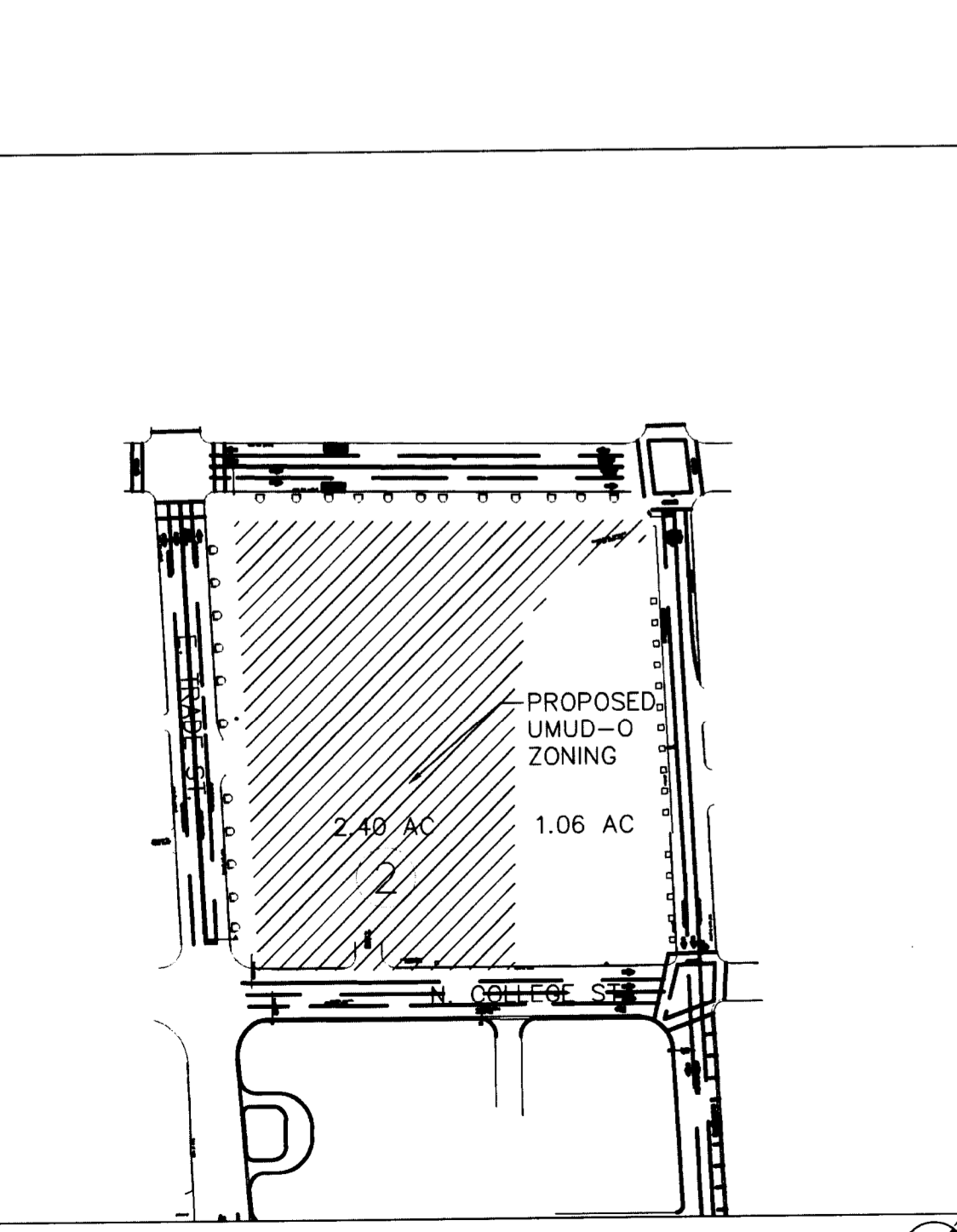


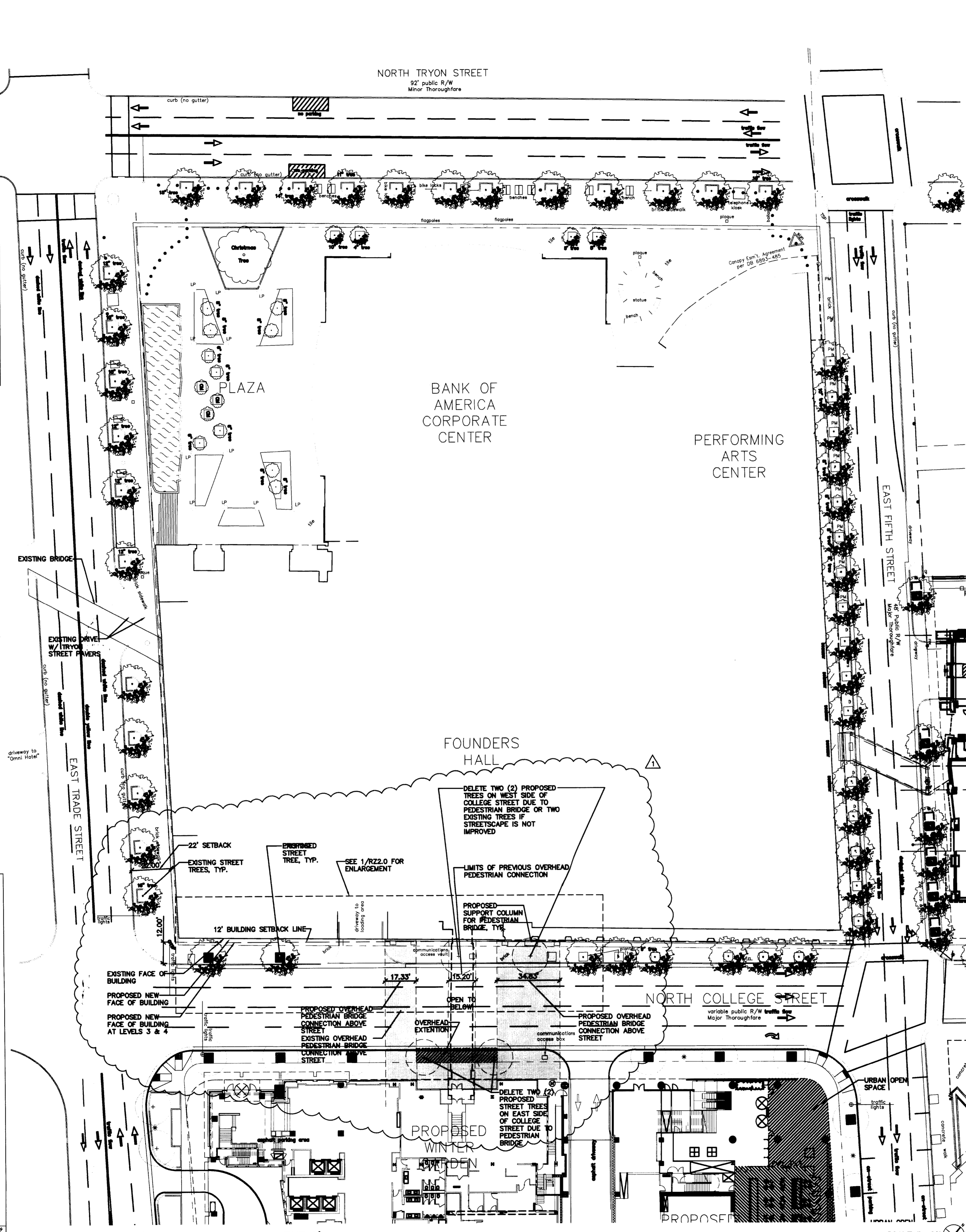
VICINITY MAP/ PROPERTY OWNERS MAP SCALE 1" = 150'

ADJACENT PROPERTY OWNERS:

1. 132 E. TRADE ST. TRADE TRYON HOTEL COMPANY, LLC. PID# 12502225	9. 525 NORTH TRYON ST. TRYON LLC TWO HUNDRED FOURTEEN NORTH AND WORKPLACE FINANCE C/O BofA CORPORATE AND ATTN. PID# 0801103
2. 100 N. TRYON ST., SUITE 2600 NATIONSBANK N A AND LINCOLN HARRIS LLC PID# 08001203	10. 200 N. TRYON STREET BINACO INTERNATIONAL OF NY INC. PID# 0801109
3. 130 N. TRYON ST. CITY OF CHARLOTTE PID# 08001201	11. 200 N. TRYON STREET BINACO INTERNATIONAL OF NY INC. PID# 0801108
4. 214 N. TRYON ST. TWO HUNDRED FOURTEEN NORTH AND WORKPLACE FINANCE C/O BANK OF AMERICA CORPORATE PID# 0800111	12. 200 N. TRYON STREET BINACO INTERNATIONAL OF NY INC. PID# 0801107
5. 200 N. COLLEGE ST. NATIONSBANK N A WORKPLACE FINANCE C/O BANK OF AMERICA CORPORATE PID# 08001408A	13. 525 NORTH TRYON ST. TRYON LLC TWO HUNDRED FOURTEEN NORTH AND WORKPLACE FINANCE C/O BofA CORPORATE AND ATTN. PID# 07801822
6. 100 N. COLLEGE ST. NATIONSBANK N A AND LINCOLN PROP CO PID# 08001303	14. 127 N. TRYON STREET MEY'S RETAIL CONDOMINIUMS LLC PID# 07801701
7. 101 S. COLLEGE ST. PACIFIC AVENUE, LLC PID# 12501117	15. P.O. BOX 167129 IRVING, TX FIRST STATES INVESTORS 104 LLC AND C/O AT+T INC. PID# 07801401
8. 525 NORTH TRYON ST. TRYON LLC TWO HUNDRED FOURTEEN NORTH AND WORKPLACE FINANCE C/O BofA CORPORATE AND ATTN. PID# 0800110	



PARCEL ZONING SCALE 1" = 150'



SCHEMATIC SITE PLAN (DEVELOPMENT ALTERNATIVE A) SCALE 1" = 30'

REZONING SUMMARY

REZONING SITE AREA: 2.4 AC

EXISTING ZONING: UMUD-O

PROPOSED ZONING: UMUD-SPA

PETITIONER: Lincoln Harris, LLC.
4201 Congress St.,
Suite 175
