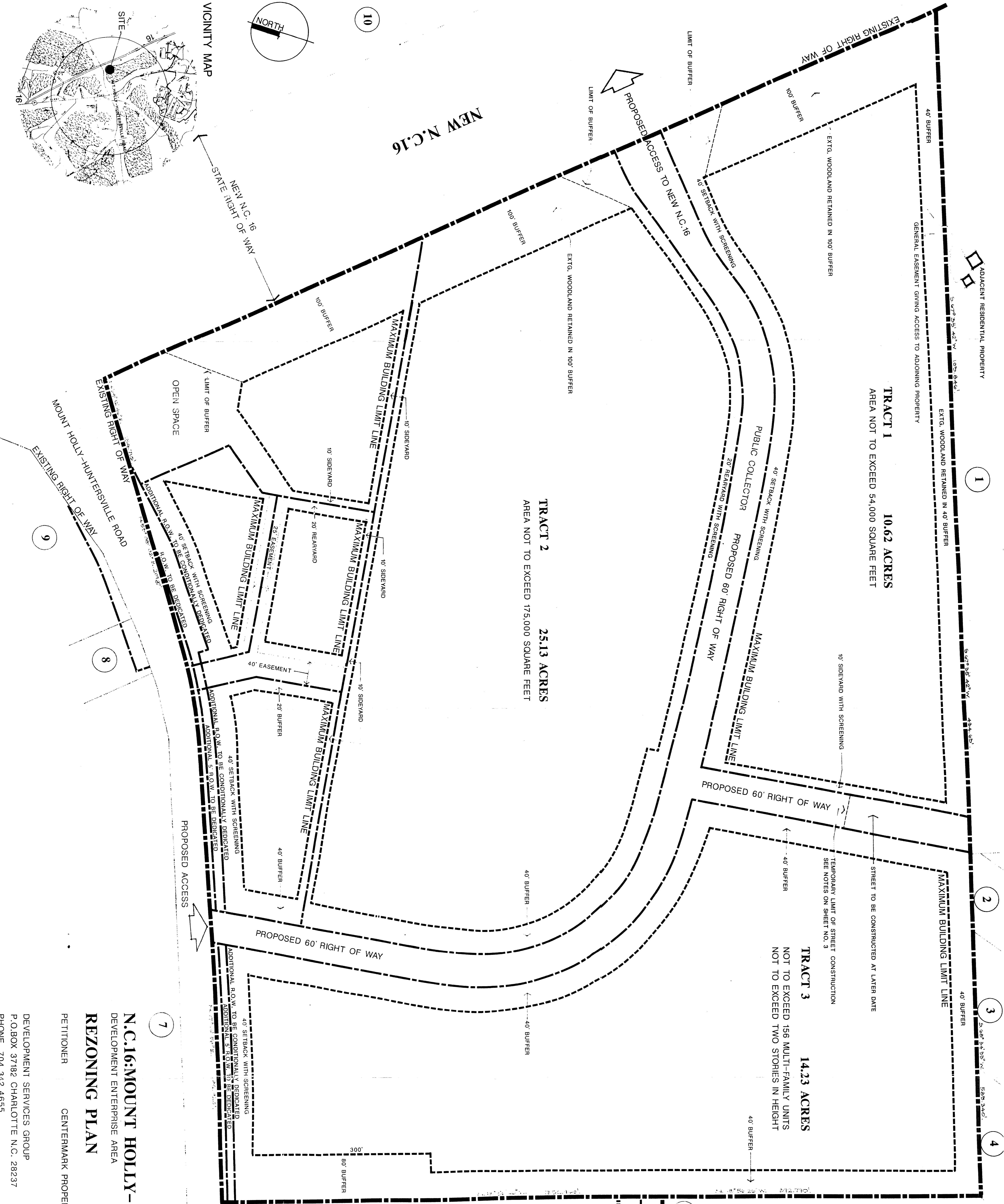


NEW N.C. 16



TRACT 1
10.62 ACRES
AREA NOT TO EXCEED 54,000 SQUARE FEET

TRACT 2
25.13 ACRES
AREA NOT TO EXCEED 175,000 SQUARE FEET

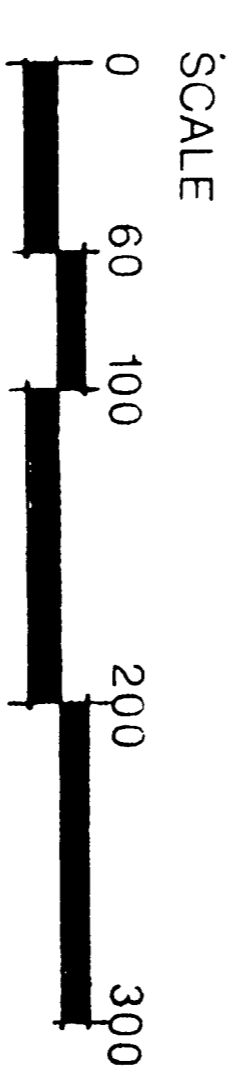
TRACT 3
14.23 ACRES
NOT TO EXCEED 156 MULTI-FAMILY UNITS
NOT TO EXCEED TWO STORIES IN HEIGHT

