

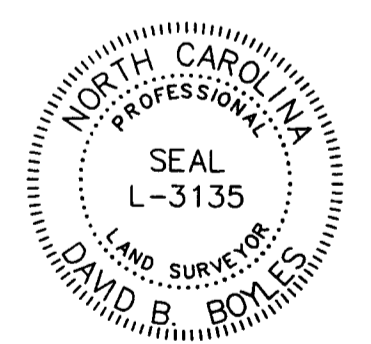
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	48.47	30.00	43.37	N04°00'27"E
C2	46.41	30.00	41.92	S85°10'42"E

- Notes:
- Deed Reference(s) - DB 2988-125, DB 3182-41
 - Tax Parcel ID - 125-07-120, 125-07-125
 - Current Owner - City of Charlotte
 - All bearings are NC Grid bearings
 - All distances are shown horizontal
 - Grid distance = Horizontal distance x Combined Grid Factor (0.999872765)
 - Total Area = ±11.330 Acres
Tract 1 - ±5.428 Acres
Tract 2 - ±5.902 Acres
 - Areas have been determined by coordinate computation
 - Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
 - Zoning - UMUD
 - This property is not located in a special Flood Hazard Area as determined by the Department of Housing and Urban Development. Reference Community Panel Number: 370159018E Dated: 2/4/04
 - This survey was performed without benefit of a Title Commitment Report. LandDesign Surveying, Inc. does not claim that all matters of record which may affect the subject property are shown hereon.
 - The location of underground utilities shown on this map are approximate, based on information provided by others or by field location. Utility locations as shown hereon are intended for planning only. Actual location, size or depth of line should be verified with the individual utility company before construction.
 - The North Carolina Grid Coordinates shown on this map were derived by static differential GPS observations using Trimble 4700 Receivers and processed using Online Positioning User Service.

- Legend
- EIP Existing Iron Pin
 - IPS Iron Pin Set (#5 Rebar)
 - CM Concrete Monument
 - CP Calculated Point
 - UP Utility Pole
 - LP Light Pole
 - OU Overhead Utility
 - FL Fence Line
 - GL Gas Line
 - UT Underground Telephone
 - Sign
 - SM Sanitary Manhole
 - CI Curb Inlet
 - DI Drain Inlet
 - FI Fire Hydrant
 - WM Water Meter
 - WV Water Valve
 - BC Back of Curb
 - EP Edge of Pavement
 - R/W Right-of-Way
 - N/F Now or Formerly
 - CGF Combined Grid Factor

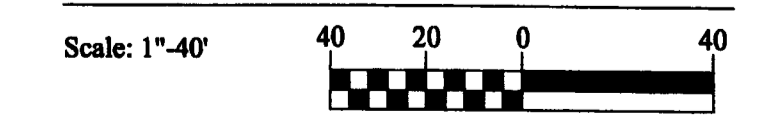
N/F
125-08-102
301 Cameron Associates, LLC
Deed Book 20394 Page 334

N/F
125-08-103
555 Blot, LLC
Deed Book 20394 Page 602



Design Survey
for
2nd Ward Village
City of Charlotte,
Mecklenburg County,
North Carolina

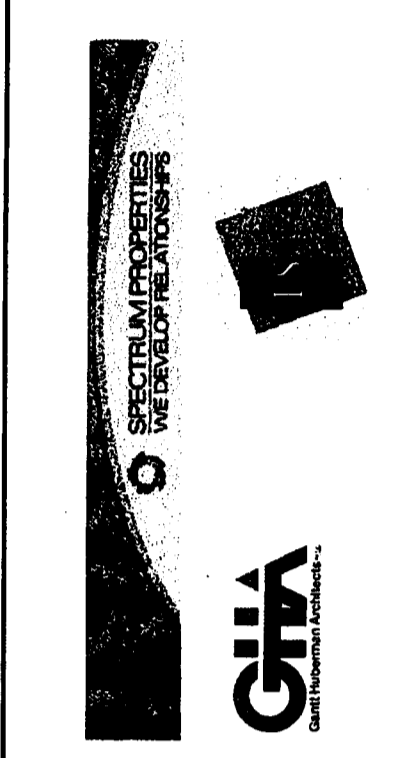
LandDesign Surveying
Phone: (704) 376-7777
Fax: (704) 376-2448
223 North Graham St.
Charlotte, NC 28202



