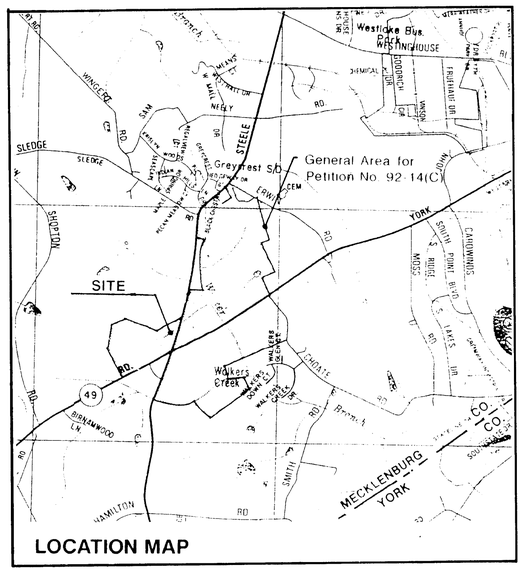

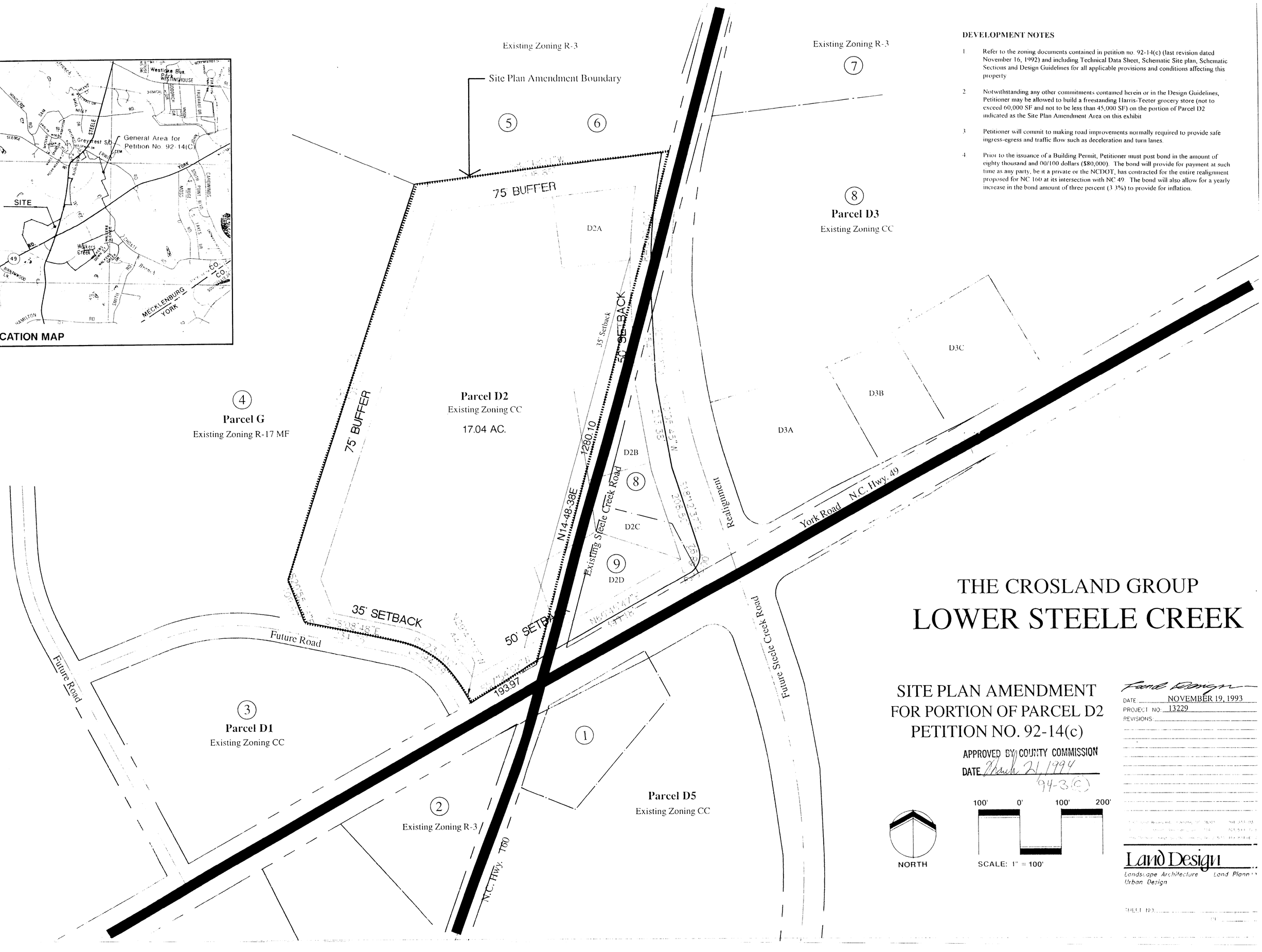

DEVELOPMENT NOTES

1. Refer to the zoning documents contained in petition no. 92-14(c) (last revision dated November 16, 1992) and including Technical Data Sheet, Schematic Site plan, Schematic Sections and Design Guidelines for all applicable provisions and conditions affecting this property.
2. Notwithstanding any other commitments contained herein or in the Design Guidelines, Petitioner may be allowed to build a freestanding Harris-Teeter grocery store (not to exceed 60,000 SF and not to be less than 45,000 SF) on the portion of Parcel D2 indicated as the Site Plan Amendment Area on this exhibit.
3. Petitioner will commit to making road improvements normally required to provide safe ingress-egress and traffic flow such as deceleration and turn lanes.
4. Prior to the issuance of a Building Permit, Petitioner must post bond in the amount of eighty thousand and 00/100 dollars ($80,000). The bond will provide for payment at such time as any party, be it a private or the NCDOT, has contracted for the entire realignment proposed for NC 160 at its intersection with NC 49. The bond will also allow for a yearly increase in the bond amount of three percent (3.3%) to provide for inflation.

THE CROSLAND GROUP
LOWER STEELE CREEK

SITE PLAN AMENDMENT FOR PORTION OF PARCEL D2 PETITION NO. 92-14(c)

APPROVED BY COUNTY COMMISSION
DATE March 21, 1994
94-3(C)

Land Design

DATE NOVEMBER 19, 1993
PROJECT NO. 13229
REVISIONS:

Land Design
Landscape Architecture Land Planning
Urban Design

SHEET NO.