

LEGEND

EXISTING BUILDING

FUTURE BUILDING

EXISTING TREES

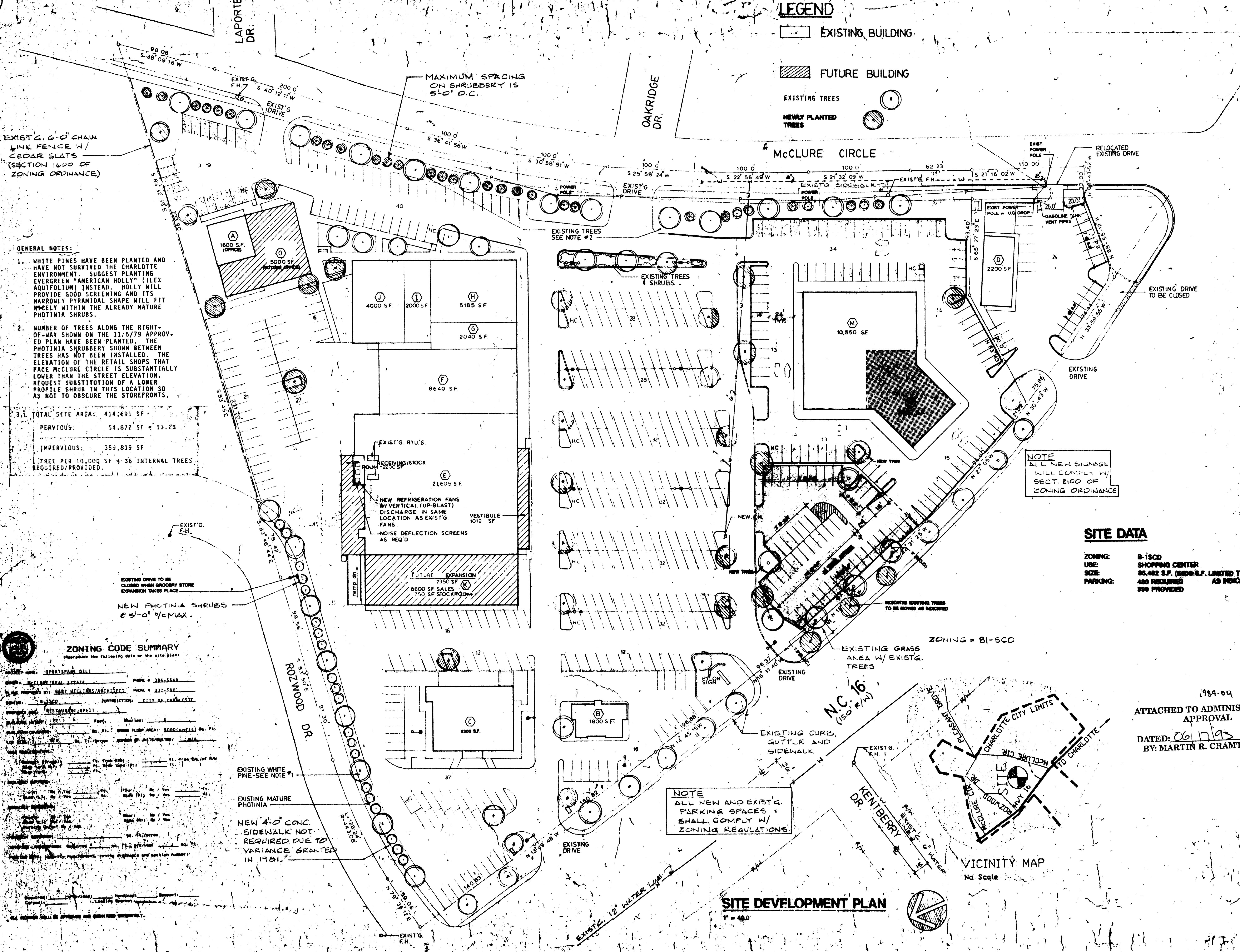
NEWLY PLANTED TREES

DATE	7-7-88
DRAWN	CLP
CHECKED	STW
DESIGNED	STW
DATE	8 MAY 93
PROJECT	COULWOOD CENTER
SCALE	AS SHOWN

REVISION: PROPOSED BLDG / REVISE 7-7-88
 1. PLANNING PERMITS
 2. PLANNING PERMITS
 3. CLARIFICATION NOTES FOR PLAN REVIEW
 4. RELOCATE DRIVE TO CORNER OF
 5. REVISE NEW PARKING

1989-04
 ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 06/17/89
 BY: MARTIN R. CRAMTON, JR.

SITE PLAN
 SHEET Z-1
 PROJECT #8802
 9205A



- GENERAL NOTES:
- WHITE PINES HAVE BEEN PLANTED AND HAVE NOT SURVIVED THE CHARLOTTE ENVIRONMENT. SUGGEST PLANTING EVERGREEN "AMERICAN HOLLY" (ILEX AQUIFOLIUM) INSTEAD. HOLLY WILL PROVIDE GOOD SCREENING AND ITS NARROWLY PYRAMIDAL SHAPE WILL FIT NICELY WITHIN THE ALREADY MATURE PHOTINIA SHRUBS.
 - NUMBER OF TREES ALONG THE RIGHT-OF-WAY SHOWN ON THE 11/5/79 APPROVED PLAN HAVE BEEN PLANTED. THE PHOTINIA SHRUBBERY SHOWN BETWEEN TREES HAS NOT BEEN INSTALLED. THE ELEVATION OF THE RETAIL SHOPS THAT FACE McCLURE CIRCLE IS SUBSTANTIALLY LOWER THAN THE STREET ELEVATION. REQUEST SUBSTITUTION OF A LOWER PROFILE SHRUB IN THIS LOCATION SO AS NOT TO OBSCURE THE STOREFRONTS.
 - TOTAL SITE AREA: 414,691 SF
 PAVED: 54,872 SF = 13.2%
 IMPERVIOUS: 359,819 SF
 TREE PER 10,000 SF = 36 INTERNAL TREES REQUIRED PROVIDED.