ADJOINING PROPERTY OWNERS

- 1 22-022-28 GARDNER
P.O. BOX 1624
CHARLOTTE, NORTH CAROLINA 28208
- 2 22-022-29 GARDNER
P.O. BOX 1624
CHARLOTTE, NORTH CAROLINA 28208
- 3 22-022-30 GARDNER
P.O. BOX 1624
CHARLOTTE, NORTH CAROLINA 28208
- 4 22-022-31 GARDNER
P.O. BOX 1624
CHARLOTTE, NORTH CAROLINA 28208
- 5 22-022-32 GARDNER
P.O. BOX 1624
CHARLOTTE, NORTH CAROLINA 28208
- 6 22-022-33 GARDNER
P.O. BOX 1624
CHARLOTTE, NORTH CAROLINA 28208
- 7 22-022-34 GARDNER
P.O. BOX 1624
CHARLOTTE, NORTH CAROLINA 28208
- 8 22-022-35 GARDNER
P.O. BOX 1624
CHARLOTTE, NORTH CAROLINA 28208
- 9 22-022-36 GARDNER
P.O. BOX 1624
CHARLOTTE, NORTH CAROLINA 28208
- 10 22-022-37 GARDNER
P.O. BOX 1624
CHARLOTTE, NORTH CAROLINA 28208

