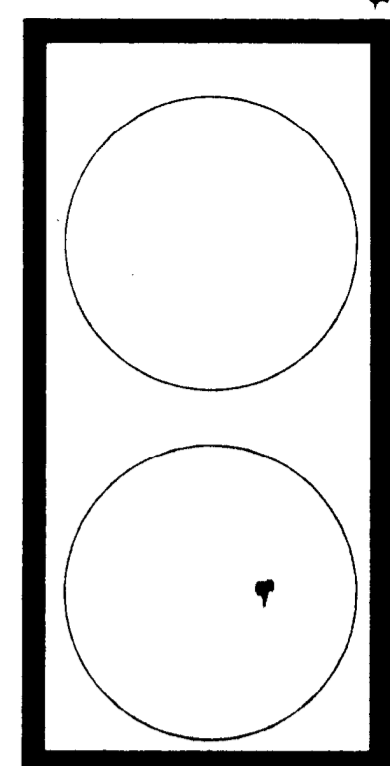


THIS PROPERTY IS SUBJECT TO THE FOLLOWING:  
 1. EASEMENT TO COUNTY OF MECKLENBURG (SEWER/ WATER) RECORDED IN BOOK 3071 PAGE 23. (AFFECTS THE PROPERTY)  
 2. "BLANKET" EASEMENTS TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 744 PAGE 571 AND BOOK 1019 PAGE 334. (AFFECTS THE PROPERTY)  
 3. "BLANKET" EASEMENT TO SOUTHERN PUBLIC UTILITIES RECORDED IN BOOK 744 PAGE 58. (DOES NOT AFFECT THE PROPERTY)  
 4. EASEMENT TO THE STATE HIGHWAY COMMISSION RECORDED IN BOOK 2555, PAGE 45. (DOES NOT AFFECT THE PROPERTY)

MAP REFERENCES:  
 1. "MAP OF W.M. LONG EST. LAND" AS RECORDED IN PLAT BOOK 3, PAGE 505.  
 DEED REFERENCES:  
 1. DEED BOOK 2487 PAGE 573 MECKLENBURG CO. REGISTRY.

LEGEND

- ⊙ EXISTING BORE HOLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING UTILITY POLE
- UGT— EXISTING UNDERGROUND TELEPHONE
- OHVD— EXISTING OVERHEAD UTILITIES
- ⊙ SWEET GUM TREE
- ⊙ CHERRY TREE
- ⊙ POPLAR TREE
- ⊙ TELEPHONE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAINAGE MANHOLE
- ⊙ STORM DRAINAGE CATCH BASIN
- ⊙ WATER METER
- ⊙ EXISTING FIRE HYDRANT
- ⊙ TELEPHONE PEDISTAL
- ⊙ GAS VALVE
- ⊙ EXISTING CONCRETE MONUMENT
- ⊙ IRON PIPE SET
- ⊙ PK NAIL SET SET
- ⊙ REBAR FOUND
- ⊙ RCP REINFORCED CONCRETE PIPE



OWNER:  
 LA QUINTA DEVELOPMENT PARTNERS, LP  
 C/O LA QUINTA INNS INC.  
 112 E. PECAN STREET  
 SAN ANTONIO, TEXAS 78205  
 PH: (210) 302-6000

PROJECT:  
 La Quinta INN & SUITES  
 COLISEUM  
 CHARLOTTE, N.C.  
 4900 S. TRYON ST.  
 CHARLOTTE, N.C.

JOB NO.: JOB\_NO  
 DRAWN: MKK  
 CHECK BY: HAY  
 SCALE: 1"=20'  
 DATE: 04/03/97  
 REV./RFP: 04/14/97  
 04/22/97

ALTA/ACSM  
 BOUNDARY  
 &  
 TOPOGRAPHIC  
 SURVEY

C-101

EXISTING PAVED PARKING LOT  
 TO LA QUINTA DEVELOPMENT PARTNERS, LP, GLORIA H. LONG, FORREST BAIN LONG, ANNI BATTLE LONG, AND CHICAGO TITLE INSURANCE COMPANY, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, AND 14 OF TABLE A THEREOF; AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY. NO PART OF THE PROPERTY LIES WITHIN A 100 YEAR FLOOD PLAIN AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PURSUANT TO THE FLOOD DISASTER ACT OF 1973, AS AMENDED, BY ANY OTHER GOVERNMENTAL AUTHORITY.