ZONING CODE SUMMARY

APPLICABLE ZONING	8-18CD
PERMITTED USES	SHOPPING CENTER
MAXIMUM FLOOR AREA	66,482 S.F. (6600 S.F. LIMITED TO OFFICE USE AS INDICATED ON PLAN)
MINIMUM LOT AREA	480 S.F.
MINIMUM SETBACKS	599 PROVIDED

SITE DATA

ZONING	8-18CD
USE	SHOPPING CENTER
SIZE	66,482 S.F. (6600 S.F. LIMITED TO OFFICE USE AS INDICATED ON PLAN)
PARKING	480 PROVIDED
	599 PROVIDED

NOTE: ALL NEW AND EXISTG. PARKING SPACES SHALL COMPLY W/ ZONING REGULATIONS



SITE DEVELOPMENT PLAN
 1" = 40'

FRED E. BRYANT, PLANNER
 Suite 216, Providence Center
 1800 East Third Street
 Charlotte, North Carolina 28204
 (704) 333-1600 • FAX (704) 378-5715

May 26, 1993

Mr. Walter Fields, Planning Manager/Land Development
 Charlotte-Mecklenburg Planning Commission
 Charlotte-Mecklenburg Government Center
 600 E. Fourth Street
 Charlotte, NC 28202

Dear Walter:

In accordance with our earlier conversation, I am attaching a copy of a revised site plan for Coulwood Center Shopping Center. You will recall, we discussed the possibility of some relatively minor administrative changes in the layout of that center. This center is now zoned 8-18CD, and I am submitting this on behalf of the owner, McClure Real Estate and Investments, Inc.

There are basically two changes in the design of this center proposed by this revision. The first consists of removing a building about mid-way of the project frontage on NC Highway 16 and replacing it with additional parking. This building has never been constructed, and the developer does not anticipate its development. The second change consists of opening a driveway between the 2,000 square foot building at the corner of NC Highway 16 and McClure Circle and the main part of the center. The use of that corner building which has been for a combination gasoline and convenience facility is changing, and it would be of considerable convenience to have interior circulation provided between the various components of the center. In retrospect, it is now difficult to understand why such a connection was not originally made.

The only other change in the plan has been some cleaning up of information which, I think, will make the plan more understandable and less confusing. For example, the previous plan had a complicated listing of uses for purposes of calculating parking, and we have removed all of that in lieu of just stating the total parking required and provided. In addition, we have placed on the plan the more conventional site data statement giving the zoning, the use, the site and the parking. I believe this will simplify future administration of this plan. The only other change which has been made is to remove a designation under the legend which provided for something called "proposed building." Now there are only two types of buildings on the plan, existing and future. Again, it was never clear why the other category was on the plan.

Urban Planning • Land Use • Zoning • Plan Processing • Presentations

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: June 17, 1993

TO: Robert Brandon
 Zoning Administrator

FROM: Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Administrative approval for Petition No. 89-4 by McClure Real Estate and Investments. Tax Parcel 8038-172-13

Attached is a revised plan of the above mentioned rezoning petition. The plan has been revised to eliminate a 2,100 sq. ft. savings and loan building internal curb cut. In addition the site data table has been revised to simplify and clarify the allowed uses. Since this change is minor and does not intensify the uses allowed on the site or reduce the yards, I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

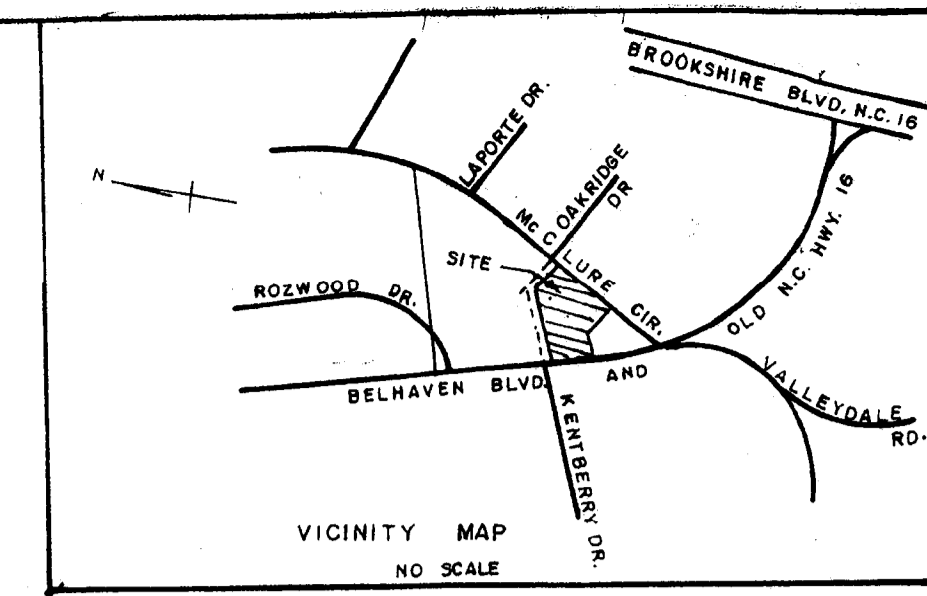
KRCJr/KRM:als
 Attachment

Mr. Walter Fields
 May 26, 1993
 Page Two

It is hoped you will view these as acceptable and reasonable changes in the site plan and will approve them accordingly. If you have any questions or need to discuss this with me, please let me know.