Survey Date: August, 2006
Project Number: 4106094
G:\4106094\dwg\6094Base.dwg

Revision 1/4/10/7
To update utilities

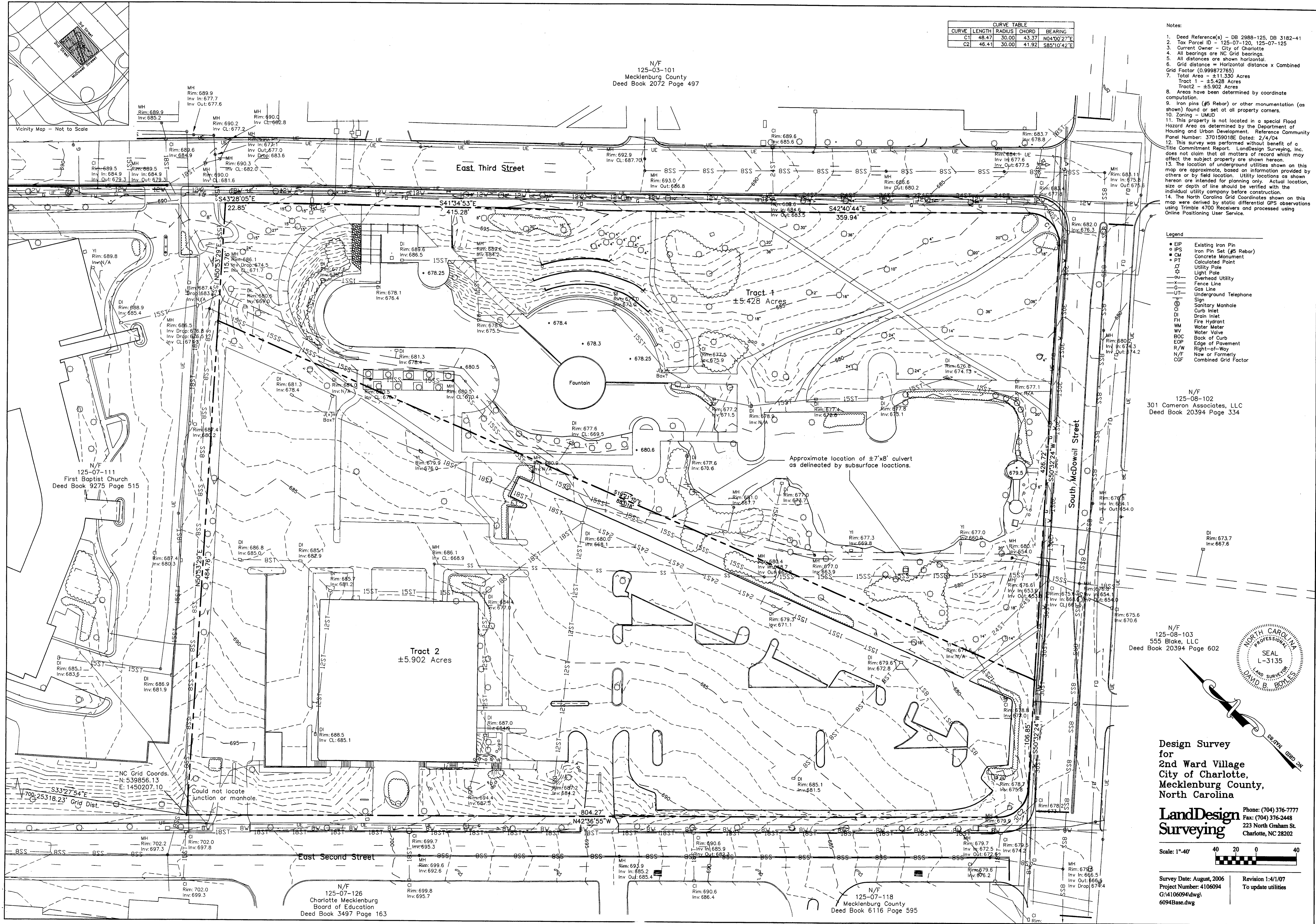
LandDesign®
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BROOKLYN VILLAGE
MIXED USE DEVELOPMENT
SPECTRUM PROPERTIES; CHARLOTTE, NORTH CAROLINA
EXISTING CONDITIONS PLAN