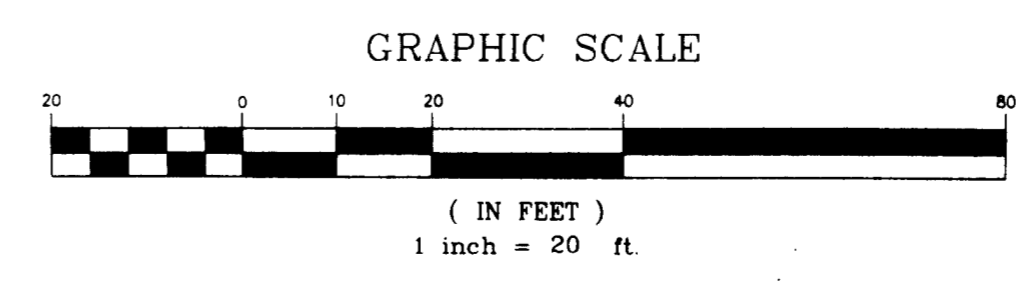
*Harold A. Yelle II*  
 HAROLD A. YELLE II, RLS, L-2575 DATE

LOT #10  
 N/F  
 CHARLOTTE SUMMERFIELD ASSOCIATES LP  
 8100 EAST ZONE STREET  
 BUILDING #900  
 WICHITA, KS 67226  
 TM 143-173-15

LEGAL DESCRIPTION  
 LOT 1  
 DOWER TRACT

Being Lot No. 1 in a division of the Dower Lands of Mrs. M.E. Long, widow of W.M. Long, as shown on map recorded in Book 3, Page 505, in the office of the Register of Deeds for Mecklenburg County, North Carolina, said Lot No. 1 being bounded and described as follows: Beginning at N.C.G.S. MONUMENT "62 EGB" heading S 45°44'03" W 636.43 feet to an iron pipe, being the true point of beginning at the intersection of the right-of-way of Yorkmont Road (having a 60' right-of-way) and S. Tryon Street (having a 80' right-of-way), runs thence with the right-of-way of said Yorkmont Road N 51°13'50" W 461.04 feet to an existing rebar in the right-of-way of said Road, thence S 38°46'10" W for 195.00' to an iron pipe, thence S 51°10'34" E for 461.04' to a concrete monument in the right-of-way of the S. Tryon Street, thence N 38°46'10" E 195.44' to the place and point of Beginning, containing 2.07 acres.

- NOTES:
- LOT 1 IS ALL OF MECKLENBURG COUNTY TAX PARCEL NO. 143-173-16
  - LOT 1 IS ADDRESSED AS 4900 S. TRYON ST
  - OWNER OF RECORD IS GLORIA H. LONG D.B. 2487 PG. 0573
  - NO PORTION OF LOT 1 LIES WITHIN THE BOUNDARIES OF A F.E.W.A. MAPPED FLOOD HAZARD AREA PER F.I.R.M. NO. 370159 0018 C
  - LOT 1 IS CURRENTLY ZONED B-1 (PROPOSED RE-ZONING TO B-2(CO))
  - LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE DERIVED FROM FIELD LOCATED ABOVE GROUND STRUCTURES AND MARKINGS AND CITY UTILITY MARKS. CONTRACTOR TO VERIFY LOCATIONS OF UNDERGROUND UTILITIES BEFORE ANY DIGGING IS TO BE DONE.
  - SPOT ELEVATIONS SHOWN ON ALL ROADWAYS ARE TOP OF CURB OR FINISHED PAVEMENT UNLESS OTHERWISE NOTED.