Sincerely,

 Fred E. Bryant, AICP
 FEB/df
 Attachment
 cc: Mr. Hal McClure



PARCEL #1
COULWOOD CENTER
MAP BOOK 30, PAGE 169

Mc CLURE CIRCLE

BELHAVEN BLVD. AND OLD N.C. HIGHWAY 16

PARCEL #2
1.962 ACRES
COULWOOD CENTER
MAP BOOK 30, PG. 169

PARCEL #3
MAP BOOK 30, PAGE 169

- LEGEND**
- = PROPERTY LINES
 - = STREET RIGHT OF WAY
 - - - A/E = ACCESS EASEMENT LINES
 - ▬▬▬ = OUTSIDE WALL OF EXISTING BUILDING
 - I.P.F. = IRON PIN FOUND AND I.P.S. = IRON PIN SET

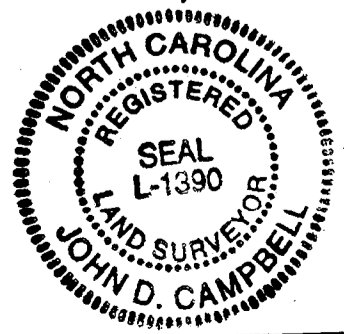
NOTES

1. DEED REFERENCE FOR TOTAL PERIMETER, DEED BOOK 2640, PAGE 107
2. THE OWNERS OF PARCEL 2 SHALL HAVE THE RIGHT TO THE NONEXCLUSIVE USE OF THE ACCESS EASEMENT SHOWN HEREON FOR INGRESS, EGRESS AND REGRESS TO AND FROM Mc CLURE CIRCLE AND BELHAVEN BLVD. THE MAINTENANCE OF SAID ACCESS EASEMENT SHALL BE THE PRORATA RESPONSIBILITY OF THE ADJACENT LANDOWNERS AND IS TO BE BASED UPON THE SQUARE FOOTAGE OF THE RESPECTIVE PARCELS.

MECKLENBURG COUNTY

I JOHN D. CAMPBELL CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY BY ME. DEED DESCRIPTION RECORDED IN BOOK 2640, PG. 107. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:15,300.1. THAT THIS MAP WAS PREPARED IN ACCORDANCE G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 15TH DAY OF DECEMBER, 1998.

