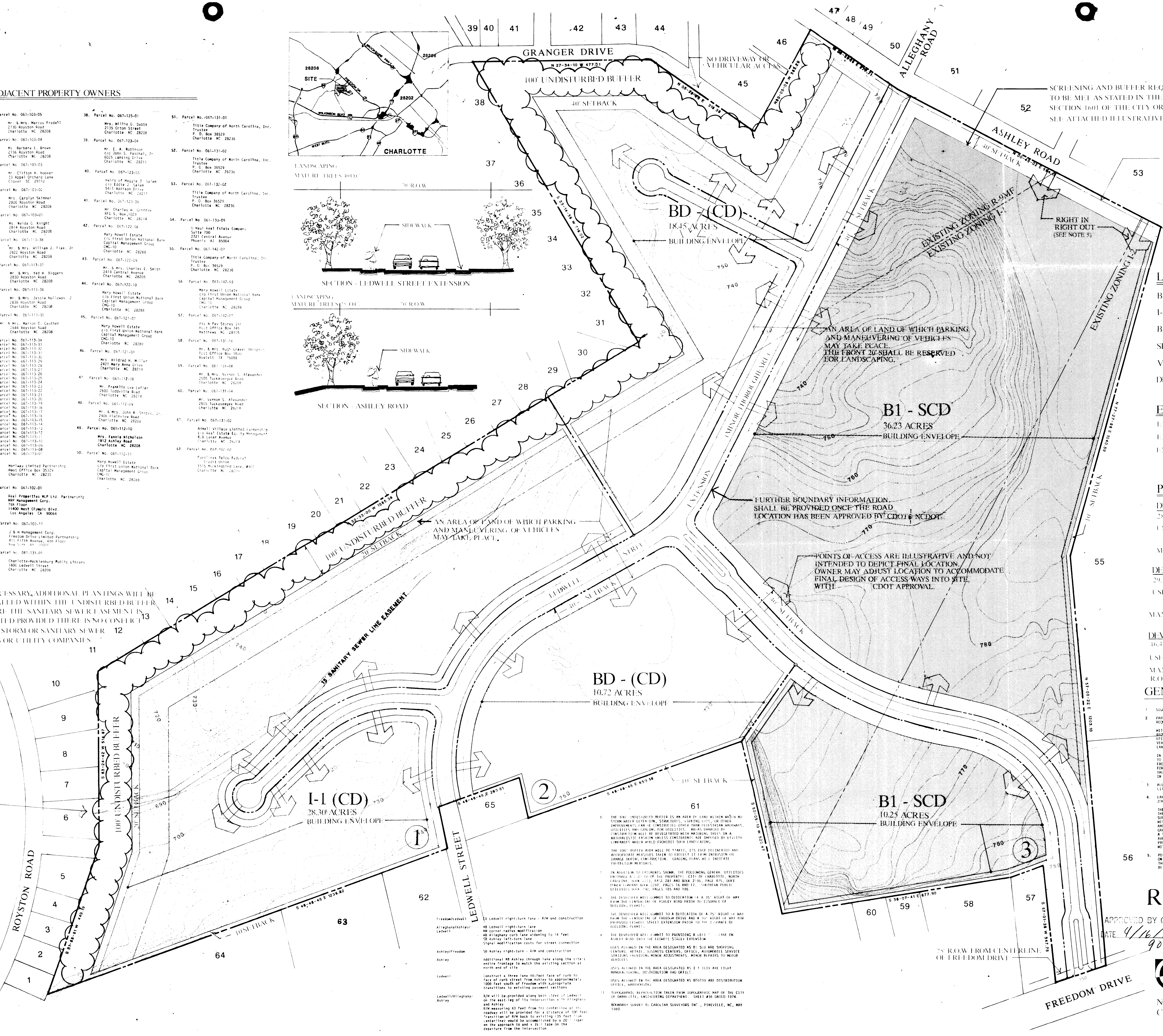
ADJACENT PROPERTY OWNERS

1. Parcel No. 067-103-05
   Mr. & Mrs. Marcus Fredell
   2730 Royston Road
   Charlotte NC 28208
2. Parcel No. 067-103-04
   Ms. Barbara E. Brown
   2736 Royston Road
   Charlotte NC 28208
3. Parcel No. 067-103-03
   Mr. Clifton H. Hoover
   33 Appel Orchard Lane
   Clover SC 29710
4. Parcel No. 067-103-02
   Mrs. Carolyn Skinner
   2806 Royston Road
   Charlotte NC 28208
5. Parcel No. 067-103-01
   Ms. Nelda G. Knight
   2814 Royston Road
   Charlotte NC 28208
6. Parcel No. 067-113-38
   Mr. & Mrs. William J. Flax, Jr
   2822 Royston Road
   Charlotte NC 28208
7. Parcel No. 067-113-37
   Mr. & Mrs. ted H. Biggers
   2830 Royston Road
   Charlotte NC 28208
8. Parcel No. 067-113-36
   Mr. & Mrs. Jessie Holloway, J
   2838 Royston Road
   Charlotte NC 28208
9. Parcel No. 067-113-35
   Mr. & Mrs. Marion O. Cauthen
   2844 Royston Road
   Charlotte NC 28208
10. Parcel No. 067-113-34
11. Parcel No. 067-113-33
12. Parcel No. 067-113-32
13. Parcel No. 067-113-31
14. Parcel No. 067-113-30
15. Parcel No. 067-113-29
16. Parcel No. 067-113-28
17. Parcel No. 067-113-27
18. Parcel No. 067-113-26
19. Parcel No. 067-113-25
20. Parcel No. 067-113-24
21. Parcel No. 067-113-23
22. Parcel No. 067-113-22
23. Parcel No. 067-113-21
24. Parcel No. 067-113-20
25. Parcel No. 067-113-19
26. Parcel No. 067-113-18
27. Parcel No. 067-113-17
28. Parcel No. 067-113-16
29. Parcel No. 067-113-15
30. Parcel No. 067-113-14
31. Parcel No. 067-113-13
32. Parcel No. 067-113-12
33. Parcel No. 067-113-11
34. Parcel No. 067-113-10
35. Parcel No. 067-113-09
36. Parcel No. 067-113-08
37. Parcel No. 067-113-07

