

OFFICIAL REZONING APPLICATION  
CITY OF CHARLOTTE

FY2013  
Petition #: 13-47  
Date Filed: 2-25-13  
Received By: [Signature]

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: BROOKLINE RESIDENTIAL LLC  
Owner's Address: 3800 POMFRET LN. City, State, Zip: Charlotte, NC 28211  
Date Property Acquired: 5/15/12 Utilities Provided: (Water) CMUD (Sewer) CMUD  
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): REAMES ROAD NORTH OF INTERSECTION WITH LAKEVIEW RD.  
Tax Parcel Number(s): 02513501, 02512<sup>102</sup>, portion of 02512103 and portion of 02512104  
Current Land Use: vacant  
Size (Sq.Ft. or Acres): 40.93 +/-

ZONING REQUEST:

Existing Zoning: MX-2(CD) Proposed Zoning: UR-2(CD)

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):  
Enable Petitioner to resurrect and complete the abandoned Brookline master planned community with a mix of single family and multifamily dwelling units

Anthony Fox / Bobby Sullivan  
Name of Agent  
401 S. Tryon St., Suite 3000  
Agent's Address  
Charlotte NC 28202  
City, State, Zip  
704.382.9000 704.385.9565  
Telephone Number Fax Number  
bobby.sullivan@parkerpoe.com  
E-Mail Address  
anthonyfox@parkerpoe.com

Brookline Residential LLC  
Name of Petitioner(s)  
3800 POMFRET LN.  
Address of Petitioner(s)  
Charlotte, NC 28211  
City, State, Zip  
704.972.2674 704.972.2699  
Telephone Number Fax Number  
nkapadia@kinvestors.com  
E-Mail Address

[Signature]  
Signature of Property Owner if other than Petitioner  
Neil Kapadia, Member  
(Name Typed / Printed)

[Signature]  
Signature  
Neil Kapadia, member  
(Name Typed / Printed)



Merrick & Company  
 1001 Morehead Sq. Dr., Suite 530 / Charlotte, NC 28203  
 Office: (704)529-6500 / Fax: (704)522-0882

Job No.: 65317795  
 File:V:\Survey\65317795-00-Brookline\Property Descriptions\Parcel-A.docx  
 Date: February 25, 2013

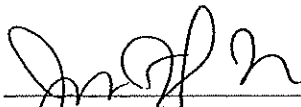
**PROPERTY DESCRIPTION**

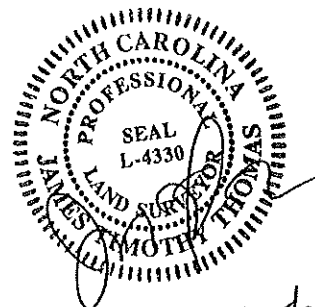
Area A  
 Brookline Residential, LLC  
 3800 Promfret Lane  
 Charlotte, NC 28211

Being all of that certain tract of real property located in the City of Charlotte, Mecklenburg County, North Carolina, being Area "A" containing approximately 14.25 acres, and being more particularly described as follows:

BEGINNING at an iron pin set (#5 rebar) in the southwesterly margin of the right of way of Reames Road (60' right-of-way), which iron pin marks the northeastern corner of the property now or formerly Aaliyah Shah (DB: 5247 Pg: 28 in the Mecklenburg County Registry)(the "Shah Property) and the southeastern corner of the property herein described, said iron pin being located South 75-58-40 West 5,737.88 Feet on the ground and 5,736.96 feet on the grid from NCGS Monument "Lakeview" having North Carolina Grid NAD83, with grid coordinates of N: 583521.64 and East: 1452755.04 and a Combined Grid Factor of 0.999839597, said iron pin being the Point of Beginning; thence from said point and place of BEGINNING with the common line of the Shah property (said property being Lots 23 and 25 of MB: 12 Pg: 363) and continuing along the rear of Lots 20, 19, 18, 25, 26, 27, 28, 29, 30, and 33 of MB:12 Pg: 363 South 53-13-02 West 1,008.69 feet to an existing axle rod located at the south western corner of the property now or formerly George N. and Cheryl K. Grier (DB: 7574 Pg: 828); thence from said axle rod North 35-38-10 West 544.73 feet to a 1.5" existing bolt located at the southwestern corner if the property now of formerly owned by William A. Hearn (DB: 6916 Pg: 048)(the "Hearn Property"); thence the following three (3) courses and distances: (1) with the common line of the Hearn Property North 50-39-23 East 336.07 feet to an iron pin set (#4 rebar), (2) with the common line of the property now or formerly owned by Lees Plastering Service Inc. (DB: 4167 Pg: 551) North 50-41-54 East 518.77 feet to an iron pin set (#4 rebar), and (3) with the common line of the property now or formerly owned by William Edward Hollar and Donna McAuley (DB: 4574 Pg: 889) North 50-41-33 East 305.02 feet to a 2" existing iron pipe in the southwesterly right-of-way of Reames Road; thence with the southwesterly right-of-way of Reames Road the following two (2) courses and distances: (1) clockwise with a curve having a radius of 965.00 feet, arc length of 142.34 feet, a chord bearing of South 23-24-21 East, and a chord length of 142.21 feet., and (2) South 19-10-49 East 480.55 feet to a #5 rebar found, the point and place of BEGINNING.

The foregoing legal descriptions were derived from Area "A" from the Technical Data Sheet provided by Design Resource Group (DRG) entitled "Brookline" with a date of January 28, 2013 as well as the legal description contained in DB: 27346 Pg: 84 under Exhibit "A" "Tract II".

  
 James Timothy Thomas, PLS 4330  
 Date: February 25, 2013  
 Job No.: 65317795  
 For and on Behalf of  
 Merrick & Company



2/25/2013