John D. Campbell
REGISTERED LAND SURVEYOR L-1390



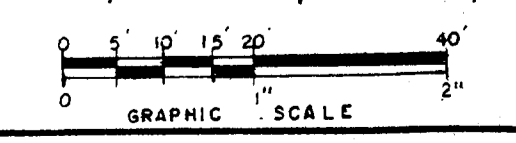
FILE E 92-2

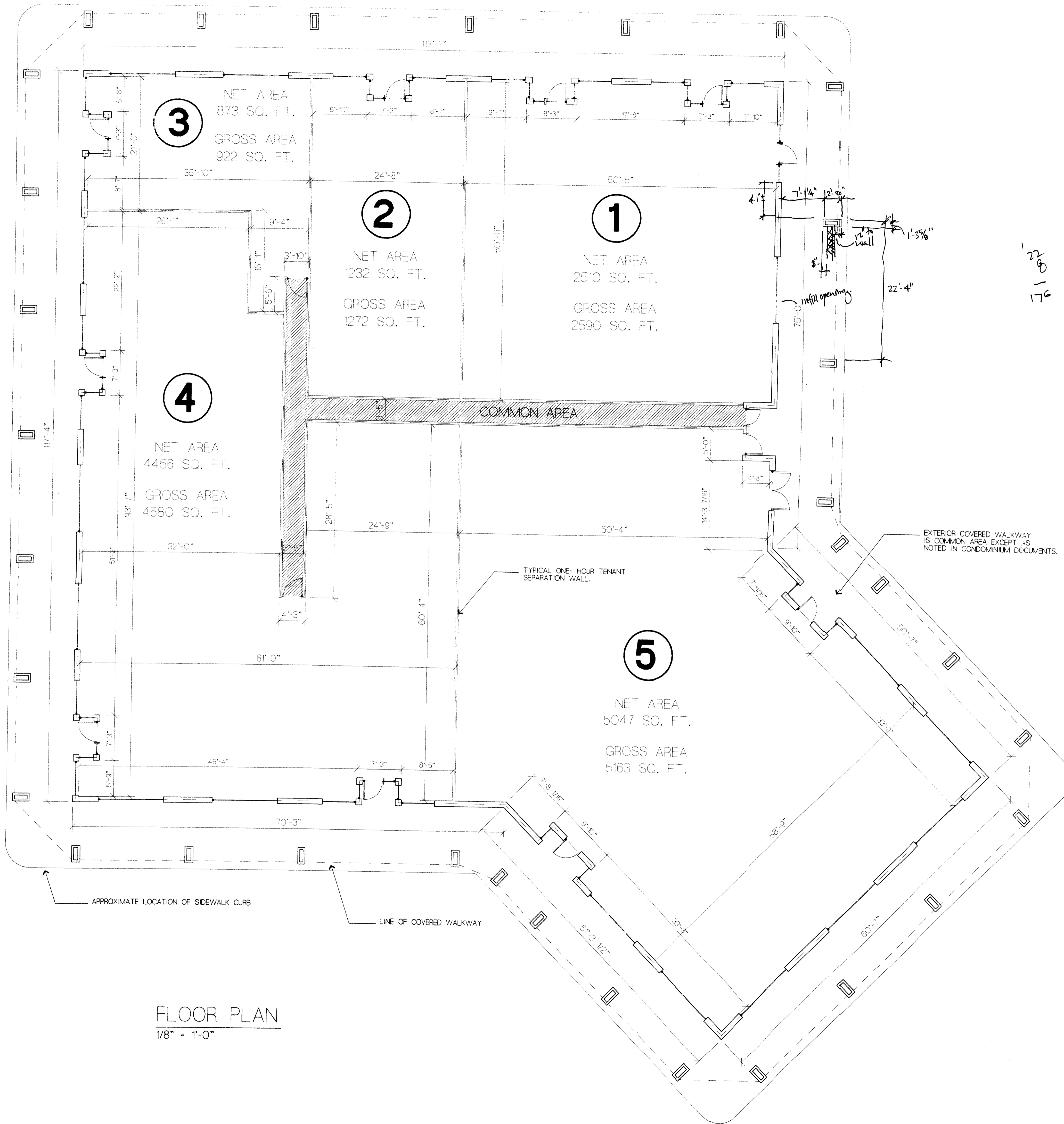
ATTACHED TO ADMINISTRATIVE

DATED *Dec 21, 2000*
BY: *MANUEL...*, JR.

89-4

AN AS BUILT SURVEY OF
COULWOOD CENTER BUSINESS CONDOMINIUMS, MAP 1
BEING ALL OF PARCEL #2, COULWOOD CENTER, MAP 30, 169
OWNER: Mc CLURE REAL ESTATE AND INVESTMENTS, INC.
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
SCALE: 1" = 20'
DECEMBER 15, 1998
JOHN D. CAMPBELL, N.C. PROFESSIONAL LAND SURVEYOR # L-1390
6626 GLENMOOR DR., CHARLOTTE, N.C. 28204, TEL. (704) 392-8875





FLOOR PLAN
1/8" = 1'-0"

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
CERTIFICATION

JONATHAN M. KRUEGER, AN ARCHITECT LICENSED UNDER THE PROVISIONS OF CHAPTER 89 (83A) OF THE GENERAL STATUTES OF THE STATE OF NORTH CAROLINA, BEING FIRST DULY SWORN, THE 19 DAY OF JANUARY, 1999, DEPOSES AND SAYS:

(A) ATTACHED IS AN ACCURATE COPY OF THE FLOOR PLAN AND OUTLINE SPECIFICATIONS OF THE COULWOOD CENTER BUSINESS CONDOMINIUM, LOCATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA.

(B) THESE PLANS, PREPARED BY JONATHAN M. KRUEGER, LICENSED ARCHITECT, ARE FILED AS PART OF THE PLANS OF COULWOOD CENTER BUSINESS CONDOMINIUM AND FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBERS, UNIT DIMENSIONS AND THE FLOOR AREA OF THE UNITS, AS BUILT.

(C) THESE PLANS CONTAIN ALL THE INFORMATION REQUIRED BY ARTICLE 2 OF CHAPTER 470 OF THE NORTH CAROLINA GENERAL STATUTES.

Jonathan M. Krueger
LICENSED ARCHITECT, LICENSE #6502

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

JONATHAN M. KRUEGER BEING FIRST DULY SWORN, DEPOSES AND SAYS THAT HE IS A LICENSED NORTH CAROLINA ARCHITECT; THAT AS SUCH HE IS PROPERLY AUTHORIZED TO MAKE THIS VERIFICATION; THAT HE HAS READ THE FOREGOING CERTIFICATION AND KNOWS THE CONTENTS THEREOF; THAT THE SAME ARE TRUE OF HIS KNOWLEDGE EXCEPT AS TO THOSE MATTERS AND THINGS THEREIN STATED UPON INFORMATION AND BELIEF, AND AS TO THOSE MATTERS AND THINGS, HE BELIEVES THEM TO BE TRUE.

SWORN AND SUBSCRIBED BEFORE ME THIS 20 DAY OF JAN., 1999.

Jane Cook Morgan
NOTARY PUBLIC
MY COMMISSION EXPIRES My Commission Expires June 23, 2003

Jonathan M. Krueger
Architect
7361 Bedfordshire Drive
Charlotte, NC 28225
(704) 544-8102

COULWOOD CENTER BUSINESS CONDOMINIUM

- BUILDING DESCRIPTION:
The Condominium is a 15,275 sf building with 5 individual units.
Unit Area is as follows:
Net square footage represents inside face of walls and Gross represents centerline of common walls and face of exterior centerline of exterior walls.
- UNIT 1 2510 SF NET
2590 SF GROSS
 - UNIT 2 1232 SF NET
1272 SF GROSS
 - UNIT 3 873 SF NET
922 SF GROSS
 - UNIT 4 4456 SF NET
4580 SF GROSS
 - UNIT 5 5047 SF NET
5163 SF GROSS

The building structural system is a steel frame with tube and pipe columns and steel bar joists with metal deck, rigid insulation board and roofing membrane. The sloped roof at the perimeter walkways is structured with wood roof trusses and sheathing and finished with standing seam metal roofing. The sloped roof trusses at the perimeter walkway are supported by the main building exterior wall and the exterior masonry columns and intermediate beams.

The exterior building walls are 2x4 wood framed with brick veneer and cedar trim at window and door frames. Windows are single-pane fixed glass with wood frames and trim.