Charlotte, NC 28209

APPROVED BY CITY COUNCIL

OWNER: Bank of America, N.A.
101 S. Tryon St.
Charlotte, NC 28255

DEVELOPMENT STANDARDS

UMUD-OPTIONAL (July 25, 2007)

A. General Provisions
These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Lincoln Harris Company, as Petitioner, to accommodate certain improvements to that certain approximately 2.2 acre parcel located at 100 N. College Street (Tax Parcel #080-013-03; the College Street Site) and to that certain approximately 2.4 acre parcel located at 100 N. Tryon Street (Tax Parcel # 080-012-03; the Tryon Street Site), all as more particularly described on the Technical Data Sheet (together the College Street Site and the Tryon Street Site are referred to as the Site). Reference is made to that certain UMUD-O Petition #89-14 regarding the Tryon Street Site, among other property, approved by Charlotte City Council on February 27, 1989 (Petition #89-14). It is understood that this UMUD-O Petition shall be in addition to and not in lieu of Petition #89-14, provided, however, any conflict between the provisions and requirements of this UMUD-O Petition and Petition #89-14 shall be resolved in favor of this UMUD-O Petition. The Petitioner seeks to obtain variations from the minimum standards of the UMUD section of the City of Charlotte Zoning Ordinance to accommodate development of certain improvements on College and Trade Street in Charlotte, North Carolina as generally depicted on this Rezoning Plan (as defined below). This Petition contemplates construction of certain building and streetscape improvements that will encroach into the College Street setback, and modifications to the urban open space. The specific UMUD-O provisions are listed below.

