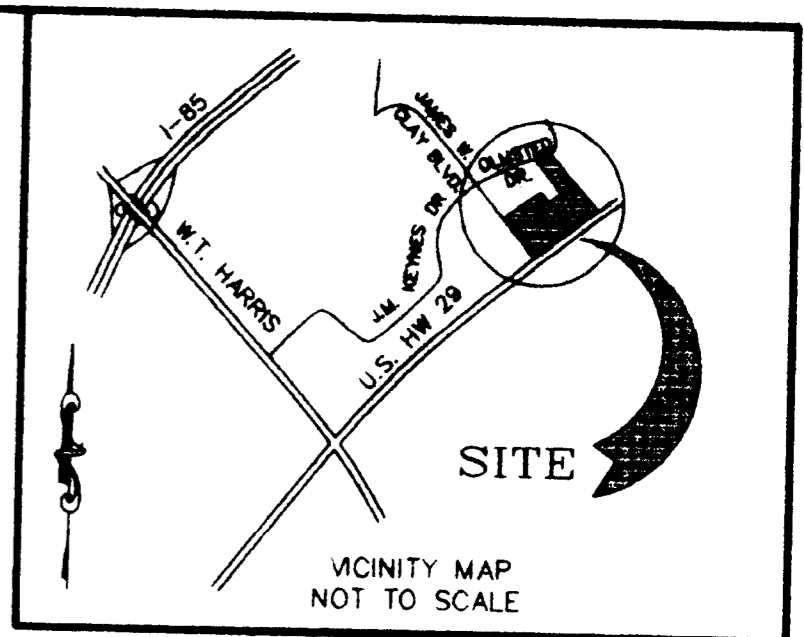
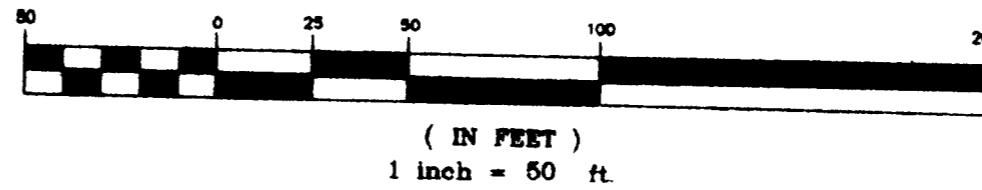


