

The ultimate responsibility of the Architect is to provide a design that meets the client's needs and is in accordance with the applicable laws and regulations. The Architect shall not be responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's consultants. The Architect shall not be responsible for the accuracy of the information provided by the client's consultants. The Architect shall not be responsible for the accuracy of the information provided by the client's consultants.

| NO. | DATE | DESCRIPTION |
|-----|----------|---------------------------|
| 1 | 08-15-09 | ISSUE FOR REVIEW COMMENTS |
| 2 | | |
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PROJECT:
 MIXED-USE SPORTS AND ENTERTAINMENT FACILITY
 1900 EXETER BLVD
 CHARLOTTE, NC

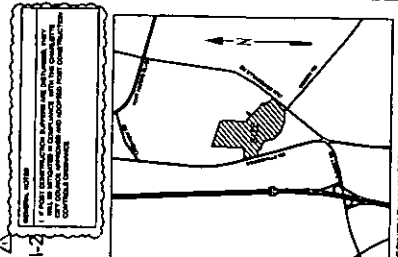
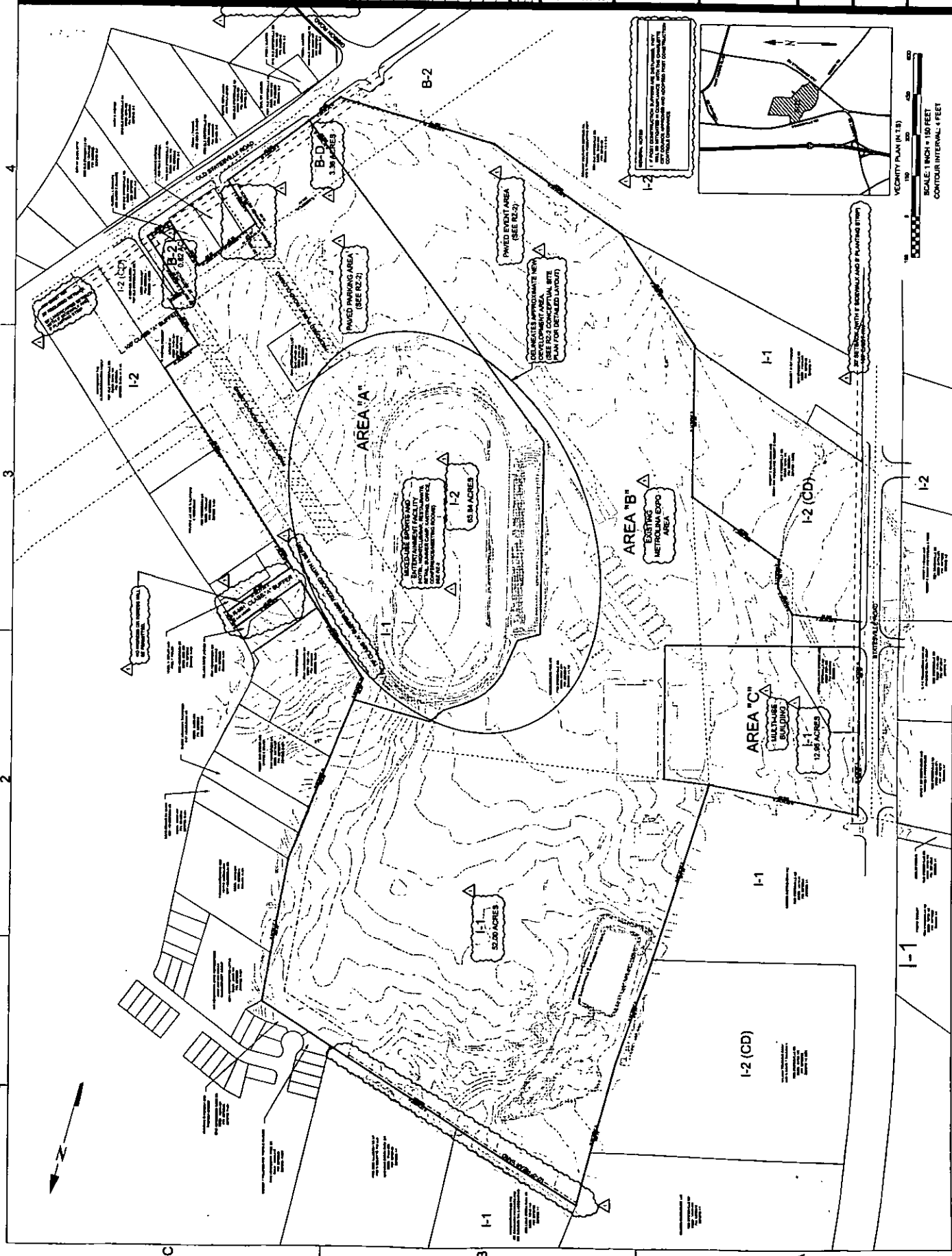
REVISIONS:
 2008-03
 04-27-2009