The development contemplated by the Petitioner generally depicted on the Technical Data Sheet is referenced herein as Development Alternative A. Petitioner seeks certain variation(s) from the minimum standards of UMUD in connection with Development Alternative A. Other development alternatives for the Site that do not seek variation(s) from the minimum UMUD standards (beyond those variations allowed in Petition # 89-14) are permitted.

Development of the Site in accordance with Development Alternative A will be governed by the Technical Data Sheet and these Development Standards (collectively the Rezoning Plan) together with applicable provisions of the City of Charlotte Zoning Ordinance (the Ordinance) and as to the Tryon Street Site the provisions and plans associated with Petition #89-14 (when not in conflict with this Petition). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UMUD zoning classification shall govern all development taking place on the Site, subject, however, to the Optional provision(s) provided below with respect to Development Alternative A and the Optional provision(s) of Petition #89-14 as to the Tryon Street Site. Development of the Site in accordance with the other Development Alternatives (as described in Section B below) will be governed by the regulations established under the Ordinance for the UMUD zoning classification without regard to the Optional provision(s) set forth herein but as to the Tryon Street Site subject to the Optional provision(s) set forth in Petition #89-14.

B. Permitted Uses
The Site may be devoted to any uses (including any accessory uses) permitted in the UMUD Zoning Classification. Development and/or redevelopment may occur in phases over an extended time frame.

C. UMUD-Proposed Optional Provisions
The Petitioner is requesting a variation from the UMUD minimum standards as part of this UMUD-Optional (UMUD-O) application in connection with Development Alternative A as generally depicted on the Rezoning Plan and Building Elevations and Sign Area Plan:

- Overhead Pedestrian Bridge Encroachments**
 - The encroachment of certain overhead pedestrian connection improvements into the College Street setback in the manner as generally depicted on the Rezoning Plan.
 - The encroachment of certain structural columns to support the proposed overhead pedestrian connection within the College Street setback in the manner as generally depicted on the Rezoning Plan.
- Winter Garden Encroachments**
 - Encroachment into the College Street setback of an extension of the winter garden area located on the College Street Parcel within the limits of the overhead pedestrian connection in the manner as generally depicted on the Rezoning Plan.
 - Encroachment of a new building facade (associated with the proposed renovation of the existing Founders Hall building) into the College Street setback in the manner as generally depicted on the Rezoning Plan.
- Urban Open Space**
 - Modifications to the urban open space requirements of Section 9.906(4) of the Ordinance by means of an innovative open space area that may exceed the 30% enclosed space requirement and substitute sculpted plant material in planters in lieu of trees for this area. The area shall be designed substantially in the manner and contain the features set forth on Sheet RZ 1.0 of the Rezoning Plan; provided, however, Petitioner also reserves the right to satisfy the open space requirements by other means in accordance with the Ordinance. Specific features associated with the Urban Open Space may be varied with the approval of the Planning Director.
- Other Development Alternatives Under UMUD Without Optional Variations**
It is understood that the variations from the UMUD minimum standards requested by this Petition are optional in nature and relate solely to development contemplated in connection with Development Alternative A. This Petition also contemplates development of the Site, and/or portions thereof, without the benefit of the Optional provision(s), in accordance with UMUD requirements and minimum standards and as to the Tryon Street Site the Optional provisions set forth in Petition #89-14. In other words, the Petitioner, its successors and assigns, reserves the right to develop the Site, and/or portions thereof, in a manner wholly different from the development depicted on the Technical Data Sheet and Schematic Site Plan (collectively, Other Development Alternatives) without the benefit of the Optional provision(s) set forth in this Petition (but, as to the Tryon Street Site, with the benefit of the Optional provisions set forth in Petition #89-14), provided that Other Development Alternatives are in accordance with UMUD requirements and minimum standards.
- Amendments to Rezoning Plan: UMUD Review**
 - Subject to the provisions of Section D above, future amendments to the Technical Data Sheet, the Conceptual Schematic Plan and these Development Standards in accordance with Development Alternative A may be applied for by the then Owner or Owners of the tract or tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
 - The final dimensions, materials, and articulation of the building structures and facades associated with Development Alternative A will be reviewed and approved by the Charlotte-Mecklenburg Planning Department, Charlotte Department of Transportation, City of Charlotte Land Development and other departments as a part of the UMUD plan review submittal process.
- Binding Effect of the Rezoning Documents and Definitions**
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet in accordance with Development Alternative A will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, Petitioner and owner or owners shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Statement With Respect To The Graphics Which Are Set Forth On Exhibits Accompanying The Technical Data Sheet for Development Alternative A**
The graphics representations set forth on this Rezoning Plan are intended to describe the conceptual plans proposed for development in accordance with Development Alternative A. However, it should be noted that such plans are schematic in nature and relate only to development in accordance with Development Alternative A. Accordingly, the concepts may be altered during design development phases for development in accordance with Development Alternative A.
- Signage**
The Petitioner requests an increase in the allowed signage for the Bank of America Corporate Center and Founders Hall to allow additional exterior signage on or within the building. Signage will be in conformance with 13.108a of the Ordinance with the exceptions that:
 - Signage will be allowed on a per business basis along the street of building frontage containing the business. A business at Founders Hall would be allowed a Business Identification sign per street on Tryon, Trade and College Streets. A business in the Corporate Center would also be allowed a Business Identification Sign per street on Tryon, Trade and College Streets.
 - Banners as signage are allowed per section 13.108a and will count towards the maximum per business signage allowed per street frontage.
 - The current maximum allowed signage area per frontage is 10% of the building wall area associated with the signage location and is currently limited to 200 sq ft per building frontage. However, it shall be limited to up to 500 sq ft.