WALDEN COURT LIMITED PARTNERSHIP
P.O. DRAWER W
GREENSBORO, NC 27402

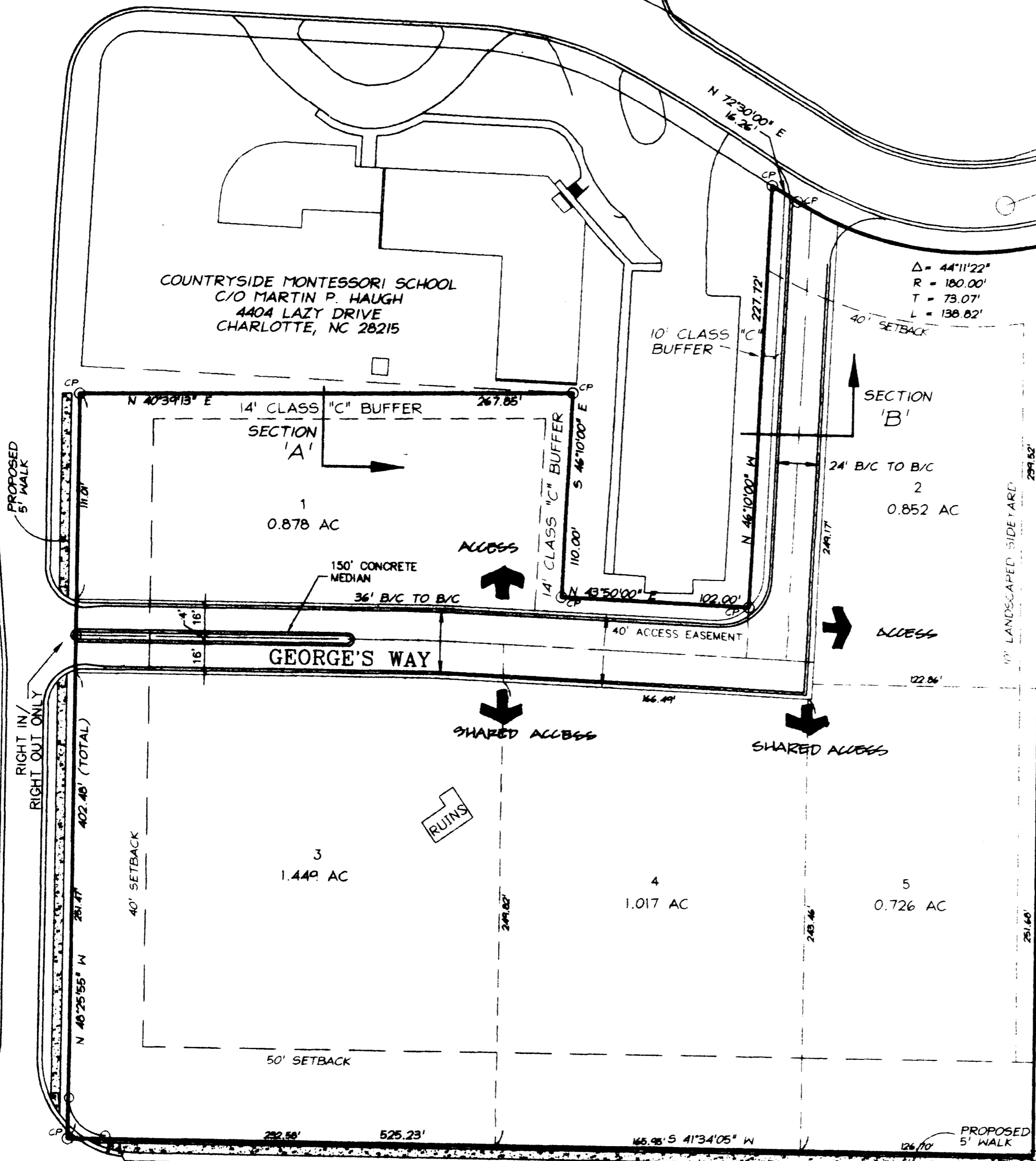
GRAPHIC SCALE



OLMSTED DRIVE

COUNTRYSIDE MONTESSORI SCHOOL
C/O MARTIN P. HAUGH
4404 LAZY DRIVE
CHARLOTTE, NC 28215

MEDICAL PROPERTIES, LLC
c/o NORCOM DEV. CORP.
P.O. BOX 31008
CHARLOTTE, NC 28232



FUTURE DEVELOPMENT
MALLARD POINT

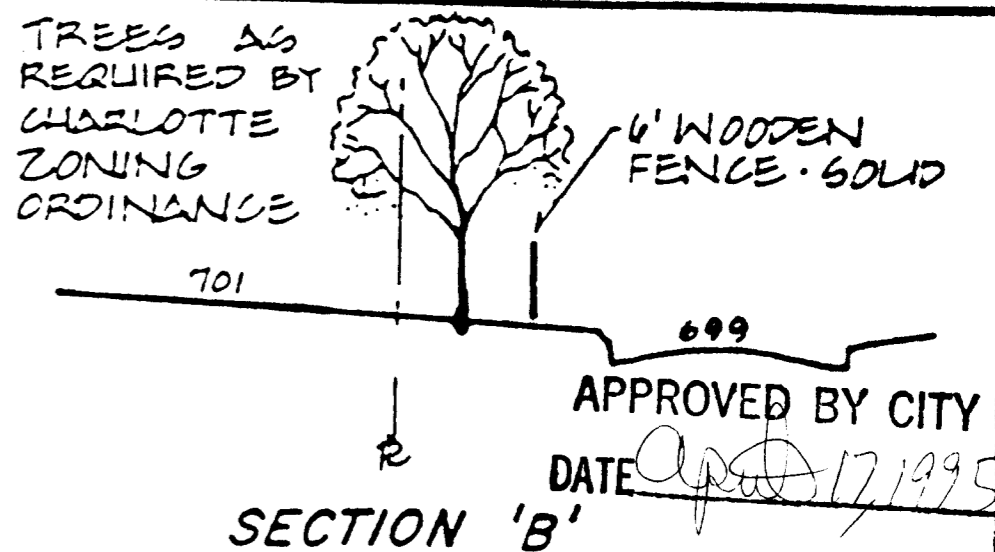
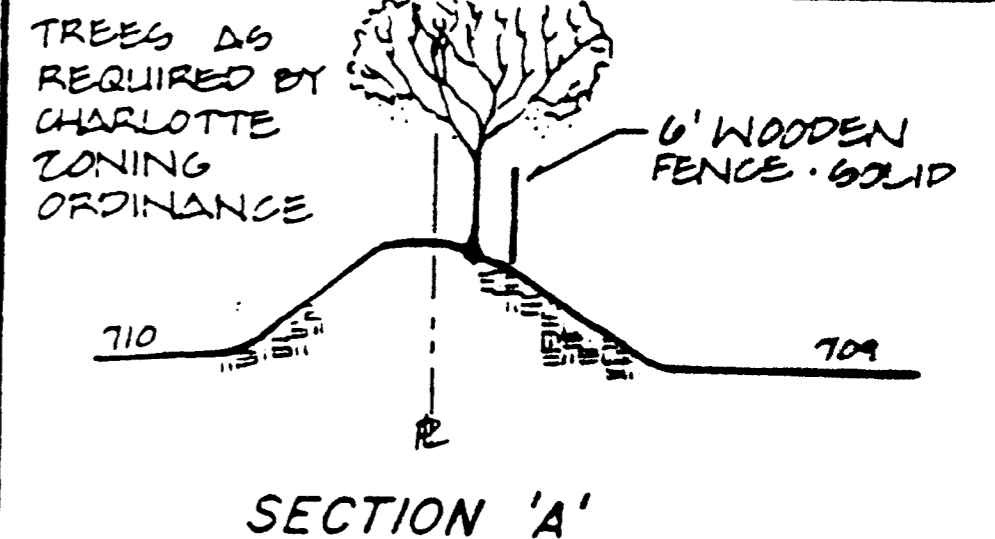
NOTES:

- Roadway improvements along U.S. 29 shall be made according to N.C. D.O.T. and Charlotte Engineering Department Standards; and to Chapter 19 of the City of Charlotte Code.
- Plan shall comply with City of Charlotte Zoning, Tree, and Stormwater Management Ordinances; and any other applicable requirements.
- Tree protection and planting shall be required in accordance with Chapter 21 of the City of Charlotte Code.
- The location of driveways shown on this plan may be subject to change in order to comply with City of Charlotte Driveway Regulations and Tree Ordinance.