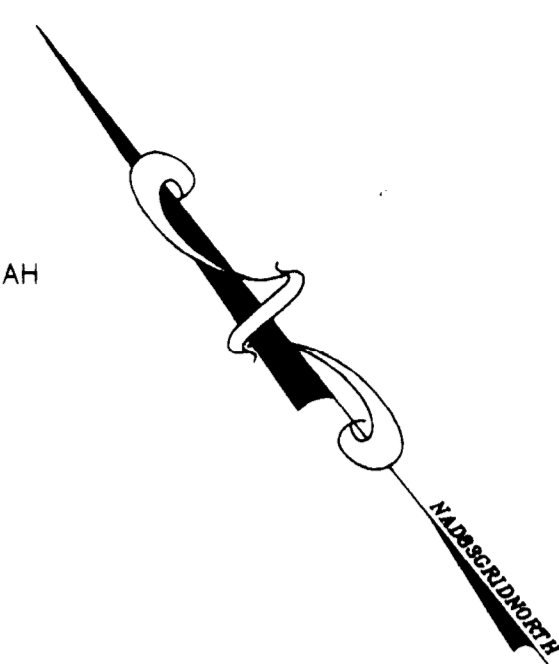
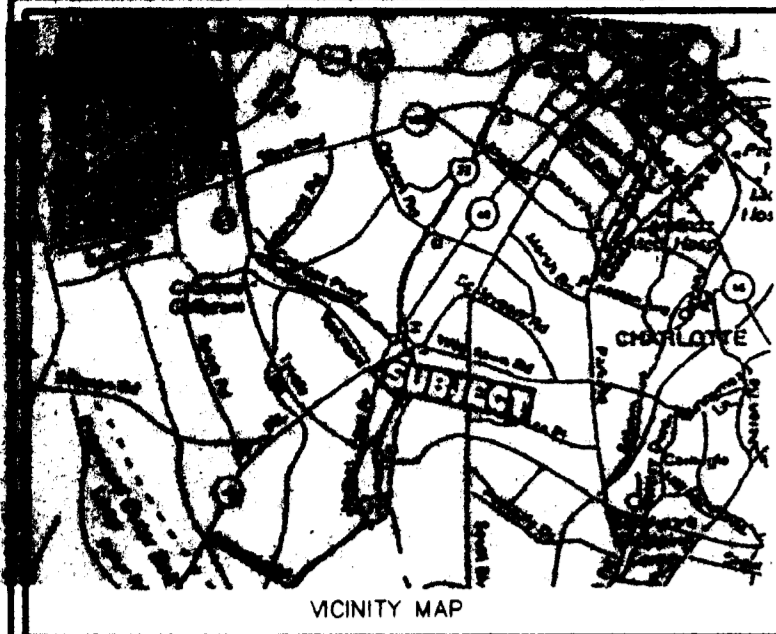


97-48

APPROVED BY CITY COUNCIL  
 DATE 7/21/97

AYES  
 Aiken & Yelle Associates, PA  
 Professional Engineers & Land Surveyors  
 110 Wind Chime Court  
 Raleigh, North Carolina 27615  
 919-870-6801 FAX 919-870-6645





N/F  
ATLANTIC HOMESTEAD VILLAGE LIMITED PARTNERSHIP  
777 MARKET CENTER AVENUE  
EL PASO, TX. 79912  
TM 143-011-15

N/F  
E.S. CHARLOTTE LIMITED PARTNERSHIP  
C/O LEE & URBANS COMPANY  
3905 VINCENNES ROAD #505  
INDIANAPOLIS, IN. 46268  
TM 143-011-10

N/F  
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C/O LEE & URBANS COMPANY  
3905 VINCENNES ROAD #100  
INDIANAPOLIS, IN. 46268  
TM 143-011-14

N/F  
ZIAD A. NASRALLAH AND ADEL A. NASRALLAH  
4016 E. INDEPENDENCE BOULEVARD  
CHARLOTTE, N.C. 28205  
TM 169-042-01A

N/F  
BP OIL COMPANY  
C/O PROPERTY TAX DEPARTMENT  
P.O. BOX 94563  
CLEVELAND, OH. 44101  
TM 169-042-01B

N/F  
KENLEY FAMILY PARTNERSHIP  
7301 YORK ROAD  
CHARLOTTE, N.C. 28217  
TM 169-042-29

N/F  
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TM 169-042-28A

N/F  
SOUTHERN NATIONAL BANK  
C/O AVTAX, INC.  
P.O. BOX 467429  
ATLANTA, GA. 30346  
TM 169-042-28B

N/F  
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6238 HERITAGE PLACE  
CHARLOTTE, N.C. 28210  
WICHITA, KS. 67226  
TM 167-015-09