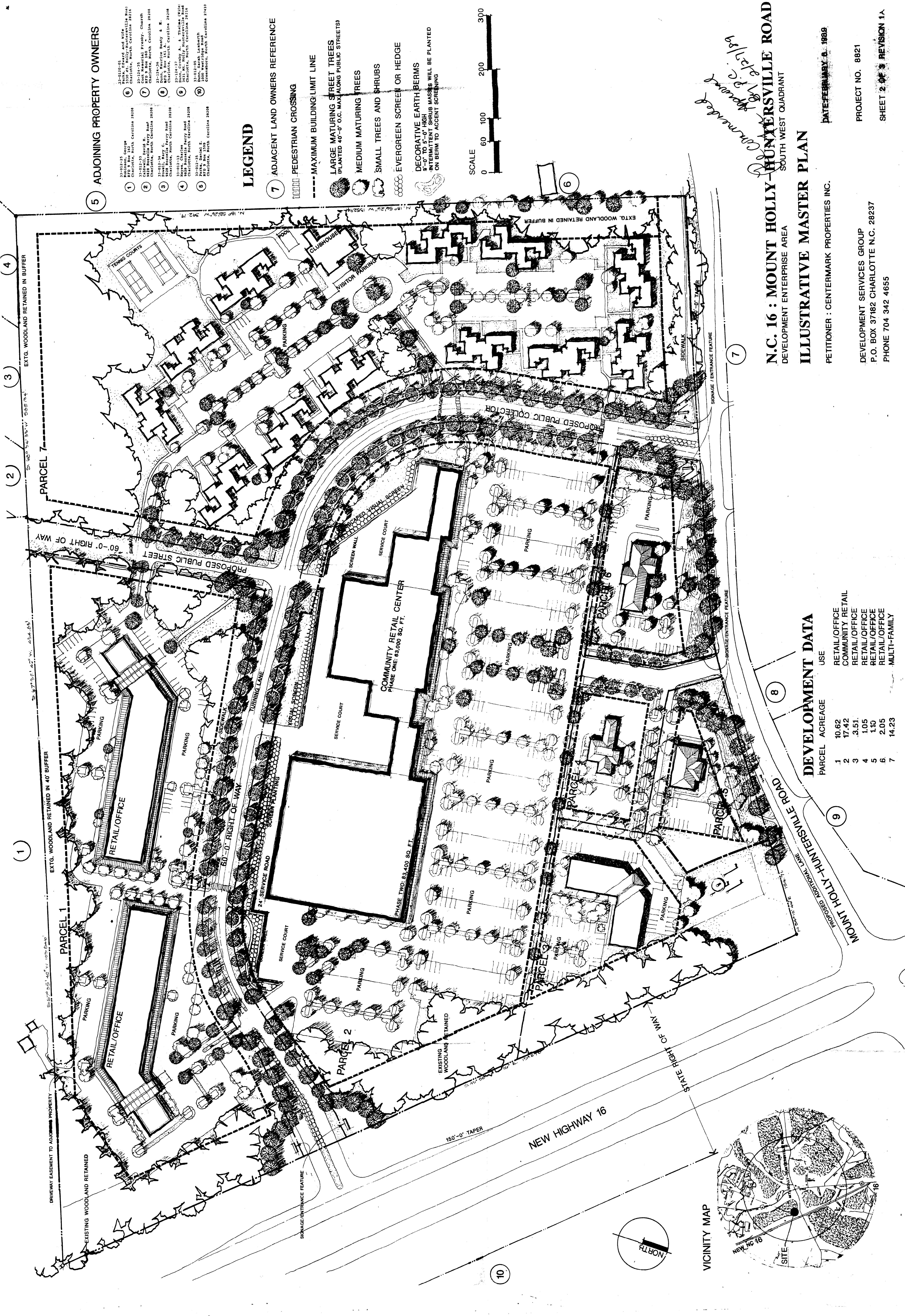
LEGEND

- 7 ADJOINING LANDOWNERS REFERENCE
- PROPERTY BOUNDARIES
- PROPOSED PARCEL BOUNDARIES
- MAXIMUM BUILDING LIMIT LINES



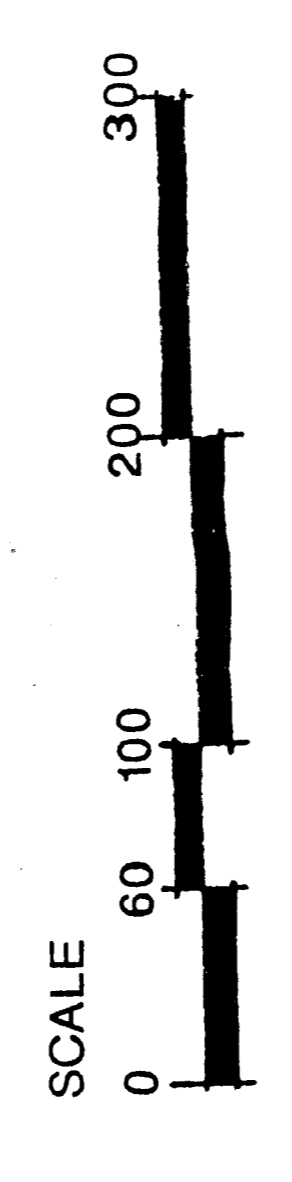
**N.C. 16: MOUNT HOLLY-HUNTERSVILLE ROAD
DEVELOPMENT ENTERPRISE AREA
REZONING PLAN**

PETITIONER: CENTERMARK PROPERTIES INC.
DATE: *March 20, 1989*
PETITION NO.: 88-61(C)
DATE: FEBRUARY 6 1989
DEVELOPMENT SERVICES GROUP
P.O. BOX 37182 CHARLOTTE N.C. 28237
PROJECT NO.: 8821
PHONE: 704 342 4655
SHEET 1 OF 3



- 5 ADJOINING PROPERTY OWNERS**
- 1 2301-25 GEORGE PERRY, EDWARD and MILDRED PERRY, 1000 W. 10TH STREET, CHARLOTTE, NORTH CAROLINA 28216
 - 2 2301-25 GEORGE PERRY, EDWARD and MILDRED PERRY, 1000 W. 10TH STREET, CHARLOTTE, NORTH CAROLINA 28216
 - 3 2301-25 GEORGE PERRY, EDWARD and MILDRED PERRY, 1000 W. 10TH STREET, CHARLOTTE, NORTH CAROLINA 28216
 - 4 2301-25 GEORGE PERRY, EDWARD and MILDRED PERRY, 1000 W. 10TH STREET, CHARLOTTE, NORTH CAROLINA 28216
 - 5 2301-25 GEORGE PERRY, EDWARD and MILDRED PERRY, 1000 W. 10TH STREET, CHARLOTTE, NORTH CAROLINA 28216
 - 6 2301-25 GEORGE PERRY, EDWARD and MILDRED PERRY, 1000 W. 10TH STREET, CHARLOTTE, NORTH CAROLINA 28216
 - 7 2301-25 GEORGE PERRY, EDWARD and MILDRED PERRY, 1000 W. 10TH STREET, CHARLOTTE, NORTH CAROLINA 28216
 - 8 2301-25 GEORGE PERRY, EDWARD and MILDRED PERRY, 1000 W. 10TH STREET, CHARLOTTE, NORTH CAROLINA 28216
 - 9 2301-25 GEORGE PERRY, EDWARD and MILDRED PERRY, 1000 W. 10TH STREET, CHARLOTTE, NORTH CAROLINA 28216
 - 10 2301-25 GEORGE PERRY, EDWARD and MILDRED PERRY, 1000 W. 10TH STREET, CHARLOTTE, NORTH CAROLINA 28216