SCALE: 1" = 30'

LITTLE
OVERSEEN ARCHITECTURAL CONSULTING

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T: 704.225.6359 F: 704.251.6790
www.littleonline.com

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PROJECT FOR: REZONING PETITION

ISSUE DATE: 03.05.12

NO.	REASON	DATE
1	PER PLANNING COMMENTS	06.19.12

PROJECT TEAM:
 PRINCIPAL ARCHITECT: Everhart
 PROJECT MANAGER: VanSickle
 DESIGN TEAM: MVS
 DATE: JUN 22 2012

PROJECT NAME: Bank of America Founders Hall & Corporate Center Rezoning

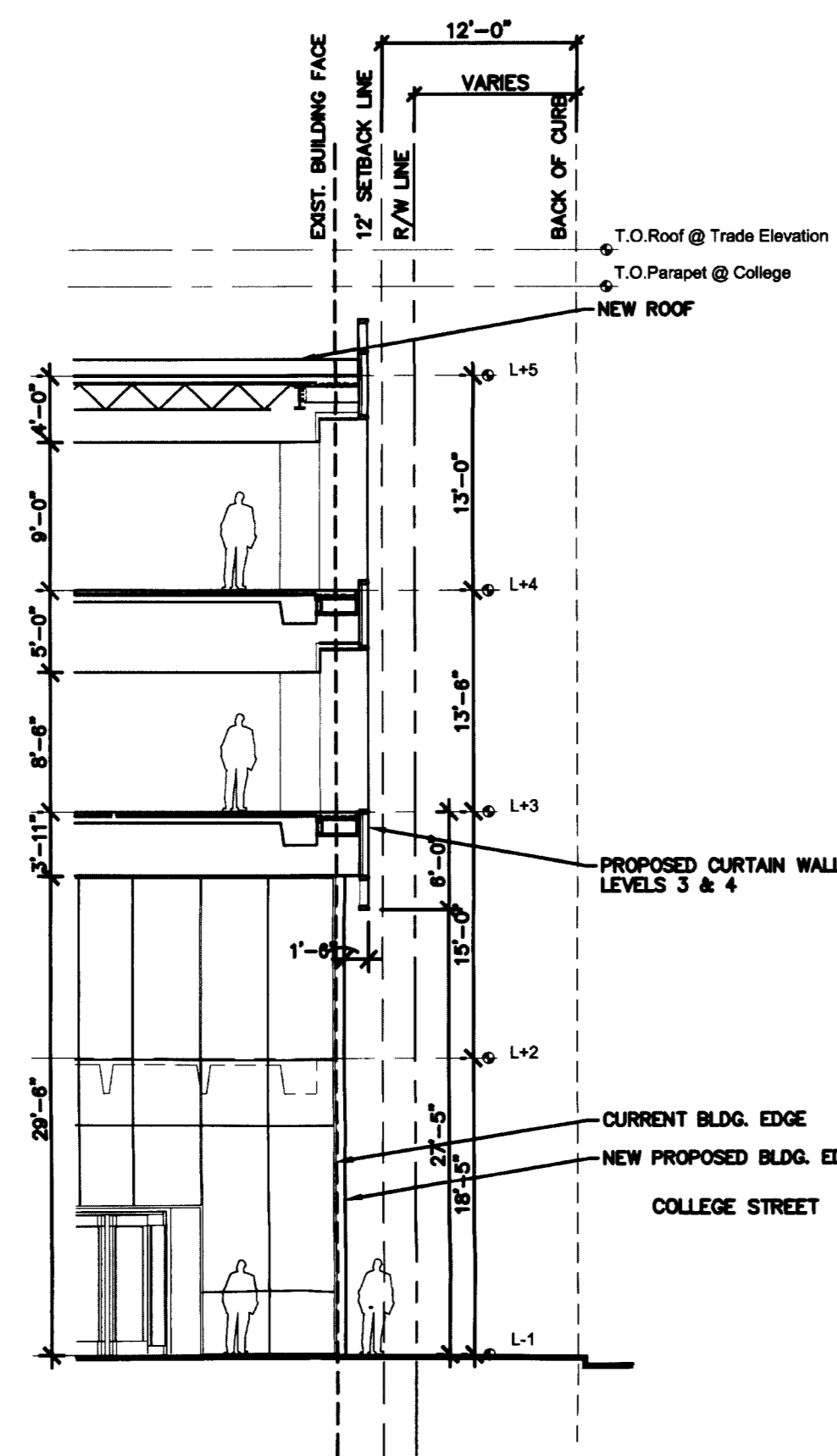
PROJECT NUMBER: 123.7600.00

SHEET TITLE: Rezoning Plan & Development Standards

SHEET NUMBER: RZ1.0

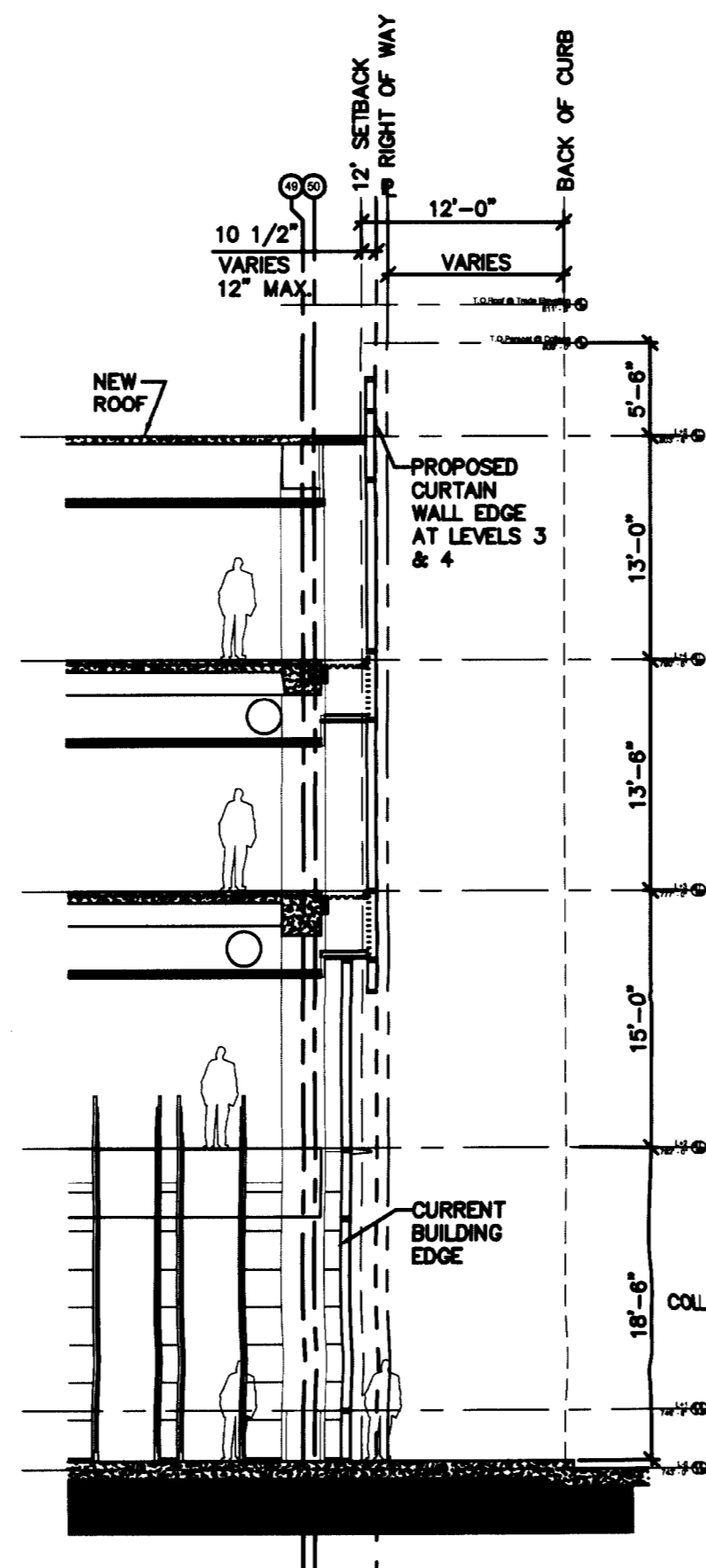
2012-060

SETBACK ENCROACHMENTS:
FACE OF BUILDING VARIES ALONG COLLEGE ST.
MAXIMUM ENCROACHMENT OF BUILDING AT GRADE IS 6"
MAXIMUM ENCROACHMENT OF BUILDING AT 3RD LEVEL IS 12"
MAXIMUM ENCROACHMENT OF BRIDGE COLUMNS IS 2'-7"

