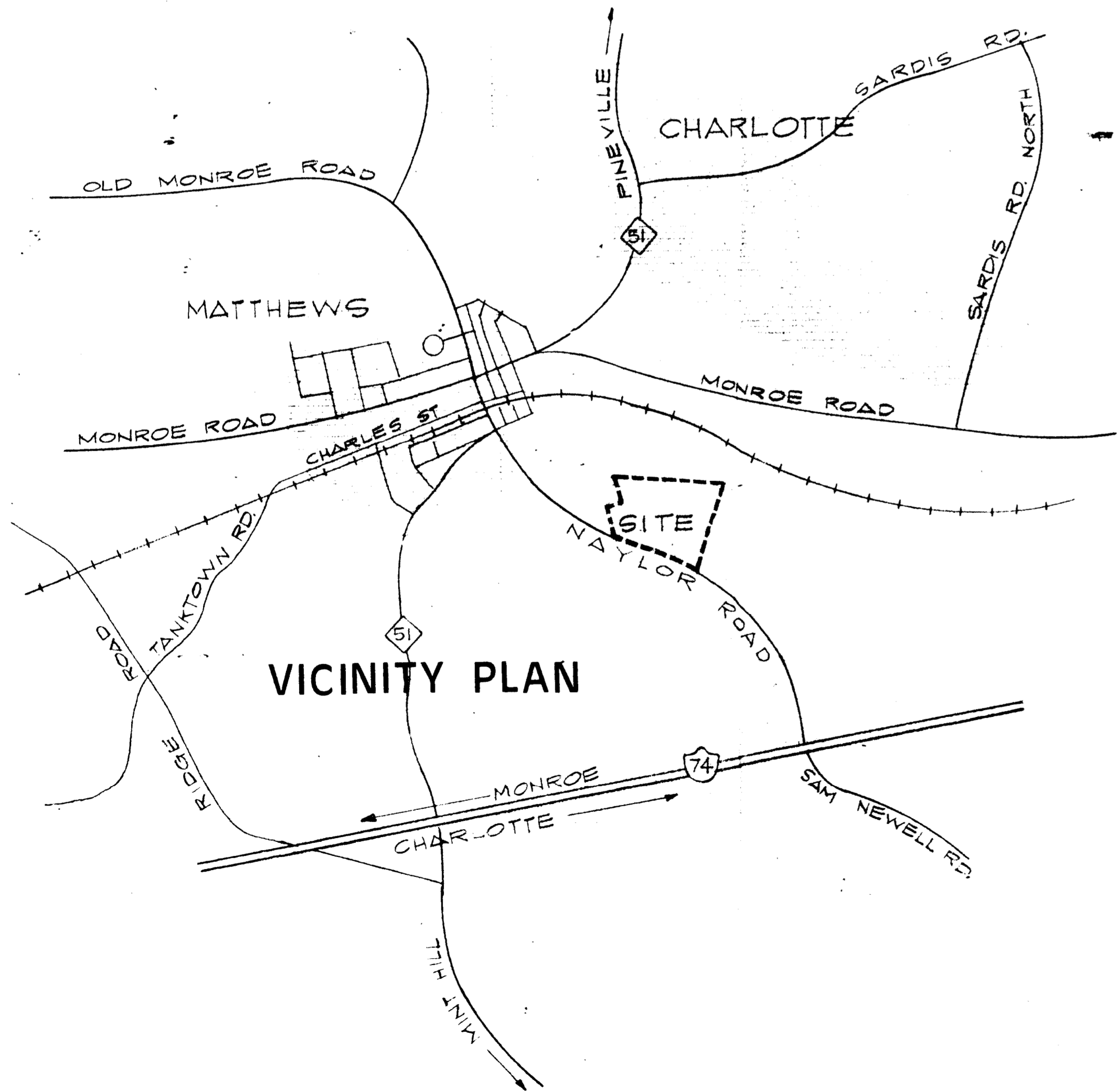
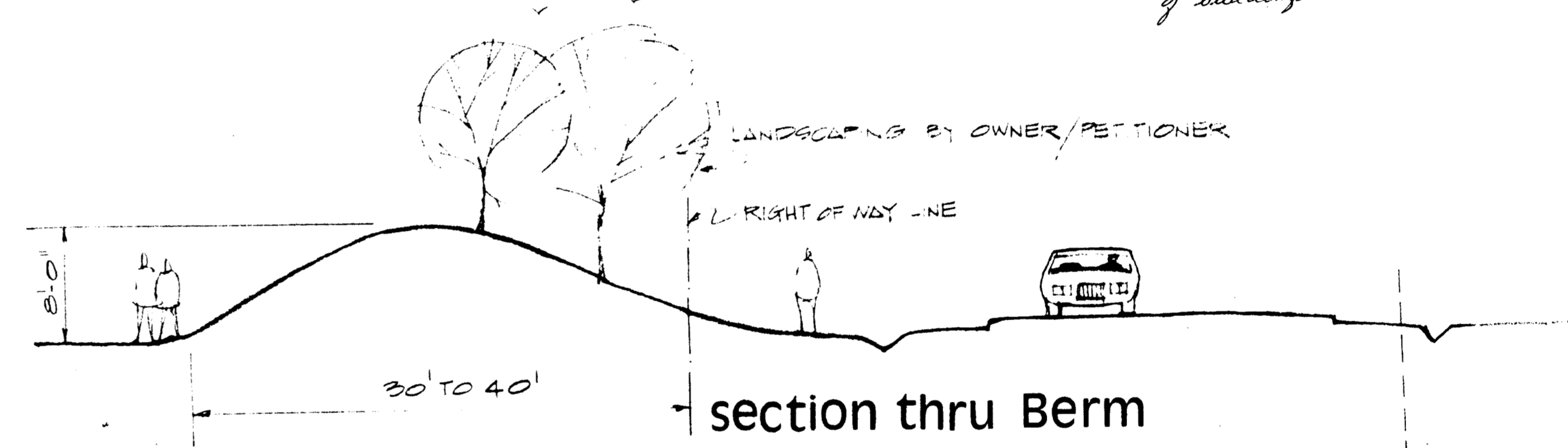