Interior walls are wood frame with gypsum wallboard.

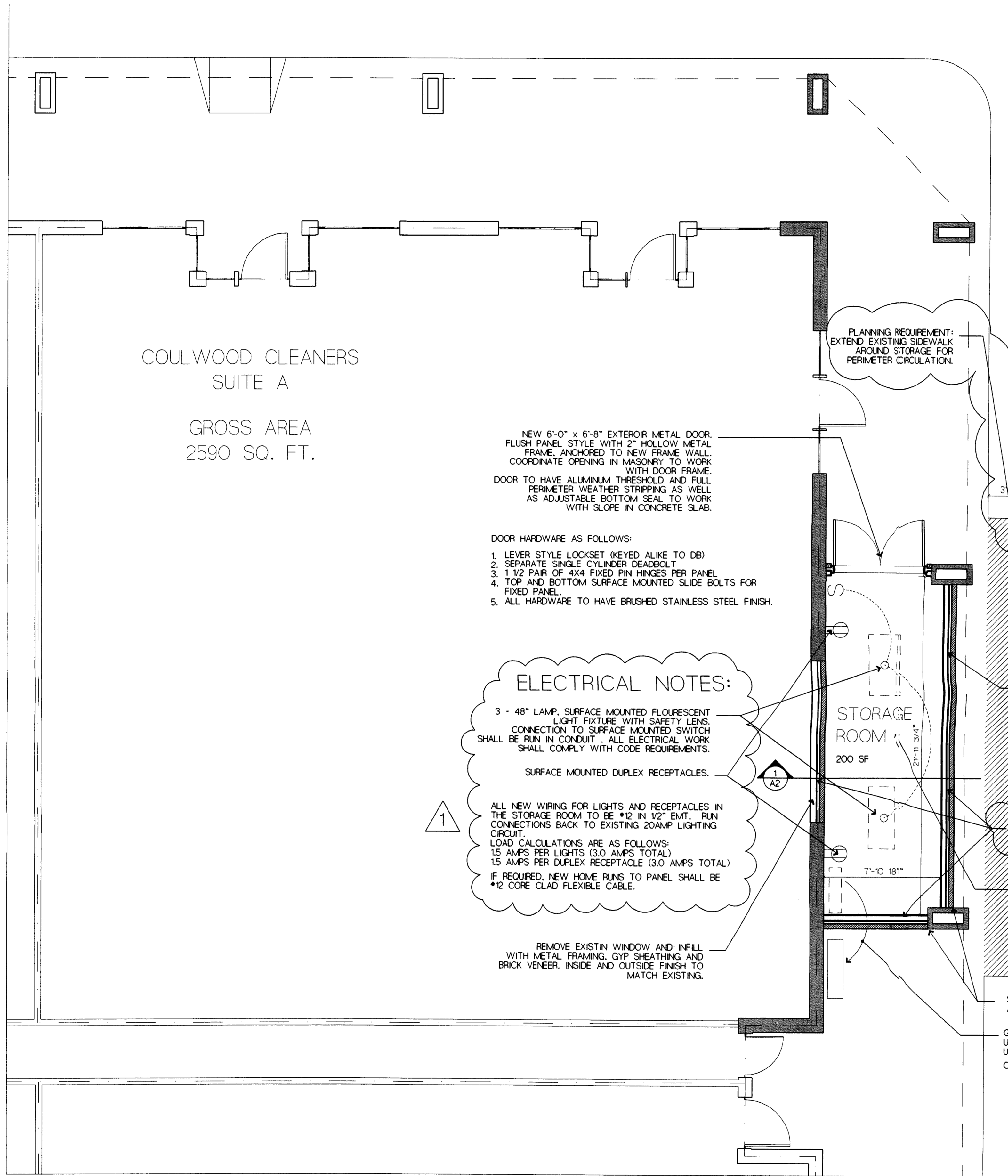
Elevation from floor slab to top of roof beam varies due to the sloped roof framing. The dimension from the floor to the finish ceiling also varies unit to unit. The floor slab elevation at Unit 5 is approximately eight (8") lower than the rest of the building. Refer to the certified survey drawings for actual elevation numbers.

Other conditions may exist which were not noted or reflected in the original working drawings or which cannot be verified through non-destructive field observation.

COULWOOD CENTER BUSINESS CONDOMINIUM
CONDOMINIUM DOCUMENTS
8400 Bellhaven Blvd.
Charlotte, NC 28216

BUILDING FLOOR PLAN
19 JANUARY 1999

Appendix B



NAME OF PROJECT: DRY CLEANING UNLIMITED - ADDITION
ADDRESS: 8400-A BELHAVEN BLVD., CHARLOTTE, NC
PROPOSED USE: BUSINESS
OWNER/CONTACT PERSON: JIM McALLISTER PHONE #: 398-1096
CODE ENFORCEMENT JURISDICTION: CITY OF CHARLOTTE, NORTH CAROLINA

DESIGNER OF RECORD:
DESIGNER: NAME: JONATHAN M. KRUEGER LICENSE #: 6502 TELEPHONE #: 704-375-9950
ARCHITECTURAL: PLUMBING: MECHANICAL: STRUCTURAL: SPRINKLER-STAMPPE: FIRE ALARM: OTHER:

BUILDING DATA
OCCUPANCY: ASSEMBLY BUSINESS EDUCATIONAL MERCHANTILE HAZARDOUS
 FACTORY-INDUSTRIAL INSTITUTIONAL (UNRESTRAINED) STORAGE
 RESIDENTIAL
MIXED OCCUPANCY? YES NO SEPARATION: NONE HR.
CONSTRUCTION TYPE: I II III IV (I/VI) V (VI)
 VI (I) VII (I) VIII (I) IX (I)
MIXED CONSTRUCTION? YES NO TYPE: _____
SPRINKLED? YES NO (13 OR 130): _____
FIRE DISTRICT? YES NO