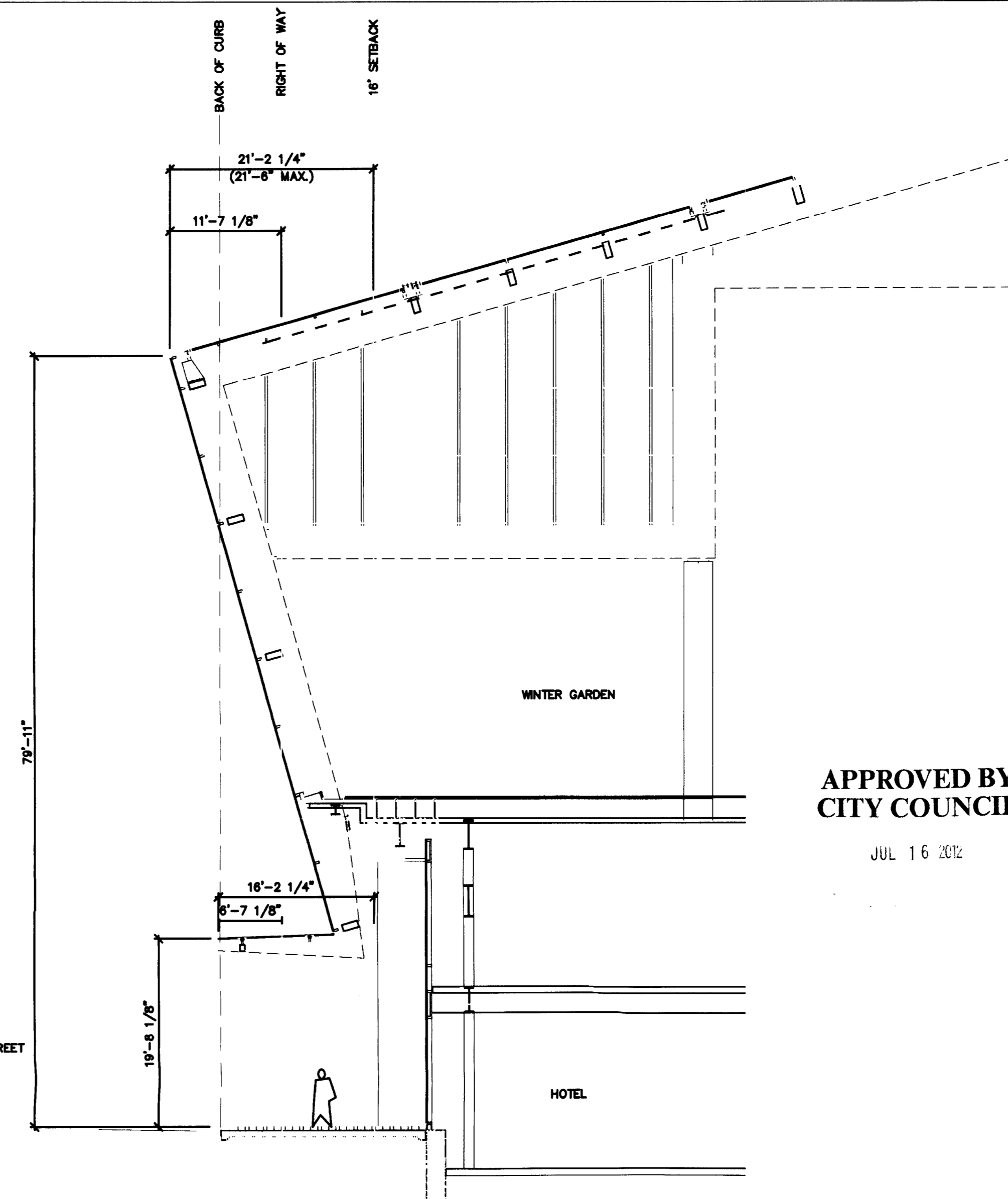


FOUNDER'S HALL WALL AT CORNER ENTRY SCALE: 1" = 10' 11

SETBACK ENCROACHMENTS:
FACE OF BUILDING VARIES ALONG COLLEGE ST.
MAXIMUM ENCROACHMENT OF BUILDING AT GRADE IS 6"
MAXIMUM ENCROACHMENT OF BUILDING AT 3RD LEVEL IS 12"
MAXIMUM ENCROACHMENT OF BRIDGE COLUMNS IS 2'-7"