REVISIONS:

DATE: 4/17/2007
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: 1"=40'
PROJECT #: 1066079
SHEET #:
RZ1.0



Vicinity Map - Not to Scale

N/F
125-03-101
Mecklenburg County
Deed Book 2072 Page 497

N/F
125-07-111
First Baptist Church
Deed Book 9275 Page 515

N/F
125-07-126
Charlotte Mecklenburg
Board of Education
Deed Book 3497 Page 163

N/F
125-07-118
Mecklenburg County
Deed Book 6116 Page 595

DEVELOPMENT STANDARDS - BROOKLYN VILLAGE UMUD-0 (APRIL 16, 2006)

A. General Provisions
 These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Spectrum Investment Services, Inc., as agent for Cornerstone Real Estate Advisors LLC, to accommodate redevelopment of that approximately 11.330 acre site consisting of a parcel located at 701 E. Martin Luther King Jr. Blvd., known as the Board of Education Building and a parcel located at 800 E. 3rd Street, known as Marshall Park, all as more particularly described on the Technical Data Sheet (together the "Site").
 The Petitioner contemplates development of a mixed-use community on the Site with residential, office and retail uses together with other possible uses permitted in the UMUD zoning district. The Site is currently zoned UMUD, which permits the uses contemplated by the Petitioner. The development contemplated by the Petitioner generally depicted on the Technical Data Sheet and the Conceptual Schematic Site Plan is referenced herein as "Development Alternative A" (as described below), and the Petitioner seeks certain variation(s) from the minimum standards of UMUD for the Site in connection with "Development Alternative A". As described below, other development alternatives for the Site that do not seek variation(s) from the minimum UMUD standards are permitted.
 Development of the Site in accordance with Development Alternative A will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish 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.
 Development of the Site in accordance with the Other Development Alternatives (as described below) will be governed by the regulations established under the Ordinance for the UMUD zoning classification without regard to the "Optional" provision(s) provided below with respect to Development Alternative A.

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-Optional Provisions
 The Petitioner is requesting the following variations from the UMUD minimum standards for design and development as part of this UMUD (Optional) application in connection with development of the Site in accordance with the Technical Data Sheet and the Conceptual Schematic Site Plan to which these Development Standards are attached (i.e. "Development Alternative A"):