- 7 ADJACENT LAND OWNERS REFERENCE**
- PEDESTRIAN CROSSING**
- MAXIMUM BUILDING LIMIT LINE
 - LARGE MATURING STREET TREES PLANTED 40'-0" O.C. MAX ALONG PUBLIC STREETS
 - MEDIUM MATURING TREES
 - SMALL TREES AND SHRUBS
 - EVERGREEN SCREEN OR HEDGE
 - DECORATIVE EARTH BERMS
- INTERIOR PLANTING: PLANTING OF TREES AND SHRUBS MASSES WILL BE PLANTED ON BERMS TO ACCENT SCREENING



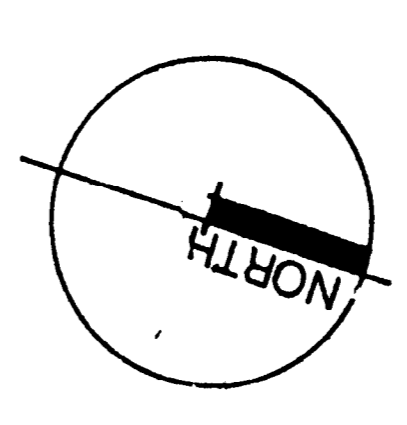
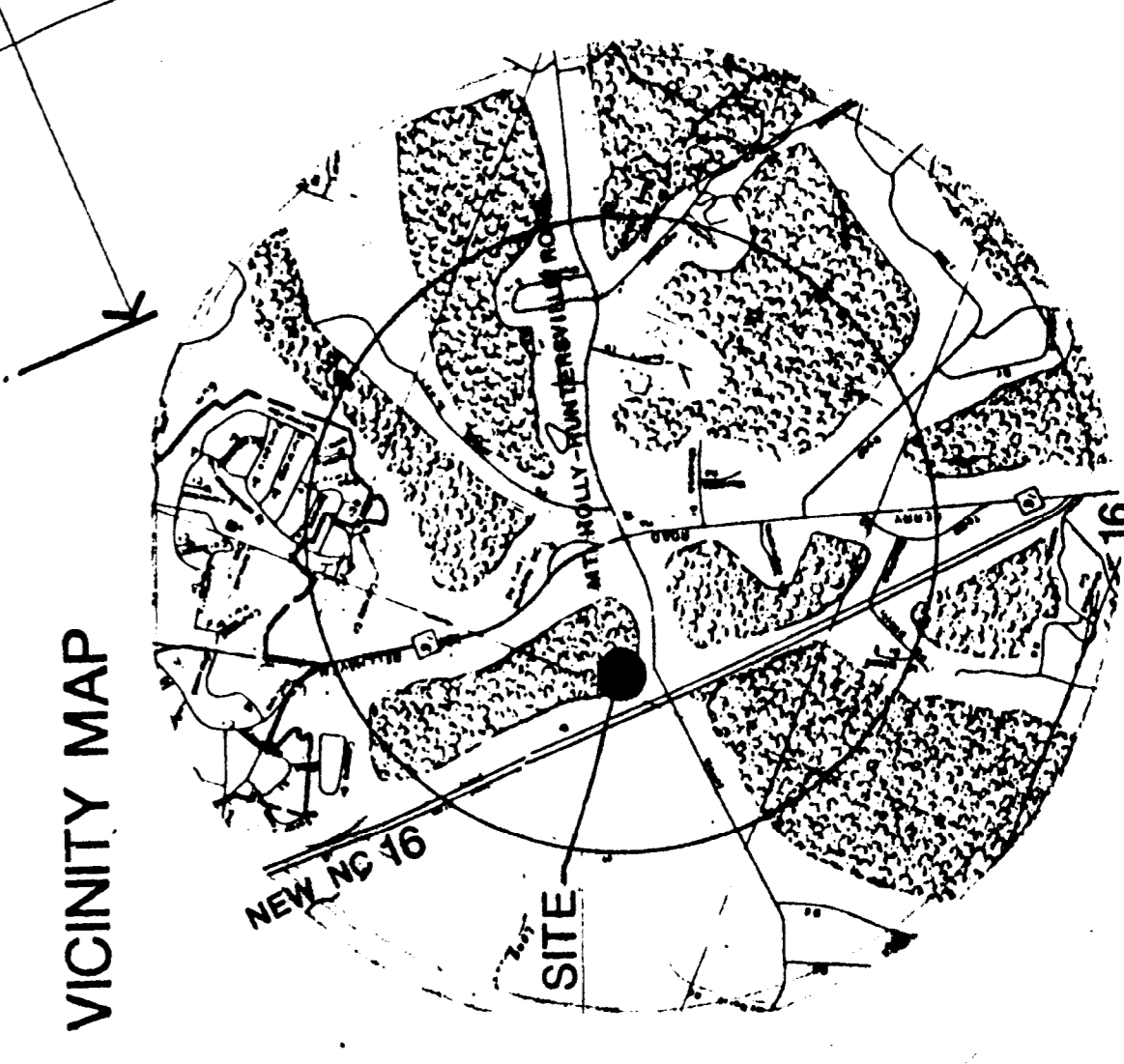
N.C. 16 : MOUNT HOLLY-HUNTERSVILLE ROAD
 SOUTH WEST QUADRANT
 DEVELOPMENT ENTERPRISE AREA
ILLUSTRATIVE MASTER PLAN