TECHNICAL DATA SHEET:
 Drawing No. RZ-1

CLIENT:
 MIXED-USE SPORTS AND ENTERTAINMENT FACILITY
 1900 EXETER BLVD
 CHARLOTTE, NC

REVISIONS:
 2008-03
 04-27-2009

TECHNICAL DATA SHEET:
 Drawing No. RZ-1



VEGETY PLAN (N.T.S.)
 SCALE: 1 INCH = 150 FEET
 CONTOUR INTERVAL: 4 FEET

1 2 3 4

A B C

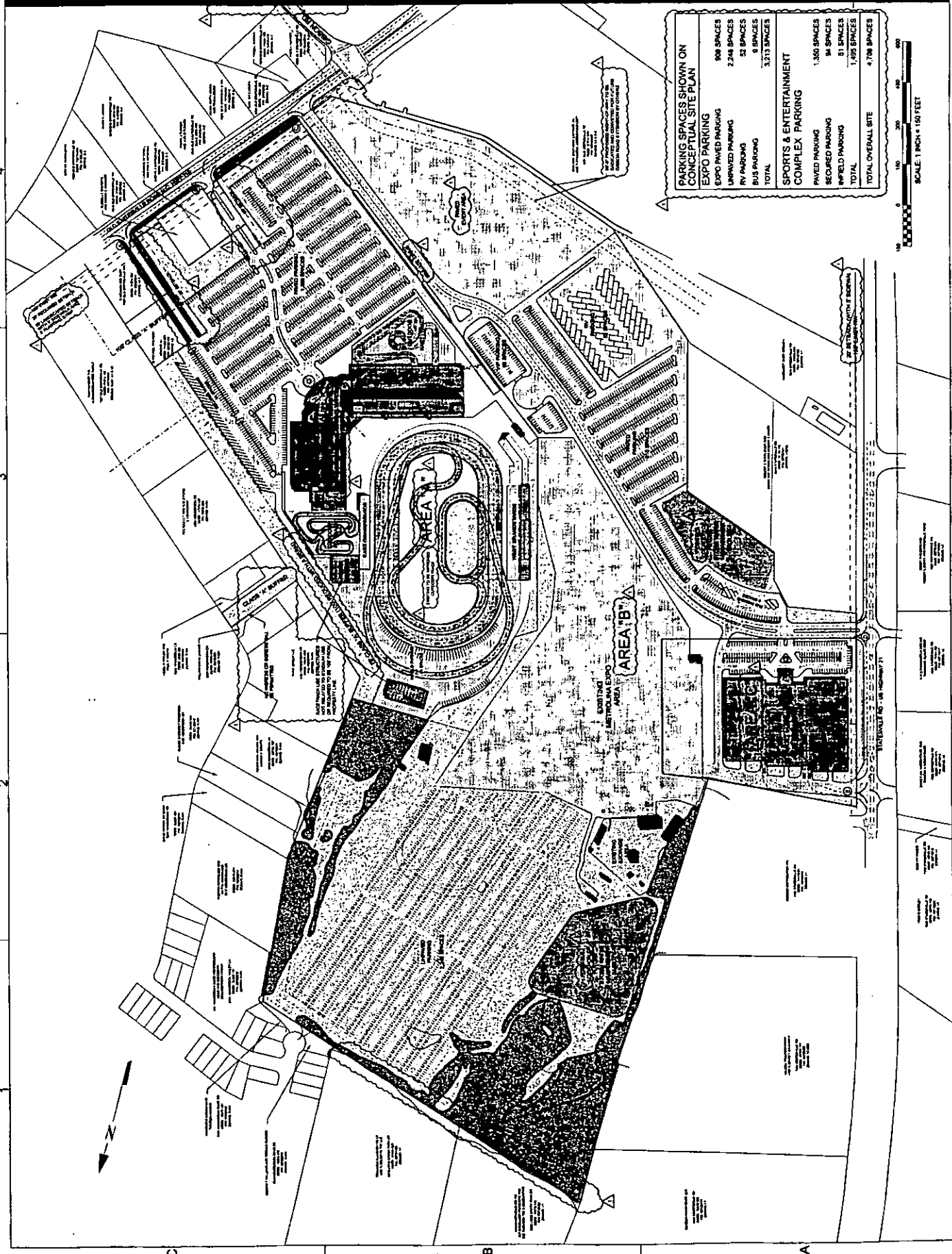
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|-------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>Project No. 2004-002 Date 04-27-2008 Drawing No. RZ-2</p> | |
| <p>Client MIXED-USE SPORTS & ENTERTAINMENT FACILITY 100 STATEVILLE RD. CHARLOTTE, NC</p> | |
| <p>Reasoning PATTERN NO. 2004-002 04-27-2008</p> | |
| <p>CONCEPTUAL SITE PLAN</p> | |
| <p>Scale: 1" = 150' FEET</p> | |