BUILDING HEIGHT: EXISTING (NA) FEET - NUMBER OF STORES _____
MEZZANINE: YES NO
HIGH RISE? YES NO
LIFE SAFETY SYSTEM:
EMERGENCY LIGHTING AND EXIT SIGNS? YES NO
FIRE ALARM AND SMOKE DETECTION SYSTEMS? YES NO
PANIC HARDWARE? YES NO

EXIT REQUIREMENTS:
DEAD END LIMIT-MAXIMUM CONDITION: 20 FEET
TRAVEL DISTANCE TO EXIT-MAXIMUM CONDITION: 250 FEET
NUMBER EXITS:
TOTAL SQUARE FOOTAGE OF FLOOR: 2590 / 200 DIVIDED BY NET/SQ. FT. PER OCCUPANCY: 100 GSF - 28 TOTAL NUMBER OF PEOPLE ON FLOOR: _____
NUMBER OF DOORS PROVIDED: 2 NUMBER OF DOORS REQUIRED: 1

DESIGN LOADS:
ROOF LIVE LOAD: N/A PSF
WIND: _____ MPH
FLOOR: _____ PSF
SNOW: _____ PSF
SEISMIC: _____
LATERAL DESIGN: _____
SOIL BEARING CAPACITIES:
FIELD TEST (PROVIDE COPY OF TEST REPORT): _____ PSF
PRESUMPTIVE BEARING CAPACITY: N/A PSF

PARKING SPACES: EXISTING
REQUIRED: _____ PROVIDED: _____
HANDICAP SPACES: EXISTING PROVIDED (3" WIDE AND R7-8 SIGN): _____
SPECIAL APPROVAL BY DEPARTMENT OF INSURANCE OR BY LOCAL JURISDICTION, DESCRIBE BELOW: _____

GROSS BUILDING AREA:

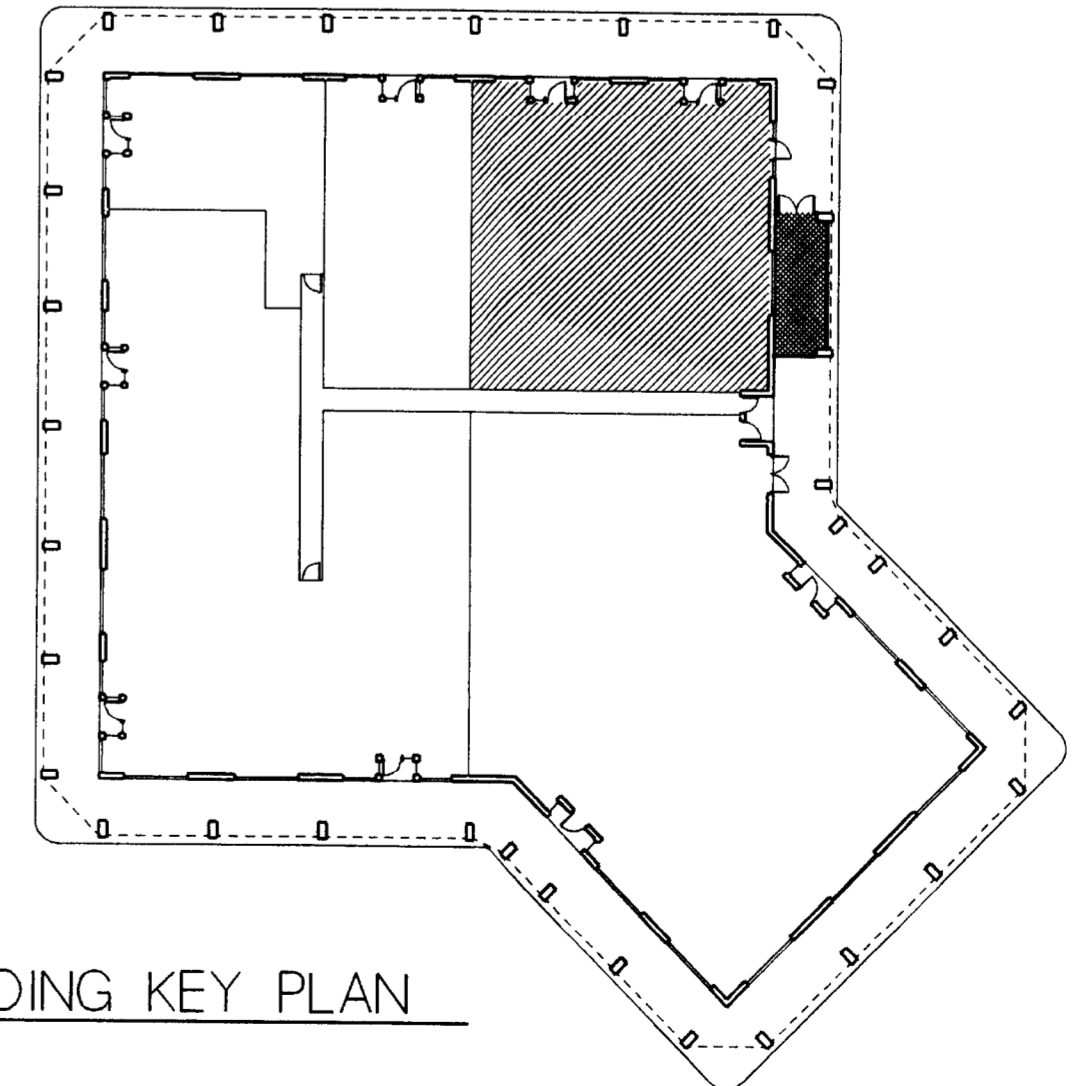
GROUND LEVEL	BUILDING AREA (15,275 EXISTING+200 NEW)	15,475 SQ. FT.
1st LEVEL		N/A
2nd LEVEL		N/A
3rd LEVEL		N/A
TOTAL GROSS AREA		15,475 SQ. FT.