- 1. Vehicular/Truck Maneuvering, Loading Areas and Street B.** Certain variations in the requirements of the Ordinance, including without limitation Section 12.212, regarding loading and the maneuvering of trucks and cars in the area generally depicted on the Conceptual Schematic Site Plan for Street B and the building referenced as "Building A2" shall be permitted.
- 2. Private Streets Until Adoption of Revised Urban Street Guidelines.** Until the earlier of (a) the date of approval by Charlotte City Council of revised Urban Street Guidelines or (b) one (1) year from the date of approval of this UMUD-0 Petition (the "Public Street Transition Date"), internal streets within the Site referenced as Street "B", Street "C" and the portion of Street "A" as generally depicted on the Conceptual Schematic Site Plan (the "Designated Streets") may be maintained as private streets, provided that such streets shall be open and freely accessible to the public at all times. Within thirty (30) days after the Public Street Transition Date, Petitioner shall dedicate the Designated Streets as public streets for acceptance and maintenance by the City of Charlotte.
- 3. Outdoor Dining Activities and Sidewalk Seating Areas Along and Within the Internal Street Rights-of-Way.** Outdoor dining and sidewalk seating areas may take place and be located along and within portions of the rights-of-way of internal streets within the Site, as generally depicted on the Conceptual Schematic Site Plan.
- 4. Angled/Diagonal/Parallel Parking.** Parking along internal streets, whether public or private, may be designed as angled, diagonal or parallel, as generally depicted on Sheet RZ2.0 attached as part of this rezoning plan.
- 5. Setbacks and Sidewalks:**
 - a. Building improvements may encroach up to 8 feet into the setback along Street "B" to allow installation of steps for the proposed building to be located at the corner of Martin Luther King Jr. Blvd. and Street "B" as generally depicted on the Conceptual Schematic Site Plan.
 - b. The existing sidewalk and planting strip located along Martin Luther King Jr. Blvd. may remain in lieu of the installation of new sidewalks and planting strip improvements.
- 6. Street Trees (Section 9.006).** Petitioner may supplement existing trees located along the exterior boundary of the Site.
- 7. Signage (Chapter 13):** The UMUD signage provisions may be modified to allow a vibrant, exciting signage system that identifies the Site and the tenants within building(s) located on the Site as an urban mixed use project including, without limitation, urban retail uses, and creates a sense of place. All signage associated with the Site shall conform to Section 13.108(a) of the Ordinance with the exception of the following *Optional* variations:
 - a. Permitted signage types include all signs permitted under Chapter 13 including and/or in addition to the following:
 - projecting and blade signs,
 - decorative signs,
 - fabricated letters, symbols and/or logos,
 - marquee signs,
 - movie posters, signs and/or banners,
 - on and off premises signage,
 - digitally printed vinyl wall signs wrapped around a supporting structure,
 - murals/artwork,
 - and advertising banners.
 - b. There shall be no limit on the maximum sign area of individual projecting and/or blade signs. A projecting and/or blade sign, wall sign, or combination thereof may be located on any building wall;
 - c. All signs may be internally or externally lit by any means and at any times;
 - d. Artwork, such as but not limited to murals, may be painted directly onto the building facade(s) or digitally printed on an acrylic or vinyl type material and permanently applied to a facade;
- 8. Lighting.** Existing street lights located along the exterior boundaries of the Site may remain. Unique lighting to support a vibrant urban mixed use project with ground floor retail uses will be permitted on the Site.
- 9. Development/Building Activities in Rights-of-Way.** Cranes and other building structures and activities may be located within all rights-of-way located within the Site or abutting the Site, subject to the reasonable review and approval by CDOT.
- 10. Easement/Air Rights for Buildings along Linear Park.** It is acknowledged that the grant of easements and/or air parcels by and between Mecklenburg County as the eventual owner of the Third Street Linear Park shown on the Conceptual Schematic Site Plan and the owner(s) of parcels located adjacent to the Third Street Linear Park may be undertaken so as to ensure compliance with all applicable ordinances, codes and regulations, including without limitation zoning and subdivision ordinance requirements and building code regulations.
- 11. Access Locations.** Access to the Site from public rights of way shall be as shown on the Conceptual Schematic Site Plan and to extent permitted shall be permitted as UMUD-Optional variations pursuant to this UMUD-Optional request.
- 12. Modifications with Authority of Planning Director.** Developer may seek alteration(s) in the standards described in this UMUD-Optional application upon application to the Charlotte-Mecklenburg Planning Director, and the Planning Director may, at her discretion, approve any such alterations upon a determination that the same are substantially in keeping with the Optional provision(s) provided herein and with the overall intent and purposes of the UMUD district.

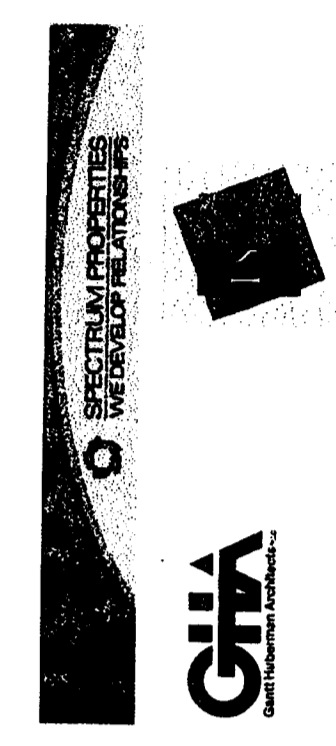
D. Other Development Alternatives Under UMUD Without Optional Variations.
 It is understood that the variation(s) from the UMUD minimum standards requested by this Petition are optional in nature and relate solely to development contemplated in connection with Development Alternative A. This provision(s) in accordance with UMUD requirements and minimum standards. In other words, the Petitioner, in this provision(s) in accordance with UMUD requirements and minimum standards. In other words, the Petitioner, 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), provided that Other Development Alternatives are in accordance with UMUD requirements and minimum standards.