    Marlway Limited Partnership
    Post Office Box 35329
    Charlotte NC 28235

38. Parcel No. 067-125-01
    Mrs. Willie D. Dabbs
    2135 Orton Street
    Charlotte NC 28208
39. Parcel No. 067-123-04
    Mr. E. A. Robinson
    c/o John S. Paschal, Jr.
    6025 Lansing Drive
    Charlotte NC 28211
40. Parcel No. 067-123-05
    heirs of Maggie J. Salem
    c/o Eddie J. Salem
    5411 Addison Drive
    Charlotte NC 28211
41. Parcel No. 067-123-06
    Mr. Charles H. Griffin
    RFD 5, Box 1023
    Charlotte NC 28214
42. Parcel No. 067-122-08
    Mary Howell Estate
    c/o First Union National Bank
    Capital Management Group
    CMG-10
    Charlotte NC 28288
43. Parcel No. 067-122-09
    Mr. & Mrs. Charles E. Smith
    2419 Central Avenue
    Charlotte NC 28205
44. Parcel No. 067-122-10
    Mary Howell Estate
    c/o First Union National Bank
    Capital Management Group
    CMG-10
    Charlotte NC 28288
45. Parcel No. 067-121-07
    Mary Howell Estate
    c/o First Union National Bank
    Capital Management Group
    CMG-10
    Charlotte NC 28288
46. Parcel No. 067-121-01
    Mrs. Hildred H. Miller
    2421 Mary Anne Drive
    Charlotte NC 28214
47. Parcel No. 061-112-08
    Mr. Franklin Lee Lefler
    2600 Toddville Road
    Charlotte NC 28214
48. Parcel No. 061-112-09
    Mr. & Mrs. John A. Shipes, Jr.
    2906 Plainview Road
    Charlotte NC 28208
49. Parcel No. 061-112-10
    Mrs. Fannie Nicholson
    1812 Ashley Road
    Charlotte NC 28208
50. Parcel No. 061-112-11
    Mary Howell Estate
    c/o First Union National Bank
    Capital Management Group
    CMG-10
    Charlotte NC 28288
51. Parcel No. 067-131-01
    Title Company of North Carolina, Inc.
    Trustee
    P. O. Box 36529
    Charlotte NC 28236
52. Parcel No. 061-131-02
    Title Company of North Carolina, Inc.
    Trustee
    P. O. Box 36529
    Charlotte NC 28236
53. Parcel No. 061-132-02
    Title Company of North Carolina, Inc.
    Trustee
    P. O. Box 36529
    Charlotte NC 28236
54. Parcel No. 061-133-09
    U-Haul Real Estate Company
    Suite 700
    2721 Central Avenue
    Phoenix AZ 85004
55. Parcel No. 067-142-07
    Title Company of North Carolina, Inc.
    Trustee
    P. O. Box 36529
    Charlotte NC 28236
56. Parcel No. 067-142-03
    Mary Howell Estate
    c/o First Union National Bank
    Capital Management Group
    CMG-10
    Charlotte NC 28288
57. Parcel No. 067-142-01
    Pic N Pay Stores Inc.
    Post Office Box 745
    Matthews NC 28105
58. Parcel No. 067-131-06
    Mr. & Mrs. Hugh Graves Thompson
    Post Office Box 1600
    Rowlett TX 75088
59. Parcel No. 067-131-08
    Mr. & Mrs. Vernon S. Alexander
    2505 Tuckaseegee Road
    Charlotte NC 28208
60. Parcel No. 067-131-04
    Mr. Vernon S. Alexander
    2505 Tuckaseegee Road
    Charlotte NC 28208
61. Parcel No. 067-131-02
    Admall Village Limited Partnership
    c/o Real Estate Equity Management
    628 Lamar Avenue
    Charlotte NC 28204
62. Parcel No. 067-102-02
    Carolinas Telco Federal
    Credit Union
    1515 Mockingbird Lane, #901
    Charlotte NC 28209
63. Parcel No. 067-102-01
    Real Properties MLP Ltd. Partnership
    RRP Management Corp.
    7th Floor
    11400 West Olympic Blvd.
    Los Angeles CA 90064
64. Parcel No. 067-103-17
    J & H Management Corp.
    Freedom Drive Limited Partnership
    411 Fifth Avenue, 4th Floor
    New York NY 10016
65. Parcel No. 067-131-01
    Charlotte-Mecklenburg Public Library
    1800 Ledwell Street
    Charlotte NC 28208



LEGEND

- B1-SCD
- I-1 (CD)
- BD- (CD)
- SETBACK
- VEHICULAR ACCESS
- DEVELOPMENT AREA (3)

EXISTING ZONING CLASSIFICATIONS

EXISTING I-1	61.520 Acres
EXISTING I-2	18.160 Acres
EXISTING R-9MF	32.370 Acres
TOTAL ACREAGE	112.050

PROPOSED ZONING CLASSIFICATIONS

DEVELOPMENT AREA 1, I-1 (CD)
28.30 ACRES
USE LIGHT INDUSTRIAL (AS ALLOWED IN I-1 DISTRICT)
MAXIMUM SQUARE FOOTAGE 150,000 sq. ft.

DEVELOPMENT AREA 2 BD-(CD)
29.17 ACRES
USE OFFICE DISTRIBUTION (AS ALLOWED IN BD DISTRICT)
MAX. SQUARE FOOTAGE 240,000 sq. ft.