FOUNDER'S HALL ENCROACHMENT AT SIDEWALK SCALE: 1" = 10' 8



WINTER GARDEN ENCROACHMENT AT SIDEWALK SCALE: 1" = 10' 2

**APPROVED BY
CITY COUNCIL**
JUL 16 2012

**REZONING
PETITION**

03.05.12

NO.	REASON	DATE
1	PER CMPC COMMENTS	08/16/07

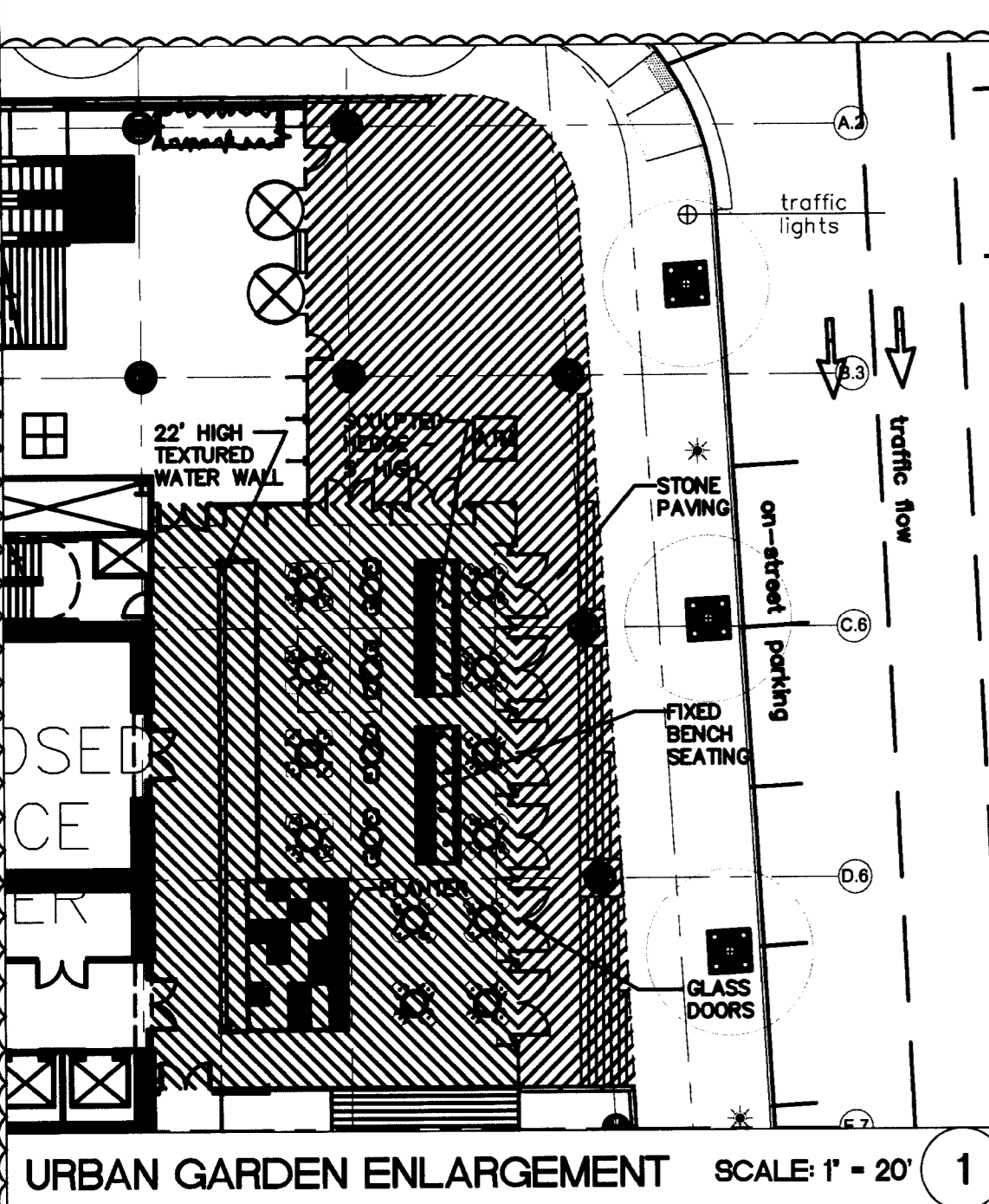
PROJECT TEAM
PRINCIPAL IN CHARGE:
Everhart
PROJECT MANAGER:
VanSickle
DESIGN TEAM:
MVS