- Plan shall observe adequate sight distance triangles at all private connections per N.C. D.O.T. and City of Charlotte requirements.
- This plan represents a preliminary parcelization layout for lots 2, 3, 4 & 5 and is subject to modifications in parcel size and configuration.
- The site will comply with the University Place design guidelines.
- The maximum height of lighting including the base should be limited to 30'.
- Only ground mounted signage will be allowed (50 S.F. maximum size and 4' maximum height).
- The class "C" buffer widths shown assume a width based on individual lot sizes. If by interpretation larger buffers are required, a variance may be requested from the Charlotte Zoning Board of Adjustments.

SITE DATA

EXISTING ZONING	BISCD
PROPOSED ZONING	B-ICD
SITE SIZE	4.92 TOTAL ACREAGE
PERMITTED USE	21,000 S.F. RETAIL 7,500 S.F. OFFICE

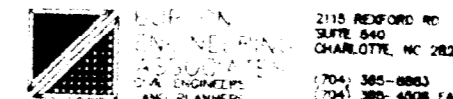
CITYFAIR III HOLDING, INC
(NOW OR FORMERLY)
DEED: 5926-312



JAMES W. CLAY BLVD.

U.S. HIGHWAY NO. 29

NCGS MON
"PRISON 2"
N 572,472.37
E 1,479,372.99



REZONING
FOR
UNIVERSITY PLACE
MORRIS DEVELOPMENT CORPORATION

MARCH 15, 1995

95-20