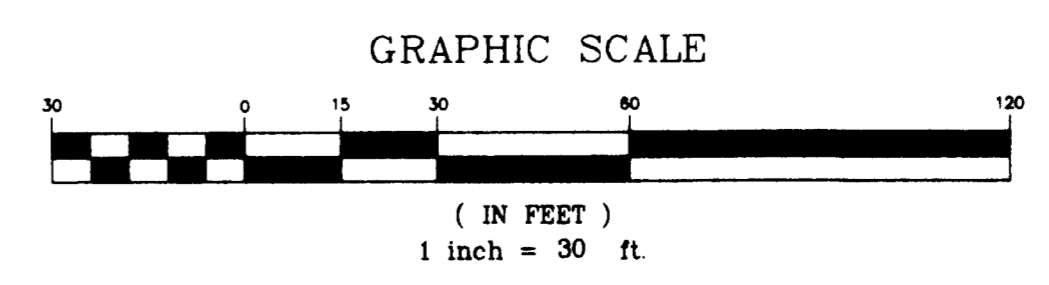
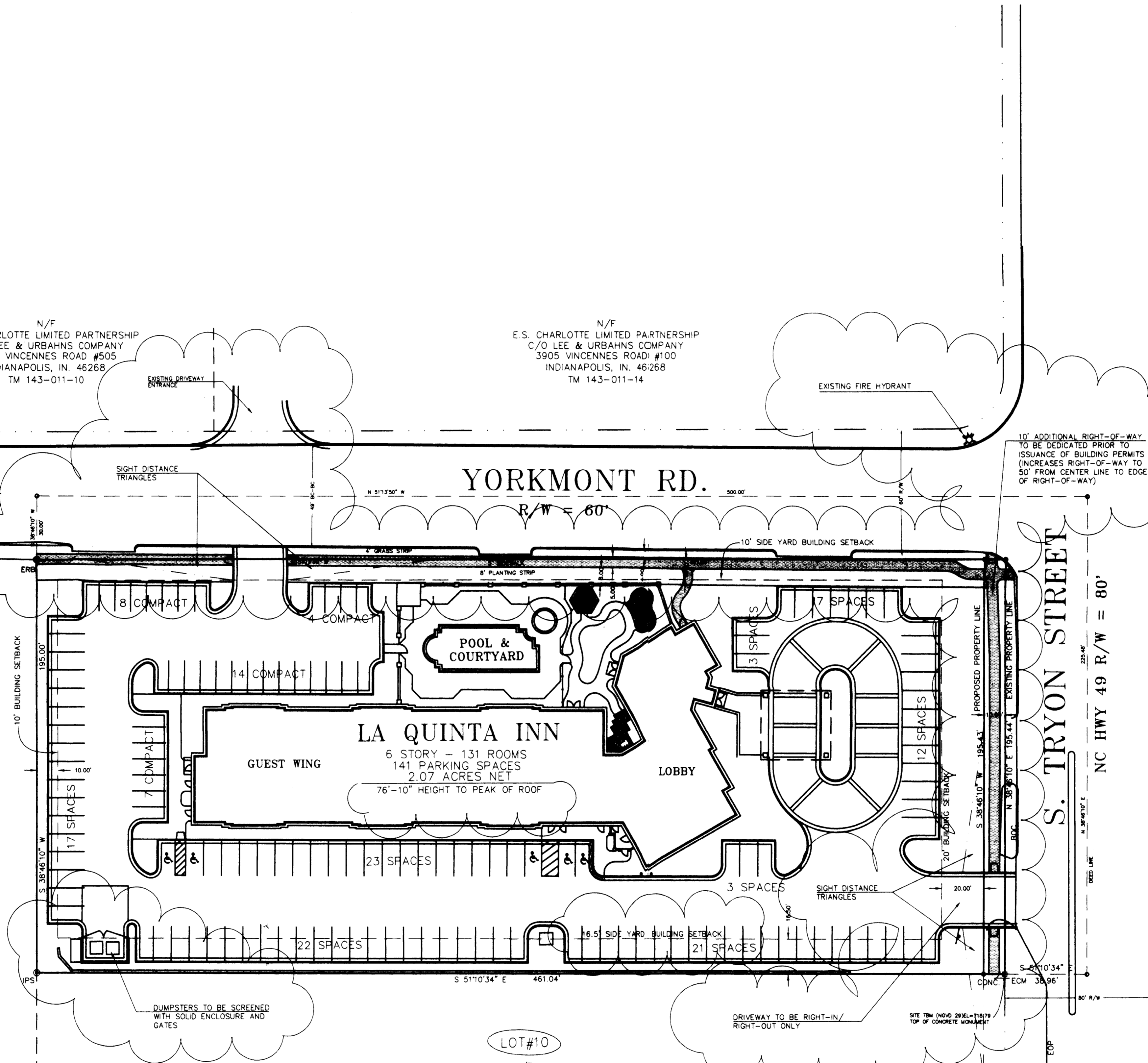
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CHARLOTTE SUMMERFIELD ASSOCIATES L.P.  
8100 EAST 22ND STREET  
BUILDING #500  
WICHITA, KS. 67226  
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TOTAL	112,619 sq.ft.	2.585 acres