PETITIONER : CENTERMARK PROPERTIES INC.
 DATE: FEBRUARY 8, 1989
 PROJECT NO. 8821
 SHEET 2 OF 3 REVISION 1A

DEVELOPMENT DATA

PARCEL	ACREAGE	USE
1	10.62	RETAIL/OFFICE
2	17.42	COMMUNITY RETAIL
3	3.51	RETAIL/OFFICE
4	1.05	RETAIL/OFFICE
5	1.10	RETAIL/OFFICE
6	2.05	RETAIL/OFFICE
7	14.23	MULTI-FAMILY

60' lot x 100' deep
20' lot x 100' deep
20' lot x 100' deep



10

8

7

6

4

2

1

3

5

GENERAL NOTES

Petitioners Statement of Intent

The Petitioners intend to develop this site as a Community Mixed-Use Center in a manner consistent with the guidelines approved by County Commission in the NC 16 and Mount Holly-Huntersville Mixed-Use Development Enterprise Area.

Special attention will be given to ensure that the project is developed as a high quality, moderately-scaled center offering a wide range of professional and professional services in an architecturally harmonious environment. The project will be complementary to the existing communities. Particular attention will be given to the detailed site planning, building design and configuration, signage and landscaping. The individual buildings will be of a high standard of design and construction and will utilize quality durable materials.

All parcels within the development will be subject to design controls in addition to those statutory zoning controls. Through a system of Restrictive Covenants, a Design Control Manual and a Design Review Committee the Petitioners will ensure that the quality of all phases and components of the development will be of a consistently high standard.

General Provisions

All development standards established under Mecklenburg County Zoning Ordinance (the "Ordinance") for the B-1 (SCD) Zoning District Classification and those guidelines given in the approved Development Enterprise Area Document shall be complied with in connection with the development depicted on these documents.

The building configurations sizes and placement shown on this Illustrative Rezoning Plan are schematic in nature and may be subject to modification/alteration due to survey and tenant requirements in detailed design, design development and construction document phases. Changes, however, will be made only within the maximum building line lines established on the Rezoning Plan. Parking layout configurations may also change to accommodate revised building locations.

Setbacks, Sideyards and Rear Yards

All components of the development will meet or exceed the setbacks, sideyard and rear yard requirements established under the Ordinance for the B-1 (SCD) Zoning District Classification.

Buffer Areas

In buffer areas where existing trees and natural vegetation have been cleared to accommodate site work such as earth berms, fences, walls, signage, utility lines, sedimentation and erosion control devices grading etc., the cleared unimproved areas will be landscaped and reinstated unless applicable ordinances or constraints imposed by utilities would prohibit such reinstatement.

The existing tree cover and natural vegetation within the buffer areas to the east and south-west of the development will be preserved except where clearing is necessary for the construction of berms, storm drainage, sanitary sewer and other utility lines.

In establishing the visual screening required within buffer areas the Petitioners will protect the natural trees and vegetation within the buffer areas. The Petitioners reserve the right to remove vines and underbrush and small trees, shrubs, etc. within any buffer area for the purpose of improving the overall appearance of the naturally vegetated areas.