PROJECT NAME
Bank of America
Founders Hall &
Corporate Center
Rezoning

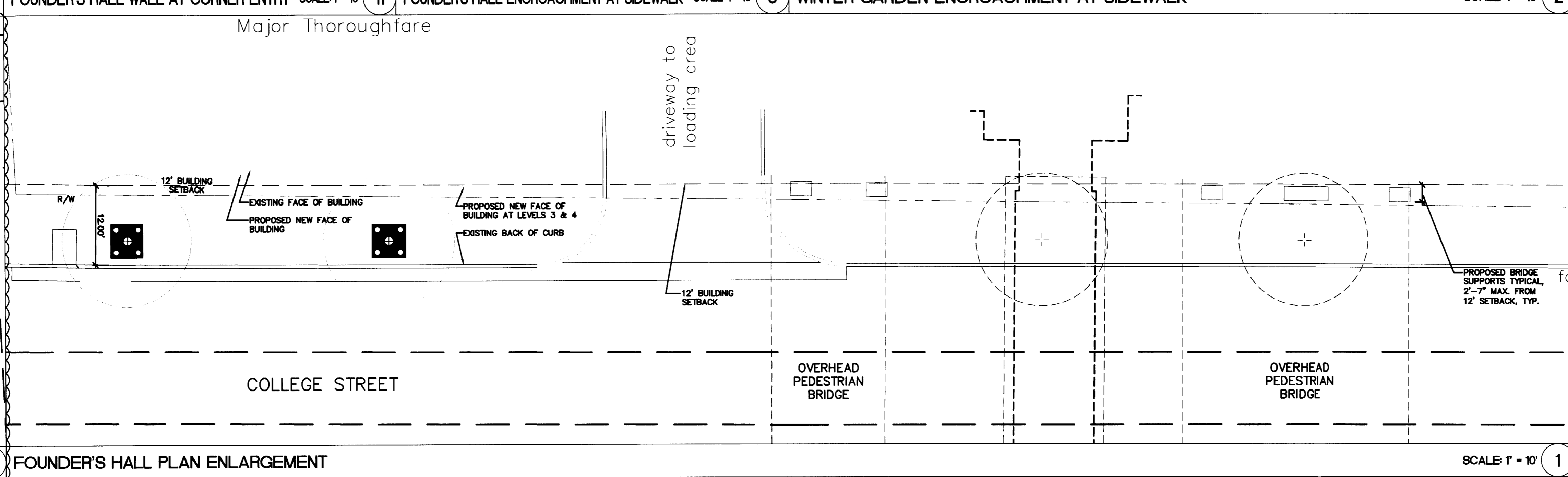
PROJECT NUMBER
123.7600.00

SHEET TITLE
Rezoning Plan &
Development
Standards

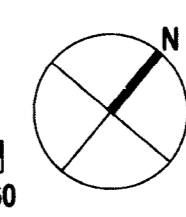
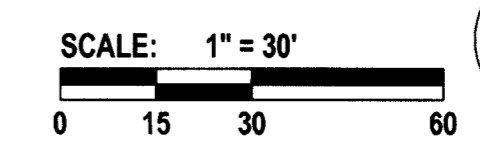
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RZ2.0