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FILE: N:\DWG\LOCAL\DEVPLAN.DWG

Aiken & Yelle Associates, PA  
Professional Engineers & Land Surveyors  
110 Wind Chime Court  
Raleigh, North Carolina 27610  
919-870-8801 Fax 919-870-8846

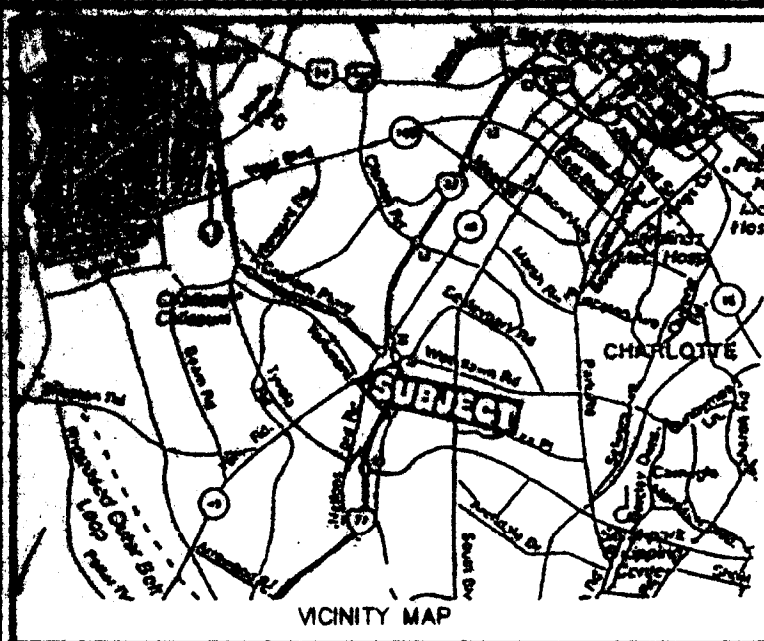
DRAWN BY: MKK & PRM  
CHECKED BY: HAY  
DATE: 3-20-97  
REVISIONS:  
5-7-03-97

DEVELOPMENT PLAN  
FOR  
LOT 1 DOWER TRACT

LA QUINTA INN HOTEL SITE  
CHARLOTTE, MECKLENBURG CO., NORTH CAROLINA

PETITION NO. 97-48  
FOR PUBLIC HEARING

N:\DWG\LOCAL\DEVPLAN.FT1.JULI 4 15:54:45 1997



**UNIVERSITY STANDARDS**  
Revised June 24, 1999  
Repealing Ordinance No. 97-48

**GENERAL PROVISIONS**  
All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-2(CD) District shall be followed unless higher standards are established under these Development Standards and the Rezoning Plan.