Landscaping and Screening

The disposition, extent and type of landscaping shown on this Illustrative Rezoning Plan have been established to ensure a harmonious transition between adjoining uses and to preserve the appearance, character and values of property within and surrounding the development.

Buffering and/or Screening shall meet or exceed the requirements of Section 1600 of the Ordinance. All dumpster enclosures and service areas will be heavily screened from public streets and adjacent properties.

Signage Program

A master signage and graphics program will be adopted and implemented throughout the development.

Temporary and permanent signs will be erected strictly in compliance with the Mecklenburg County Sign Ordinance.

Petitioner reserves the right to further control the sign, size, type and location of signs etc.

Billboards will be permitted on the site. All signs must be read and may not move or rotate. Freestanding building and tenant identification signs and signs which identify and appear to the public shall conform to the overall signage program. Temporary, non-permanent "For Rent" or "For Lease" signs may be placed within the front glass areas but shall in no case exceed 27 square feet in area.

Temporary project signs may be located on the perimeter of the site and may be within the designated buffer zones on NC 16 and Mount Holly-Huntersville Road. These signs will be removed no later than 60 days after construction has been substantially completed.

Particular attention will be given to the detailed design of signage monuments and entrance features in the three areas shown on the Rezoning Plan.

Maximum Building Heights

Retail/Office Buildings may not exceed two stories in height. The retail structure on Parcel 2 may not exceed two stories in height; no single story portion may exceed 40 feet in height.

Residential Structures may not exceed three stories in height.

Access Points and Driveways

The number of vehicular access points and driveways to NC 16 and Mount Holly-Huntersville Road will be limited to those shown on the Rezoning Plan. The configuration and detailed location of all driveways and access points within the site are subject to minor modification to accommodate final site planning and architectural plans and designs, and are further subject to the approval of the North Carolina Department of Transportation.

Project entrances from both major highways will be designed to include significant landscaping, signage monuments, graphics etc.

Pedestrian Pathway System

A pedestrian pathway system has been included to adequately connect all components of the project. Sidewalks have also been included on Mount Holly-Huntersville Road to connect the project to other Development Enterprise Area components.

Lighting

A standard project-wide lighting system will be selected. The design of the fixtures will be compatible with the overall architectural design of the project; the site and type of light sources will minimize glare towards adjacent streets and properties.

Parking

The provision of parking spaces depicted on the Rezoning Plan meets or exceeds the minimum offstreet parking requirements established under the Ordinance.

No parking will be permitted within designated buffer areas.

Overhead Utilities

No overhead utility lines will be permitted within the development. The Petitioner reserves the right to approve all underground utility locations and all above ground equipment locations. Large above ground equipment will be screened from public streets.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to meet the specifications of the Mecklenburg County Fire Marshal. Detailed plans will be submitted to the Fire Marshal's Office for his approval prior to construction commencement date.

Storm Water Detention

During construction the development will comply with all the applicable mandatory minimum requirements for storm water detention and/or sedimentation and erosion control as specified by the City of Charlotte/Mecklenburg County Engineering Department.

Road Improvements

In order to address the impact which the proposed development will have on the intersection of NC 16 and Mount Holly-Huntersville Road the Petitioners commit to making the following roadway improvements at their sole cost and expense (subject to the approval of North Carolina Department of Transportation).

Mount Holly-Huntersville Road

(a) Additional acceleration and deceleration lanes will be constructed along the northern boundary to provide access to the proposed "public collector" and the "public access road".