DEVELOPMENT AREA 3 B1-SCD
46.48 ACRES
USE RETAIL (AS ALLOWED IN B1-SCD DISTRICT)
MAX. SQUARE FOOTAGE 300,000 sq. ft.
R.O.W 8.1 ACRES

GENERAL NOTES

1. SIGNAGE SHALL BE AS GOVERNED BY THE ORDINANCE.
2. PARKING SHALL BE PROVIDED TO MEET OR EXCEED ORDINANCE REQUIREMENTS.

   WITHIN SETBACK AREAS PARKING WILL ONLY BE ALLOWED IN THE REQUIRED SETBACK 20' FROM THE PROPERTY LINE. OTHER THAN UTILITY LINES, PEDESTRIAN WALKWAYS, STREETLIGHTS, SIGNAGE AND VEHICULAR ACCESS WAYS THE FRONT 20' WILL BE RESERVED FOR LANDSCAPING.

   IN THE B1-SCD DISTRICT THE MINIMUM DISTANCE FROM STREET LINES TO ANY BUILDING WILL BE AT LEAST 35 FEET. THE MINIMUM DISTANCE FROM OTHER PROPERTY LINES TO ANY BUILDING WILL BE AT LEAST 25' FOR ANY BUILDING UNDER 40' FEET HIGH. ANY BUILDING 40' OR TALLER SHALL MEET THE ZONING ORDINANCE REQUIREMENTS AS STATED IN SECTION 3210.4.
3. ALL DEVELOPMENT WILL CONFORM TO THOSE GUIDELINES SET OUT IN THE CITY OF CHARLOTTE ZONING AND SUBDIVISION ORDINANCES.
4. LANDSCAPING SHALL BE AS GOVERNED BY THE CITY OF CHARLOTTE ZONING ORDINANCE AND CITY OF CHARLOTTE TREE ORDINANCE.

   THE DEVELOPER WILL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE TREE ORDINANCE WHICH INCLUDE BUT ARE NOT LIMITED TO A TREE SURVEY WHICH WILL INDICATE ALL TREES OF 8" DBH AND LARGER WITHIN THE TREE PROTECTION ZONE AND ALL TREES OVER 1" CALIPER AND 6' IN HEIGHT ON THE CITY RIGHT-OF-WAY. APPLICATION FOR GRADING PLANS AND BUILDING PERMITS WILL ALSO BE ACCOMPANIED BY A TREE PROTECTION AND PLANTING PLAN. A PLANTING STRIP WITH AN AVERAGE WIDTH OF 8" ABUTTING THE PUBLIC RIGHT-OF-WAY WILL BE PROVIDED ALONG WITH THE APPROPRIATE PLANT MATERIAL AS STATED WITHIN THE ORDINANCE.
5. POINTS OF ACCESS SHALL BE PROVIDED WITHIN THE VICINITY DEPICTED ON THE REZONING PLAN, WITH THE FINAL DESIGN AND LOCATION THEREOF BEING DICTATED BY ENGINEERING AND SITE CONSTRAINTS AND BEING SUBJECT TO APPROVAL BY NCDOT AND CDOT.
6. THE 100' UNDISTURBED BUFFER IS AN AREA OF LAND WITHIN WHICH NO STORM WATER DETENTION, STRUCTURES, PARKING LOTS, OR OTHER IMPROVEMENTS CAN BE CONSTRUCTED OTHER THAN PEDESTRIAN WALKWAYS, UTILITIES AND GRADING FOR UTILITIES. AREAS DAMAGED BY CONSTRUCTION WILL BE REVEGETATED WITH MATURING TREES IN A NATURALISTIC FASHION UNLESS CONSTRAINTS ARE IMPOSED BY UTILITY COMPANIES WHICH WOULD PROHIBIT SUCH LANDSCAPING.