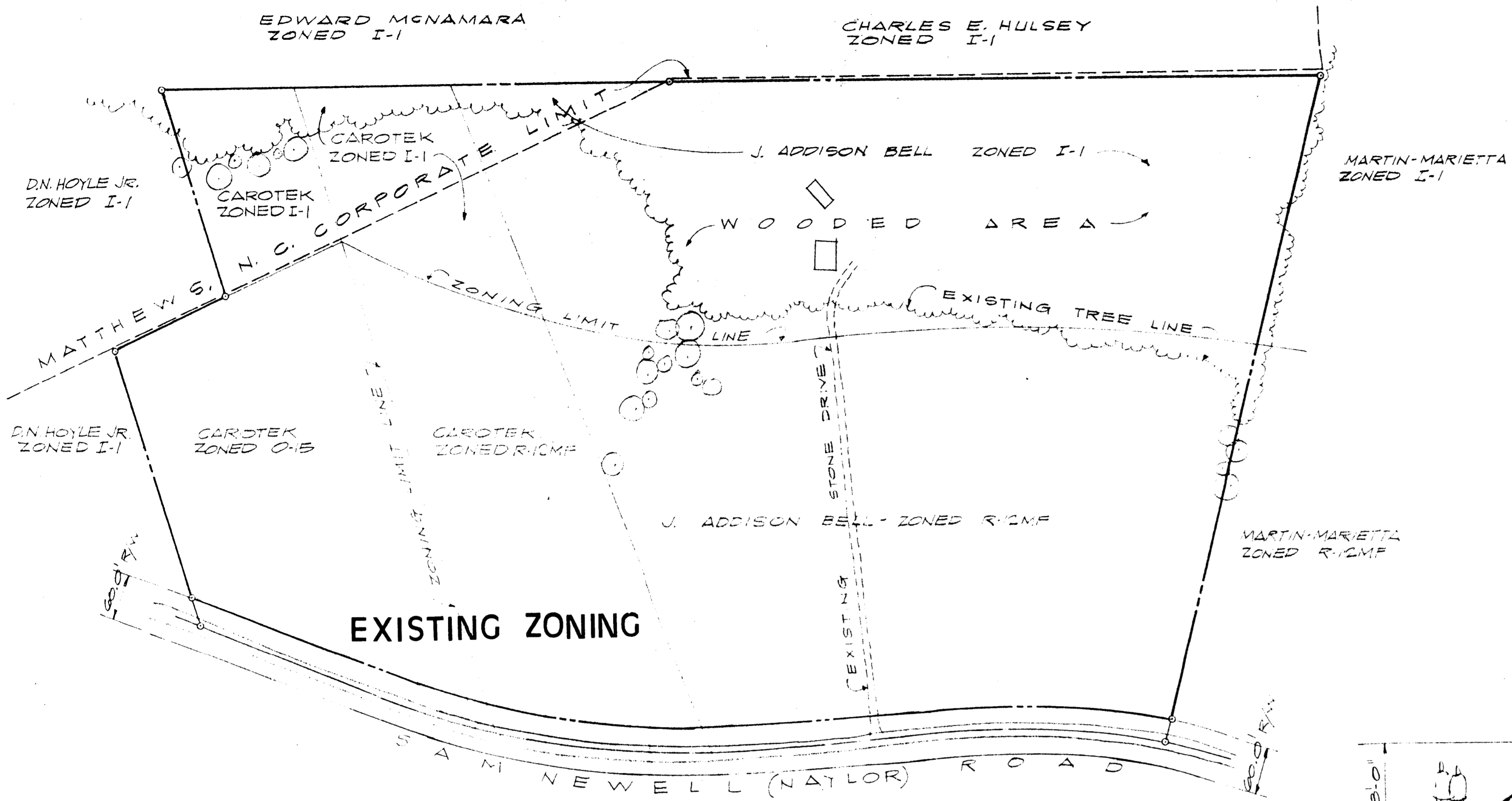
EXHIBIT 'A' PETITION 85-29(c)

