

1. The current zoning of the Entire Property is B-2.
2. The proposed zoning for the property subject to Rezoning Petition No. 94-33 (the "Subject Property") is I-1 CD.
3. The I-1 CD rezoning conditions are as follows:

(a) Closure of the private access road at the rear of the property, connecting to Glory Road.

(b) Prohibition of use of the Subject Property for those specific I-1 zoning uses which are identified as follows (by item number under the applicable sections of the City of Charlotte Zoning Ordinance):

[illegible]

Under Section 9.003, Uses Permitted Under Prescribed Conditions:

- (item 5) Demolition landfills; item (6) Jails and prisons; item (6) kennels; commercial; item (10) Nightclubs, bars and lounges;
- co 70,000 square feet in 1-1; item (11) Nonconforming structures and uses; item (16) Petroleum storage facilities with a storage capacity no more than 200,000 gallons; item (20) Quarries; item (21) raceways and trackways;
- item (23) sanitary landfills; and item (24) stadiums and arenas of no more than 5,000 seats.

Under Section 9.1104, Permitted Accessory Uses and structures: item (5) On-site demolition landfills; item (8) petroleum storage, underground, accessory to permitted automotive stations; item (9) Private kennels; and item (10) private stables.

- The Subject Property may be redeveloped by either: (a) demolition of existing improvements and construction of a new building(s) containing no more than the lesser of 150,000 square feet of floor space or (ii) the maximum floor space allowed by local zoning codes; or (b) renovation and expansion of the existing building.

beginning at an iron pile in the northeastern margin of North Tryon Street, said point being measured along North Tryon Street from its intersection with the northeast corner of Sugar Creek Road, church source and bearing of the line being $S 10^{\circ} 15' 00'' E$, distance 100.00 feet to a point distant 120 feet South 52°18' West from the southeast corner of the property corner of North Tryon Street, said point being the point of beginning, containing 100.00 feet of the line, thence North 6°52' East 243.15 feet to an iron, thence North 1°15' East 260 feet to an iron, thence North 17°14' East 177.74 feet to an iron, thence South 52°02' West 138.88 feet to a point; thence North 5°00' East 243.15 feet to an iron, thence North 45°47' East 50 feet to an iron in the northeastern margin of Glady Road; thence South 55°00' West 395.30 feet to an iron, thence South 55°00' West 395.30 feet to an iron, thence North 51°1' West 469.52 feet to an iron, thence South 29°14' 30" West 395.30 feet to an iron, thence North 52°30' East 279.10 feet to a point in the northeastern margin of North Tryon Street; thence with said margin of North Tryon Street, bearing and distance as above, to the point of beginning, containing 100.00 feet of the line, in the City of Charlotte, County of North Carolina.

located in the City of Charlotte, Mecklenburg County, and more specifically described as follows:

[illegible]

REV. 07-20-94 REZONING PLAN

B-791