| | |
|-------------------------------------------------------------------------------------------------------------------------|--|
| <p>DATE: 04-27-2008 DRAWN BY: [Name] CHECKED BY: [Name]</p> | |
| <p>PROJECT NO.: 2004-002 DRAWING NO.: RZ-2</p> | |
| <p>CLIENT: MIXED-USE SPORTS & ENTERTAINMENT FACILITY 100 STATEVILLE RD. CHARLOTTE, NC</p> | |
| <p>REASONING PATTERN NO.: 2004-002 DATE: 04-27-2008</p> | |
| <p>CONCEPTUAL SITE PLAN</p> | |
| <p>SCALE: 1" = 150' FEET</p> | |

PARKING SPACES SHOWN ON CONCEPTUAL SITE PLAN

| | |
|-----------------|--------------|
| EXPO PARKING | 908 SPACES |
| UNPAVED PARKING | 2,248 SPACES |
| PV PARKING | 52 SPACES |
| BUS PARKING | 8 SPACES |
| TOTAL | 3,213 SPACES |

| | |
|---------------------------------------------------|--------------|
| SPORTS & ENTERTAINMENT COMPLEX PARKING | |
| PAVED PARKING | 1,350 SPACES |
| SECURED PARKING | 34 SPACES |
| IN-FIELD PARKING | 51 SPACES |
| TOTAL | 1,435 SPACES |
| TOTAL OVERALL SITE | 4,708 SPACES |



1 2 3 4

A B C

City of Charlotte (permit approval) and otherwise use the Gibbon Dedication Area until such time as the extension of Gibbon Road Extension from Old Statesville Road to the east of the site is fully constructed. The Gibbon Dedication Area shall be used for the same purposes as the Gibbon Road Extension from Old Statesville Road to Statesville Road is fully funded and ready to be constructed. The Gibbon Dedication Area shall be used for the same purposes as the Gibbon Road Extension from Old Statesville Road to Statesville Road is fully funded and ready to be constructed. The Gibbon Dedication Area shall be used for the same purposes as the Gibbon Road Extension from Old Statesville Road to Statesville Road is fully funded and ready to be constructed.