APPROVED BY COUNTY COMMISSION
DATE 9.16.85

PETITION DATA:

- A) ROADS
 - Roads shall be 40' wide paved with asphalt.
 - Total road right of way shall be 60'.
 - Concrete curbs shall be provided.
 - Proper drainage shall be provided.
 - Road curves shall have centerline radius of 150' minimum.
 - Only two points of road access shall be permitted to the subdivision. No other driveway access shall be permitted from Sam Newell Road.
 - An additional 3' of right of way on Sam Newell Road shall be given to the North Carolina Department of Transportation which shall permit Sam Newell Road to be widened from 60' to 70'.
 - Two left turn lanes shall be provided by the Developer on Sam Newell Road with 50/1 pavement taper.
- B) LANDSCAPING AND SCREENING
 - Landscaped Berms shall be installed as shown below.
 - Screening shall be provided along the power lines and the adjoining R12MF zoned property.
 - The Business/Industrial Park shall be professionally landscaped throughout.
- C) SIGNAGE
 - All signs shall meet zoning ordinance requirements.
 - All signs shall meet the requirements and restrictions of the Developer.
 - No billboards shall be permitted.
- D) SUB-DIVISION LOT CONFIGURATION
 - Lot configuration may vary.
 - Not more than 11 lots shall be developed.
- E) ARCHITECTURE
 - All buildings shall be designed by a registered Architect.
 - The Developer and his Architect shall have the right of review and approval of all architectural designs.
 - The Town of Matthews shall have the right to review all architectural designs.
 - No metal siding buildings shall be permitted.
 - All buildings shall be constructed of brick or stone exteriors.
- F) USE OF SUB-DIVISION
 - The Sub-Division shall be used as a Business/Industrial Park with office use, warehousing and some light assembly work.
 - The buildings in the Park may be single or multi-story.
 - The total square footage in the Park shall be a maximum of 550,000 square feet.

The partial of land consisting of 22.4 acres in Mecklenburg County for request of rezoning to I-1, C-1 with maximum square footage of buildings to be 550,000 square feet.



PROPOSED I-1 Conditional DEVELOPMENT (22.368 acres)

85-0486

CONTRACTOR TO VERIFY ALL DIMENSIONS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES OR REPRODUCED WITHOUT WRITTEN CONSENT OF THE ARCHITECTS.

WILLIAMS AND ASSOCIATES
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MATTHEWS, NORTH CAROLINA 28106

CAROTEK INC.
MATTHEWS, N.C.
ZONING PRESENTATION 85-29(c)

ISSUE DATE 8-17-85
REVISION DATE(S) 8-27-85
DRAWN BY FMV
CHECKED BY JAB
APPROVED BY