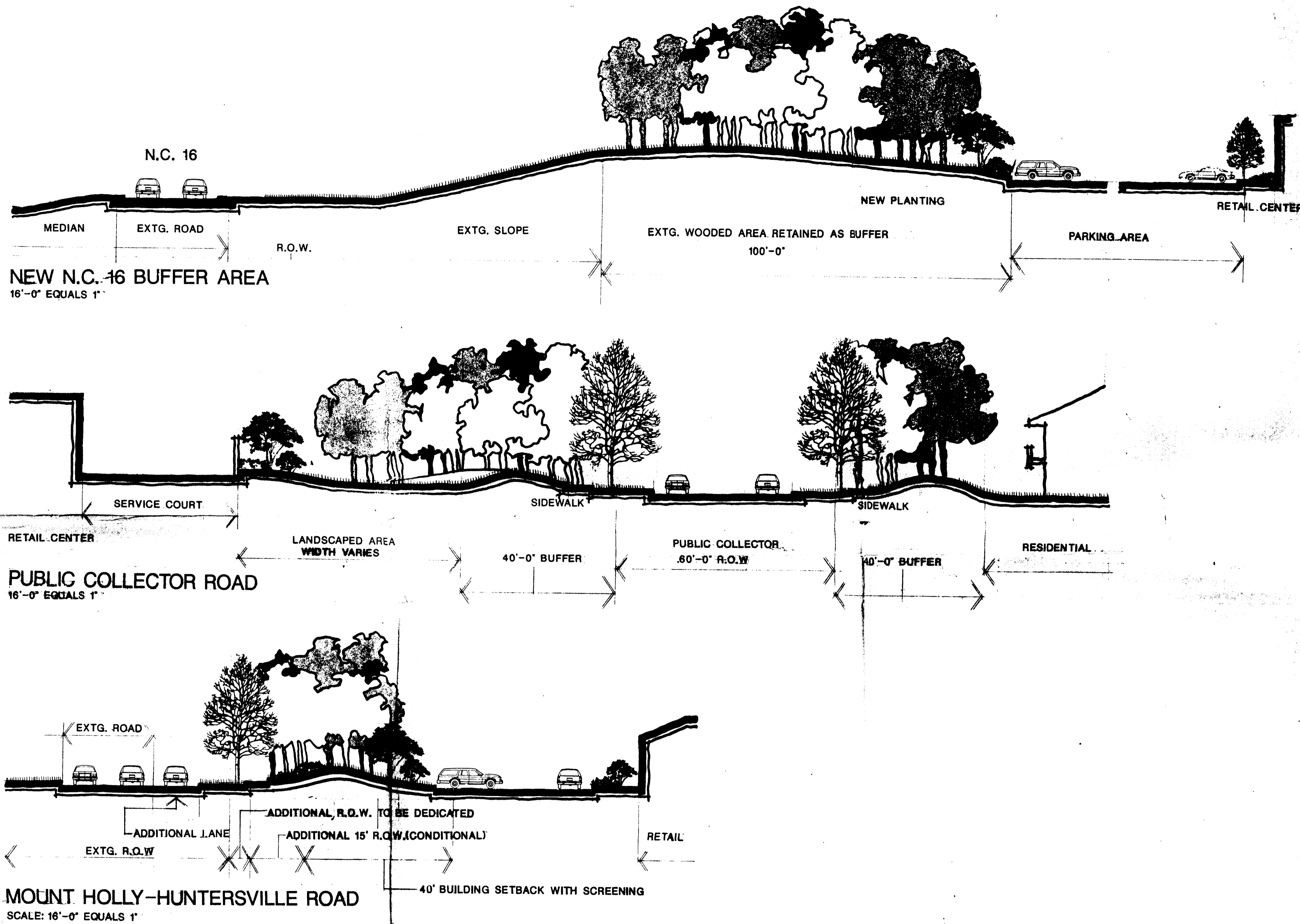
(b) Additional turning lane will be constructed between public access road and intersection with NC 16.

NC 16

(a) Additional acceleration and deceleration lanes will be constructed at the intersection of the southbound lane of NC 16 and the public collector road.

All the above improvements will be made in sequence with the phased development of the site.

All construction documentation for vehicular driveways and road intersections will be reviewed and approved by the Mecklenburg County Engineers Department and the North Carolina Department of Transportation through the standard permitting process.



REVISION NOTES

DATE FEBRUARY 6 1989

Statement of Intent

The Petitioner acknowledges that at the time of this Application for rezoning of this tract the precise location of the Outer Belt Loop Road has not been established. The Petitioner also acknowledges that one of the three preferred locations for the Outer Belt Road is adjacent to and may impact the development potential of the tract.

Should the North-West District Plan, North Carolina State Department of Transportation and Mecklenburg County Engineering determine that the Outer Belt shall be located so as to impact this tract then the Petitioner agrees to the following:

- At his own expense, assess the impact upon the tract and reevaluate the development potential of the remaining tract(s).
- At his own expense, redesign the Site Plan for the remaining tract(s) and submit an amended Site Plan.

Permitted Uses

The B1(SCD) may be devoted to any use, including an accessory use which is permitted by right or under prescribed conditions in a B1(SCD) zoning district under the Ordinance.

- The following uses shall not be permitted within this B1(SCD) zoning:
 - Trailers, except when used as temporary accommodations prior to and during construction of permanent premises.
 - Sewage treatment plants.
 - Quarries.
 - Radio, telephone and television masts, towers and similar structures.
 - Above ground water storage tanks.