NOTE: NEW BUILDING AREA / STORAGE ROOM DOES NOT ADD TO THE PERIMETER ENVELOPE. THE EXPANSION OCCURS UNDER AN EXISTING WALKWAY CANOPY.

FIRE RESISTANCE RATINGS:

REQUIRED HOURLY	DETAIL # & SHEET #	# WALL OPENING	DESIGN NO. FOR RATED ASSEMBLIES
PARTY/FIREWALLS: N/A			
EXTERIOR BEARING WALLS:			
NORTH	N/A		
EAST			
WEST			
SOUTH			
EXTERIOR NON-BEARING WALLS:			
NORTH	1 HR	3/A2	UL# U425
EAST			
WEST			
SOUTH			
INTERIOR WALLS:			
BEARING	N/A		
NON-BEARING	N/A		
TENANT SEPARATION	N/A		
CEILING-FLOORS ASSEMBLY: N/A			
BEAMS:			
CEILING-ROOF ASSEMBLY:	N/A		
VERTICAL SHAFTS:			
CHASIS-PLUMB:			
MIXED OCCUPANCY SEP.:			
TENANT SEPARATION:			
OTHER:	X	X	X

NORTH CAROLINA STATE BUILDING CODE VOLUME X - ENERGY
ELECTRICAL SYSTEMS AND EQUIPMENT METHOD OF COMPLIANCE: [PRESCRIPTIVE] PERFORMANCE ENERGY COST BUDGET
Provide a standard riser diagram - N/A
Provide a standard panel schedule description - N/A
Lighting Schedule - See notes on Floor Plan
ALLOWABLE WATTS/SQ.FT. - 1.9 CALCULATED WATTS/SQ.FT. - X
Equipment schedules with motors (not used for mechanical systems) - NOT APPLICABLE
DESIGNER STATEMENT:
To the best of my knowledge and belief, the design for this building complies with the electrical system and equipment requirements of the North Carolina State Building Code, Volume X - Energy.
SIGNED:
NAME: Jonathan M. Krueger, Architect
DATE: August 10, 1999



1 UNIT FLOOR PLAN
A1 1/4" = 1'-0"

2 BUILDING KEY PLAN
A1 NTS

Jonathan M. Krueger
Architect
7361 Bedfordshire Drive
Charlotte, NC 28226
(704) 544-8102

DRY CLEANING UNLIMITED
STORAGE ROOM ADDITION
COULWOOD SHOPPING CENTER
8400-A Bellhaven Blvd., Charlotte, NC 28216

20 December 1999
1 March 2000
Revision 1

Building
Floor Plan

DRY CLEANERS UNLIMITED

March 17, 2000

DATE: 2.21.00
TO: Tim Manus
Charlotte Planning Department
FAX NUMBER: 704.336.5123
FROM: Jon Krueger
PROJECT: Building Addition for Dry Cleaners Unlimited
Coulwood Shopping Center /8400 Bellhaven Boulevard, Charlotte
PAGES: 45
MESSAGE:
Tim,



CHARLOTTE - MECKLENBURG PLANNING COMMISSION INTER - OFFICE COMMUNICATION

DATE: March 21,2000
TO: Robert Brandon
Zoning Administrator
FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 89-4, McClure Real Estate and Investments, Inc.

Attached is a specific plan indicating a 200 square foot expansion to the Dry Cleaners located within the Coulwood Shopping Center. The cleaners will be expanded to the rear of the building and will be constructed of brick to match the existing structure. A sidewalk will be constructed to allow movement around the new addition. Since this change is minor and the increase in square footage does not exceed the approved square footage on the site, I am administratively approving this plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

Attached is a copy of the condominium approval letter for the storage expansion. Also attached is a copy of the GIS map showing the parcel with the building areas. Given that the condominium association is not part of the scope of this storage room expansion, I don't think that the owner of Dry Cleaners Unlimited is interested in doing any changes to the zoning classification during this request for planning approval of the 200 SF expansion.

Please let me know if you have questions when you receive this information. I'll be out of the office the rest of this week but will be trying to get this submitted before the end of the week.

Area Summary:

Parcel 1: 2,139 SF
Parcel 2: 15,400 SF
Parcel 3: 45,584 SF
Parcel 4: 5,984 SF

Total Area: 69,107 SF

Existing parking in main lot is 386 spaces = 5.58/1000

City of Charlotte Planning Commission

Dear Sir or Madam:

I am requesting that the planning commission of the city of Charlotte approve the proposed addition to Dry Cleaners Unlimited. Located within the Coulwood Shopping Center.