   THE 100' BUFFER AREA WILL BE STAKED, ITS EDGE DELINEATED AND APPROPRIATE MEASURES TAKEN TO PROTECT IT FROM INTRUSION OR DAMAGE DURING CONSTRUCTION. GRADING PLANS WILL INDICATE PROTECTION MEASURES.
7. IN ADDITION TO EASEMENTS SHOWN, THE FOLLOWING GENERAL UTILITIES ENCUMBER A PORTION OF THE PROPERTY: CITY OF CHARLOTTE, NORTH CAROLINA, BOOK 2213, PAGE 281 AND BOOK 2196, PAGE 475; DUKE POWER COMPANY BOOK 2297, PAGES 16 AND 17; SOUTHERN PUBLIC UTILITIES BOOK 790, PAGES 185 AND 186.
8. THE DEVELOPER WILL COMMIT TO DEDICATION OF A 35' RIGHT-OF-WAY FROM THE CENTERLINE OF ASHLEY ROAD PRIOR TO ISSUANCE OF BUILDING PERMITS.

   THE DEVELOPER WILL COMMIT TO A DEDICATION OF A 75' RIGHT OF WAY FROM THE CENTERLINE OF FREEDOM DRIVE AND A 70' RIGHT OF WAY FOR PROPOSED LEDWELL STREET EXTENSION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. THE DEVELOPER WILL COMMIT TO PROVIDING A LEFT TURN LANE ON ASHLEY ROAD INTO THE LEDWELL STREET EXTENSION.

   USES ALLOWED IN THE AREA DESIGNATED AS B1 SCD ARE SHOPPING CENTERS, RETAIL, BUSINESS CENTERS, OFFICE, AUTOMOBILE SERVICE STATIONS PROVIDING MINOR ADJUSTMENTS, MINOR REPAIRS TO MOTOR VEHICLES.

   USES ALLOWED IN THE AREA DESIGNATED AS I 1 (CD) ARE LIGHT MANUFACTURING, DISTRIBUTION AND OFFICE.

   USES ALLOWED IN THE AREA DESIGNATED AS BD(CD) ARE DISTRIBUTION OFFICE, WAREHOUSING.
11. TOPOGRAPHIC REPRODUCTION TAKEN FROM TOPOGRAPHIC MAP OF THE CITY OF CHARLOTTE, ENGINEERING DEPARTMENT. SHEET #36 DATED 1974.

    BOUNDARY SURVEY BY CAROLINA SURVEYORS INC., PINEVILLE, NC, MAY 1989

Freedom/Ledwell	EB Ledwell right-turn lane - R/W and construction
Alleghany/Ashley/Ledwell	NB Ledwell right-turn lane NW corner radius modification NB Alleghany curb lane widening to 14 feet SB Ashley left-turn lane Signal modification costs for street connection
Ashley/Freedom	SB Ashley right-turn - R/W and construction
Ashley	Additional NB Ashley through lane along the site's entire frontage to match the existing section at north end of site
Ledwell	Construct a three lane 40-foot face of curb to face of curb street from Ashley to approximately 1000 feet south of Freedom with appropriate transitions to existing pavement sections
Ledwell/Alleghany/Ashley	R/W will be provided along both sides of Ledwell on the east leg of its intersection with Alleghany and Ashley R/W measuring 43 feet from the centerline of the roadway will be provided for a distance of 300 feet Transition of R/W back to existing (35 feet from centerline) would be accomplished by a 20:1 taper on the approach to and a 35:1 tape on the departure from the intersection

REZONE PLAN

0 50 100 200
SCALE: 1" = 100'

APPROVED BY CITY COUNCIL
DATE 4/16/90
90-24

2211-000 1.16.90
revised 2.26.90
REVISED 4.3.90

CITYVIEW

NORCOM DEVELOPMENT INC.
CHARLOTTE, N.C.