The building configuration and placement, parking areas and driveway locations shown on the Rezoning Plan are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building limit lines established on the Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.

**PERMITTED USES**  
The following uses will be permitted within the Site:

A hotel facility containing no more than 131 rooms, together with any incidental or accessory uses Petitioner elects to provide for such facility which are permitted under the Ordinance in the B-2 District; or

Any use permitted under the Ordinance by right or under prescribed conditions in the B-1 Zoning District; provided, however, that if the Site is devoted to one or more B-1 uses, the total gross floor area of heated space devoted to such uses may not exceed 20,000 square feet.

**SETBACKS, SIDE YARDS AND REAR YARDS**

- All buildings constructed within the Site will satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the B-1 District.
- A 20 foot setback will be established along N. C. 49 and a 10 foot building sideyard setback will be established along Yorkmont Road.

**LANDSCAPED AREAS AND SCREENING**

- Screening and landscaped islands shall conform with the standards and treatments specified in Sections 12.208 and 12.103 of the Ordinance.
- The requirements of the Charlotte Tree Ordinance will be satisfied.
- Dumpster and service areas will be screened from public streets and from adjacent properties in a manner which satisfies or exceeds the requirements of the Ordinance.
- If the Petitioner, LaQuinta Inns, Inc., acquires the Site, it agrees to implement the master plan for landscaping depicted on Exhibit B which accompanies the Rezoning Plan.

**ACCESS POINT**  
Only 1 vehicular access point(s) will be provided along N. C. 49 into the Site and 1 along Yorkmont Road into the Site, all as generally depicted on the Rezoning Plan.

**LIGHTING**

- All lighting within the Site except street lights which may be erected along N.C. 49 and Yorkmont Road will be designed such that direct illumination does not extend past exterior property lines of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.
- Lighting fixtures will not exceed 30 feet in height, except for street lights along N.C. 49 and Yorkmont Road.

**PARKING**

- The Petitioner has obtained a variance from the Charlotte Zoning Board of Adjustment to reduce the number of off street parking spaces required under the Ordinance for its proposed hotel facility. For specifics, reference is made to case No. 97-48, Charlotte Zoning Board of Adjustment.

**BINDING EFFECT OF THE REZONING APPLICATION**

- If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Plan and other supportive documents shall, 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 heirs, and devisees, personal representatives, successors in interest and assigns.
- Throughout this Rezoning Petition, the terms "Petitioner," "Owner" or "Owners," shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of each Petitioner and the Owner.

**DESIGN STANDARDS**

- The maximum height of any building constructed on the Site may not exceed 6 stories and no such building may exceed a height of 77 feet above grade.
- All parking areas will be screened from public streets and abutting properties in accordance with the requirements of the Ordinance.
- If the Petitioner acquires the Site, it agrees to design any hotel facility constructed on the Site in substantial compliance with the rendering depicted on Exhibit A which accompanies the Rezoning Plan, reserving, however, the right to have gradations in colors, to make minor modifications to the lower and to change the LaQuinta Inns and Suites' sign depicted on the rendering.

**STORM DRAINAGE**

- Storm drainage and detention systems will be provided in accordance with standards imposed by the City Engineering Department.
- Stormwater detention structures may not be installed within setback areas or the landscaped areas established along N.C. 49 or Yorkmont Road.

**AMENDMENTS TO THE REZONING PLAN**  
Future amendments to the Rezoning Plan and these Development Standards may be applied for by then Owner or Owners of the Parcel or Parcels involved in accordance with Chapter 6 of the Ordinance.