Area C - Indoor Recreation/Play Market/Retail-Office Use

Permitted Uses:
Child care center, Facilities and structures necessary for rendering utility services, Entertainment establishments, Indoor amusement/recreation, Nightclubs, bars and lounges, Offices, Outdoor amusement/recreation, Open space recreational uses, Overnight camping, Public utility structures, Raceways, Restaurants, Retail establishments (up to 70,000 square feet) and all accessory uses and structures related thereto, subject to the prescribed conditions and modifications contained in the Development Notes applicable to this Area.

The ultimate layout of the development proposed for the Area and the parcels or lots forming parts thereof, the exact alignments and location of points of access, the configurations and placements of parking areas and the precise locations of buildings and other individual site elements to be constructed have not been finalized. As a consequence, the Conceptual Site Plan which accompanies the Petition is schematic in nature and is not to be considered as the final development plan for the Area but rather as preliminary graphic representations of the types of uses, structures, facilities and amenities that are intended to be located on the Area. The Conceptual Site Plan shall not be construed as a final development plan for the Area but rather as preliminary graphic representations of the types of uses, structures, facilities and amenities that are intended to be located on the Area.

Binding Effect of the Recordable Approval:

Upon approval of this Petition, the development program established under these Development Notes shall be binding upon the owner of the Site and shall be enforceable by the City of Charlotte. The owner of the Site shall be bound by the terms, conditions, devices, personal representations, assurances, in interest and covenants, which shall be recorded in the manner provided in the Ordinance. It being expressly understood that the owner(s) of portions of the Site shall not be required to join in any application for modification or amendment of this Petition and directly affecting property owned by the owner(s) of portions of the Site not being required to join in any application for modification or amendment of this Petition.

MIXED-USE SPORTS AND ENTERTAINMENT FACILITY

REZONING PETITION NO. 2009-002
04-27-2009

DEVELOPMENT NOTES

RZ-3

Solid Waste:
Prior to any demolition of structures within an Area, the Petitioner/then owner of the Area where such structure is to be demolished shall submit a Solid Waste Management Plan (including an asbestos Notification of Demolition and Renovation, if applicable) for approval.

Area Development Notes:

General/Permitted Uses:
Permitted uses in the Area include: Child care center, Facilities and structures necessary for rendering utility services (and used to exceed 200 acres), Indoor amusement/recreation, Nightclubs, bars and lounges, Offices, Outdoor amusement/recreation, Open space recreational uses, Overnight camping, Public utility structures, Raceways, Restaurants, Retail establishments (up to 70,000 square feet), Stadium and all accessory uses and structures related thereto, subject to the prescribed conditions and modifications contained in the Development Notes applicable to this Area.

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Building Height:

Buildings located within 150' of any R-4M district will comply with the Ordinance as to height limitations but in any event shall be limited to 75'.
For purposes of Section 9.103(4)(b) requiring a driveway to be located on a lot of at least 5 acres, the Site shall be considered the lot, notwithstanding that Area A may be subdivided in the future from the Site. The Site shall be subject to the jurisdiction of the zoning located within Area A. The driveway shall be permitted to more than 10,000 square feet.

Restroom/Bar/Nightclub:

The area within any building or structure designed for and used for bar/nightclub purposes shall be located at least 400 feet from any residential use or residential district, as measured from the portion of the area within the building or structure located closest to the residential use or residential district.

Stadium:

The stadium is permitted to have a stadium use provided that non-meet related events at the stadium shall be limited to a maximum of 2,000 ticketed seats.
Buildings located in the area of the Stadium whose primary purpose is ancillary to the stadium (such as garages and related structures) are accessory structures and shall not be considered a part of the Stadium for purposes of Section 9.103(4)(b) of the Ordinance.

Area B - Mercedes Experience Development

Permitted Uses:
All uses permitted in the L-1 District under the Ordinance effective as of the date of the approval of this Petition (including overnight camping), subject to the prescribed conditions and modifications contained in the General Development Notes section of these Development Notes. Accessory uses to the main use as permitted in Area A shall be permitted within Area B. For purposes of area market establishments within the Area, structures with at least 3 walls and a roof shall be considered enclosed spaces for purposes of the Ordinance.