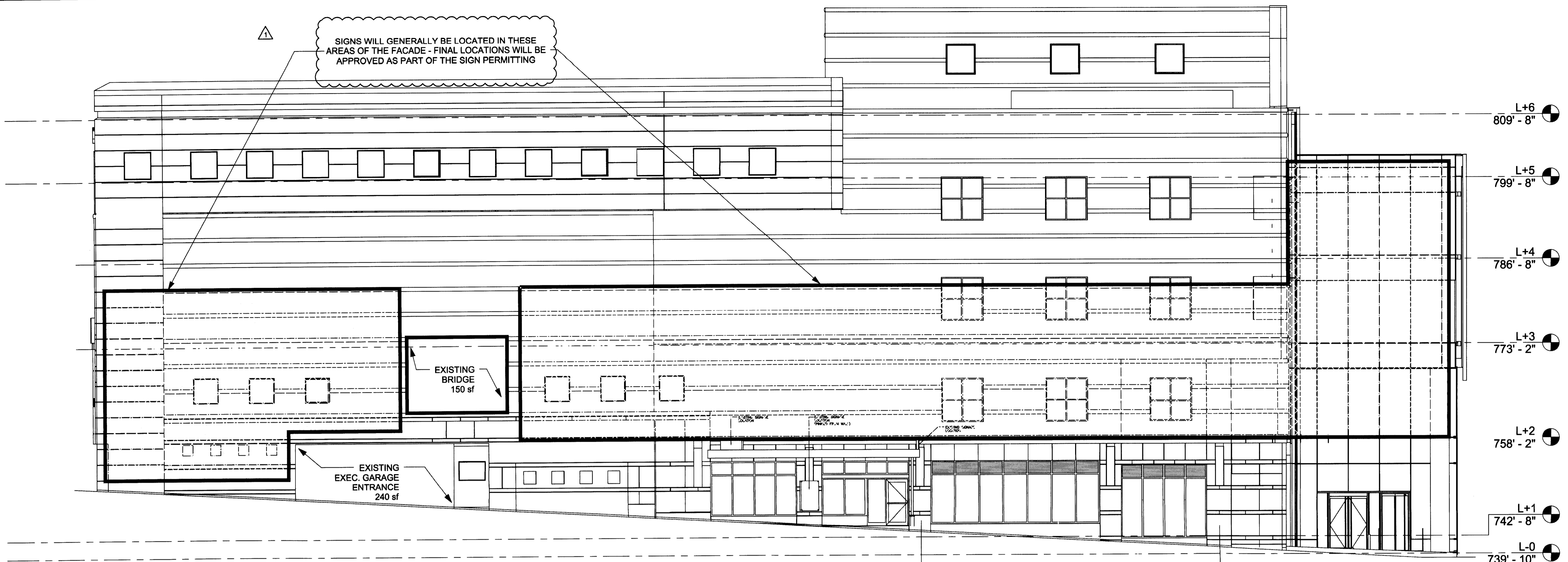
URBAN GARDEN ENLARGEMENT SCALE: 1" = 20' 1



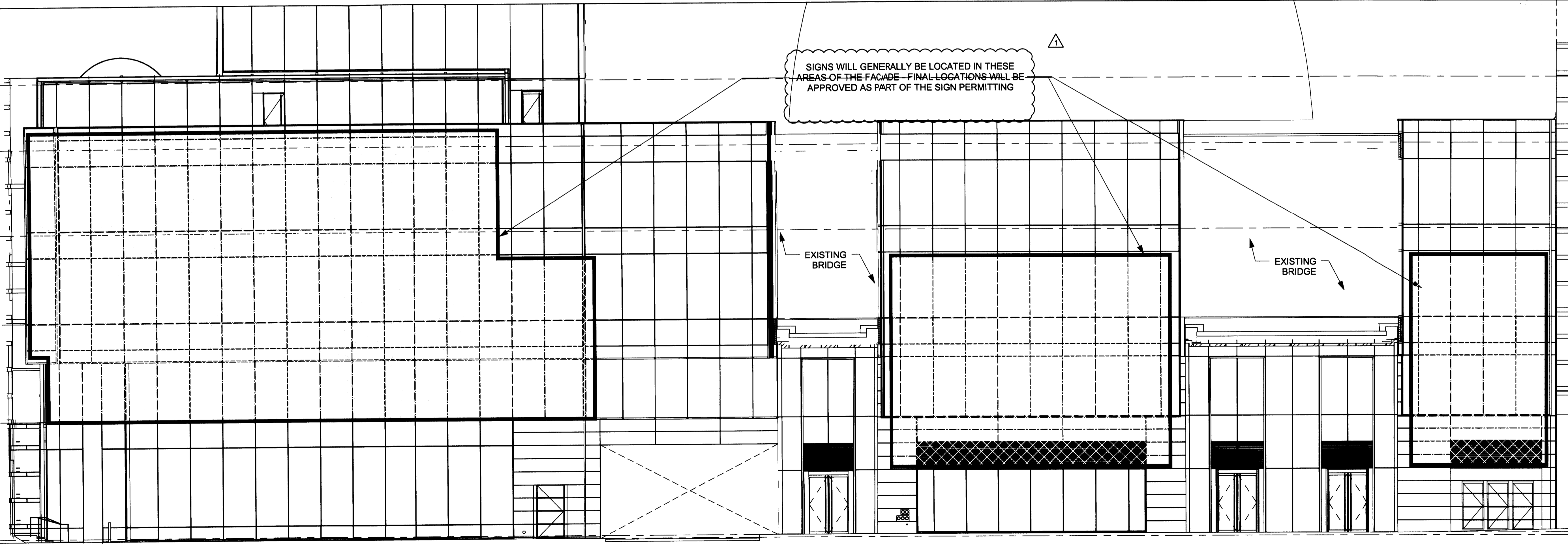
FOUNDER'S HALL PLAN ENLARGEMENT SCALE: 1" = 10' 1



F:\2 Retail\123_Service Retail\BoFA\2011 New Branches\123 7600 00 Founders Hall Branch\Site\Rezoning Docs\7600 Rezoning.dwg Jun 21, 2012-9:40am



APPROVED BY CITY COUNCIL
JUL 16 2012



L+6 809'-8"
L+5 799'-8"
L+4 786'-8"
L+3 773'-2"
L+2 758'-2"
L-0.1 740'-3"
L-0 739'-10"

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REZONING PETITION

ISSUE DATE: 03.05.12

NO.	REASON	DATE
1	PER PLANNING COMMENTS	06.19.12

PRINCIPAL IN CHARGE: Everhart
PROJECT MANAGER: VanSickle
DESIGN TEAM: MVS

PROJECT NAME: Bank of America Founders Hall & Corporate Center Rezoning

PROJECT NUMBER: 123.7600.00

SHEET TITLE: Building Elevations and Sign Area Calculations

PRICE NUMBER: RZ3.0