- The following uses shall be permitted subject to their compliance with a Design Control Manual to be prepared for the development.
 - Automobile service station, laundry or car wash.
 - Convenience retail store.
 - Parking structures.
 - Vending machines.
 - Telephone booths.
 - Electric and gas substations.
 - Radio, telephone and television antennas and similar structures.
 - Telephone repeater stations and huts.

Buffer Areas - Protection

Prior to the commencement of any clearing and grading by the Petitioner on any tract or parcel on the Site Plan, all buffer areas established on the Site Plan for the parcel or tract will be staked and adequately protected with barriers to insure that the buffer areas are not disturbed or damaged prior to or during the construction process.

Landscaping and Screening

Where no buffer area is required by the Ordinance, visual screening and/or screen planting will be provided in all rear and side yards which abut existing and proposed public thoroughfares.

Where screen planting is proposed a Landscape Plan shall be prepared and submitted for preliminary Site Plan Review.

Where screen planting is proposed within setbacks abutting public thoroughfares a minimum percentage of screening of 60% shall be required over the entire frontage of the thoroughfare. The detailed location, species and size specification of all trees within parking areas will be subject to approval under the Preliminary Site Plan Review process. The "Open Space" located at the north-east corner of the tract will be retained as "window" into the development from the intersection. The open space will provide an unobstructed view of the Shopping Center and will also serve as a visual focal point at the New NC 16, Mount Holly-Huntersville Road intersection. No buildings, parking or landscape screening will be permitted within the open space. The focal point may include a signage monument, a fountain, a sculpture, a grouping of fountains or a landscaped area.

Signage Program

Temporary project signs located within buffer areas will be constructed so as not to disturb existing tree cover.

The master signage system to be adopted throughout the site will be submitted for approval under the Planned Development Master Sign Program option described in the City/County Sign Ordinance.

Road Improvements

Mount Holly-Huntersville Road
Turn lanes shall be installed at access points based on analysis by Mecklenburg County Engineering Department.

The location, internal channelization and design of the driveway shown on the Site Plan shall be subject to further review and coordination with opposing access points.

The internal channelization and design of the public street intersection shall be subject to further review and shall require the approval of the Mecklenburg County Engineering Department.

Five (5) feet additional right-of-way along the northern margin of the site will be dedicated to the North Carolina Department of Transportation to accommodate the future widening of Mount Holly-Huntersville Road. Dedication will be completed prior to issue of building permits.

If the North-West District Plan determines that Mount Holly-Huntersville Road is classified as a major thoroughfare then an additional twenty (20) feet, measured from the existing right-of-way (bringing the total right of way to 160'), shall be dedicated to the North Carolina Department of Transportation. Should the additional twenty (20) feet of right-of-way be dedicated then the building setback requirement shall remain forty (40) feet, parking will be permitted within fifteen (15) feet of new right-of-way provided adequate landscape screen planting is installed.

If the North-West District Plan determines that Mount Holly-Huntersville Road is classified as a major thoroughfare then an additional right-of-way shall be dedicated seventy (70) feet from the existing center line for a distance of five hundred (500) feet from the intersection with new North Carolina 16 right-of-way. (See "Additional R.O.W. to be conditionally dedicated" note on Rezoning Plan)

Proposed Public Collector

The design and construction of the street shall meet or exceed the requirements for a commercial collector as required by Mecklenburg County Engineering Department.

If the proposed access to New North Carolina 16 is not permitted then the street will terminate in a cul-de-sac, the location and design of which shall meet or exceed Mecklenburg County Engineering Department requirements.

It is proposed that a 40' x 60' R.O.W. will be dedicated to afford access to the southern margin of the site at the intersection with adjoining property owner references #1 and #2. A 200' public street will be constructed to give access to Tract #1 and Tract #2 within the site. The Petitioner agrees to extend the public street to the southern property line of the tract at his own expense at such time that development of the adjacent property reference #1 has provided a dedicated public street to that location as shown on the Rezoning Plan.

N.C. 16 : MOUNT HOLLY-HUNTERSVILLE ROAD DEVELOPMENT ENTERPRISE AREA SOUTH WEST QUADRANT

ILLUSTRATIVE MASTER PLAN:REZONING PLAN SITE SECTION AND GENERAL NOTES

PETITIONER: CENTERMARK PROPERTIES INC.

PETITION NO. 88-61C

DEVELOPMENT SERVICES GROUP
P.O. BOX 37132 CHARLOTTE N.C. 28237
PHONE 704 848 4855

DATE: FEBRUARY 6 1989

PROJECT NO. 8821

SHEET 3 OF 3 REVISION 1