Sincerely,

Handwritten signature of James E. McCallister

James E. McCallister

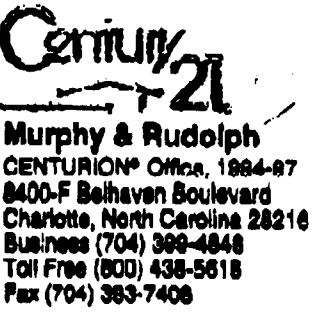
8400 A BELHAVEN BOULEVARD • CHARLOTTE, NC • 28216
PHONE: 704 398 1096 • FAX: 704 588 0615

320 NORTH TAYLOR ST / SUITE 400 / CHARLOTTE, NC 28202 / P 704 378 8860 / F 704 378 8886 / WWW.FMKARCHITECTS.COM

FMK ARCHITECTS, PA TEL:704-375-3555 Feb 21'00 15:22 No.003 P.04

FMK ARCHITECTS, PA TEL:704-375-3555 Feb 21'00 15:21 No.003 P.03

FMK ARCHITECTS, PA TEL:704-375-3555 Feb 21'00 15:20 No.003 P.02



FROM: BRUCE CLAYTON BENTON TO: 7043337408 1999.03.08 10:09 0002 P.14/18

6. It is the overall intention of the undersigned that Units 1 and 2 may be used as a Dry Cleaning business, and no part of the Declaration is intended to limit such, so long as such Dry Cleaning business otherwise operating in compliance with applicable laws, regulations and ordinances.

Handwritten signature of Jonathan Krueger

Except and hereby amended, the Declaration shall remain in full force in effect.

IN WITNESS WHEREOF, the Developer in both his capacity as Developer and as the present only member of the Association, has caused this amendment to be executed by its President and attested by its secretary, pursuant to authority duly given by its Board of Directors, and its corporate seal to be hereunto affixed, all as of this 11th day of March, 1999.

DEVELOPER AND ONLY MEMBER:
MCCLURE REAL ESTATE AND INVESTMENTS, INC.

By: Hal W. McClure, President

Attest: Secretary

(affix corporate seal)

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
FIRST AMENDMENT TO
DECLARATION OF
CONDOMINIUM
FOR COULWOOD CENTER
BUSINESS CONDOMINIUM

MCCLURE REAL ESTATE AND INVESTMENTS, INC., being the "Developer" or the "Declarant" and also being at the present time the only member of Coulwood Center Business Condominium Association, Inc. does hereby amend the Declaration of Condominium for Coulwood Center Business Condominium (hereinafter the "Declaration") filed in Book 10271 on Page 87 in the Office of Register of Deeds in Mecklenburg County North Carolina as follows:

- 1. Paragraph 11(b), Paragraph 15, and any other provisions of the Declaration are hereby amended to allow the construction of a boiler room attached to Unit 1 so long as such boiler room does not exceed a total of 218 square feet and is otherwise constructed in compliance with all applicable building codes, regulations and ordinances, and provided further, that the Board of Directors of the Association have the right to impose upon the Owner of Unit 1 any additional insurance or other expenses that such boiler room may create. Further the addition of such boiler room shall not otherwise affect the ownership percentage of the owners of Unit 1 from that stated on the Exhibit D attached to the Declaration.
2. Paragraph 11(e)(3) is amended to allow the storage of dry cleaning fluids and materials, so long as same are otherwise maintained and stored in compliance with applicable laws, regulations and ordinances. To the extent any other provisions of the Declaration may be in conflict with the aforesaid, same and also deemed to be hereby amended to be in harmony with the aforesaid amendment.
3. Paragraph 11(d) (pertaining to signs) is hereby amended to allow the owner of any Unit from time to time display from inside of the Unit, (but visible through the windows thereof, temporary promotional signs or banners, if otherwise allowed by law.
4. Paragraph 11(h) of the Declaration, and any other provision of the Declaration affected by the following amendment, are hereby amended to allow the owner or tenant of Units 1 or 2, so long as such Units are used as Dry Cleaning facilities, to regularly park on the common area up to three (3) motor vehicles which are used for pick-up and delivery services related to such Dry Cleaning operation. However, upon such Units ceasing to be used for a Dry Cleaning business, the amendment of this Paragraph 4 shall automatically terminate.

March 2, 1999

Lloyd,

Jim McAllister, owner of the Dry Cleaners, would like to clarify several items listed in the Declaration: under 11; B, C, D, G, H, K, 15:

- 11.
B) Hal and I have agreed with Jim to have him build a room in the common area to put his boiler.
C) Jim still has the right to operate as a dry cleaners.
D) The dry cleaners has signs in the window which are permitted.
G) Again here, Jim has the right to build a boiler room, as long as it meets state and local regulations and is permitted by Mecklenburg Zoning.
H) Overnight parking of company vehicles belonging to the dry cleaners is permitted.

K & 15 - Covered under 11; G)

Joel E. Murphy

Each Office is Independently Owned And Operated

Jonathan M. Krueger
7361 Bedfordshire Drive
Charlotte, NC 28226
704.544-8102

17 March 2000

Tim Manus
Charlotte-Mecklenburg Planning Commission
600 East 4th Street
8th Floor
Charlotte, NC 28202

Re: Coulwood Center / Dry Cleaners Unlimited Addition
Administrative approval for area increase of existing BISCED parcel

Dear Tim,

I have attached four copies of the existing site survey, the condominium document drawing and the proposed floor plan showing the enclosed storage space. Also attached is the owner's request for the administrative approval which will allow him to obtain the building permit, and a check in the amount of \$160.00.

As you may remember, the owner of the dry cleaners is enclosing an 200 SF area of the existing covered walkway on the rear of the building for use as storage of equipment / supplies. The expansion does not expand the center beyond the approved square footage for the collective development. As noted in my fax on 2/21/00, the existing square footage for all four parcels totals 69,107 SF.

Sincerely,

Handwritten signature of Jonathan M. Krueger

Jonathan M. Krueger, AIA