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777 MARKET CENTER AVENUE  
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TM 143-011-15

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3905 VINCENNES ROAD #505  
INDIANAPOLIS, IN. 46268  
TM 143-011-10

N/F  
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INDIANAPOLIS, IN. 46268  
TM 143-011-14

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ZIAD A. NASRALLAH AND ADEL A. NASRALLAH  
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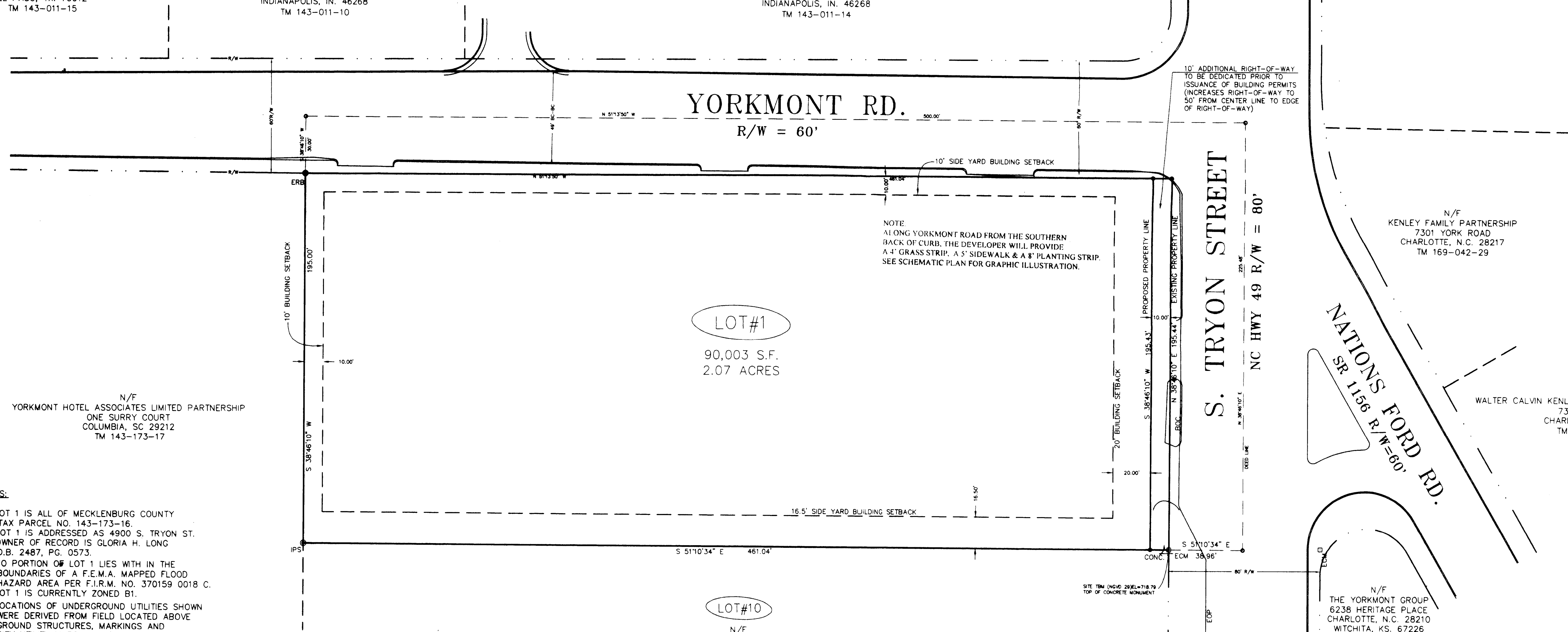
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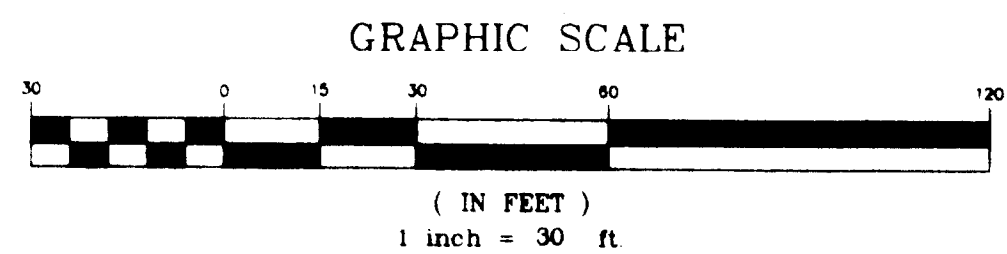


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---

DEVELOPMENT PLAN  
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LOT 1 DOWER TRACT

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LA QUINTA INN HOTEL SITE  
CHARLOTTE, MECKLENBURG CO., NORTH CAROLINA