Gibbon Road Extension:

Petitioner/then owner of the area noted on the Conceptual Site Plan as "B" Proposed R/W to be Dedicated for Future (Gibbon Road Extension-By Others) ("Gibbon Dedication Area") shall have the right in place within, install utilities within (subject to

Development Notes for Metroline Expo/Mixed Use Sports and Entertainment Facility
City of Charlotte, North Carolina
Petition # 09-052 ("Petition")
Secondary Investment Group, LLC, as agent for CAH International, Ltd. (successor by merger to MetStarberg Fair, Ltd. - a portion of parcel 03720317 and parcel 03720301) and Metrolina Mini Storage, LLC (parcel 03720343)
Petitioner:
Current Zoning: I-1 (64.95 acres), I-2 (65.84 acres), BD (3.36 acres), R-MH (4.1 acres), B-2 (2.82 acres)
Proposed Zoning: I-1 (C/D)
Total Area: Approximately 134.38 Acres ("Site")

Area A: The approximately 19.39 acre portion of the Site proposed to be used for the Mixed Use Sports and Entertainment Facility, including the Permitted Uses designated herein as to such Area.
Area B: The approximately 86.99 acre portion of the Site presently used for flea market and related purposes and including the Permitted Uses designated herein as to such Area (including overnight camping).
Area C: The approximately 9 acre portion of the Site proposed to be used for the Permitted Uses designated herein as to such Area.

General Development Notes:
Development at the Site shall be in accordance with the Zoning Ordinance of the City of Charlotte, North Carolina ("Ordinance"), subject to the prescribed conditions and modifications contained in these Development Notes. Buildings depicted on the Conceptual Site Plan may be constructed in places over time and in any sequence as determined by the Petitioner.
The Site will be developed as a unified development, provided that the Petitioner/owners of the Site reserve the right to subdivide the Site in the future in compliance with the Charlotte Subdivision Ordinance.
The ultimate configuration of the Areas and the parcels or lots forming parts thereof, have not been finalized. As a consequence, the Area designations on the Technical Data Sheet and the Conceptual Site Plan which accompany the Petition are schematic in nature and is not to be considered as the final definition of the Areas but rather as preliminary graphic representations of the general locations of the proposed Areas. The dimensions of the Areas generally depicted on the Technical Data Sheet and the Conceptual Site Plan may be subject to variations that do not materially change the development intent generally depicted. The Areas may, therefore, be altered or modified during the design development and construction phases subject to the Ordinance.

Bicycle Pathway:

The Planning Department, in conjunction with the Charlotte Department of Transportation, may waive or reduce required bicycle parking depending upon surrounding land uses and other conditions, as allowed by the Ordinance.

Buffers:

Buffers shall be established in accordance with the Ordinance (as depicted on the Technical Data Sheet and Conceptual Site Plan), provided, however that if an adjacent property zoning district is different from the Site, the buffers may be adjusted or eliminated as may be permitted by the Ordinance (notwithstanding buffers shown on the Technical Data Sheet or Conceptual Site Plan).

Driveway Access Points:

Driveway connection permits for each access point to the Site will be submitted for approval to the applicable transportation authority.

Parking:

Parking at the Site shall meet or exceed minimum standards for uses at the Site as provided in the Ordinance (as depicted on the Technical Data Sheet and Conceptual Site Plan). The number of parking spaces on the Site shall be considered based on the maximum number of available parking spaces, and (ii) all permitted uses at any time existing shall be taken into account in determining the then required number of auto parking spaces. So long as the amount of auto parking spaces available under (i) above exceeds the amount of auto parking spaces determined as required under (ii) above, the requirements of Section 12.202 shall be deemed satisfied. The Petitioner/then owner reserves the right to pave parking areas below as great parking on the Conceptual Site Plan.

Anti-Contamination Storm Water Ordinance:

Development at the Site shall comply with the requirements of the Post Construction Storm Water Ordinance to the same extent applicable to developments at the Site.

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MIXED-USE SPORTS AND ENTERTAINMENT FACILITY

REZONING PETITION NO. 2009-002
04-27-2009

DEVELOPMENT NOTES

RZ-3