E. Amendments to Rezoning Plan
 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 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.

F. Blending Effect of the Rezoning Documents and Definitions
 1. 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.
 2. Throughout these Development Standards, the terms, "Petitioner" and "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.

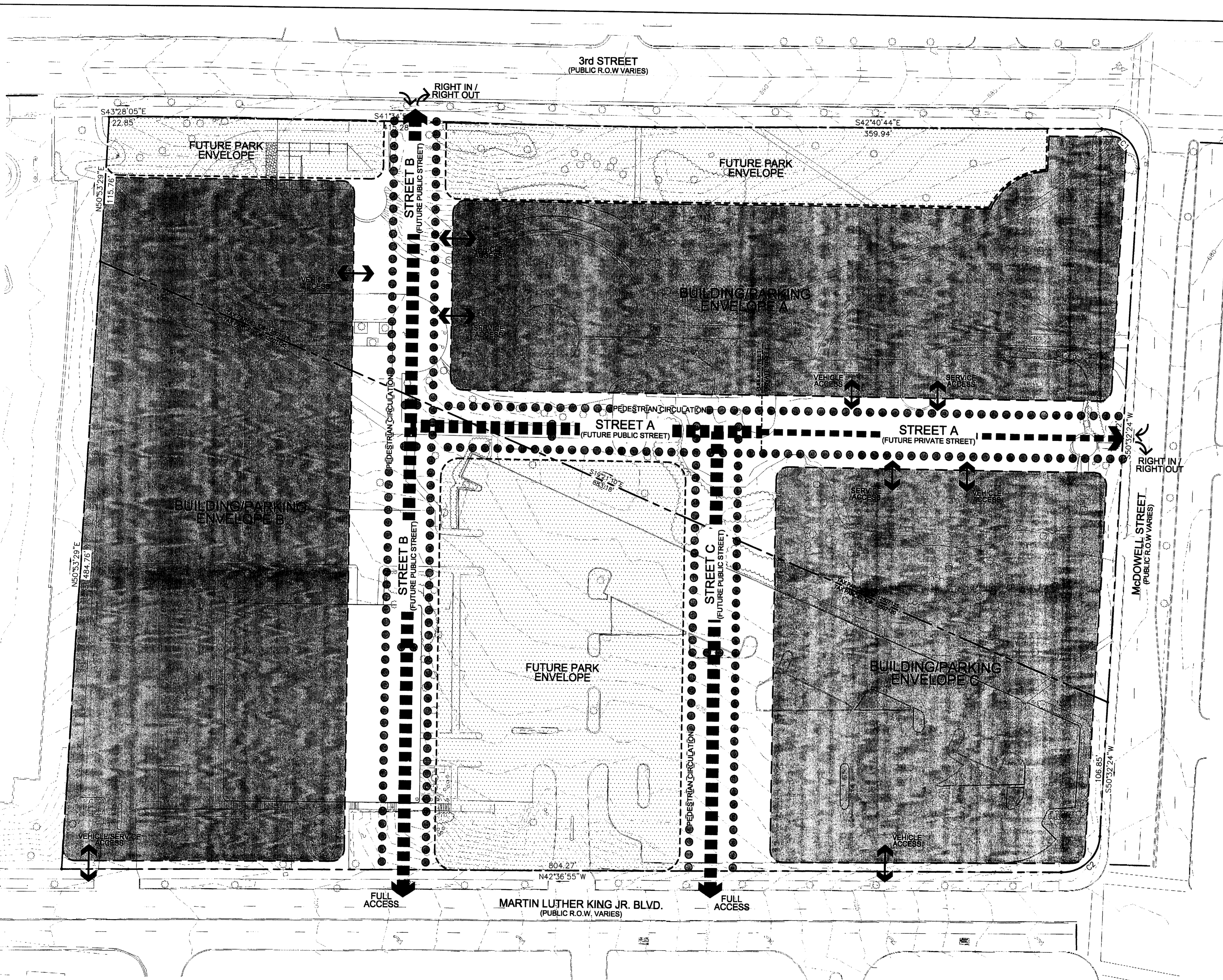
G. Statement With Respect To The Graphics Which Are Set Forth On Exhibits Accompanying The Technical Data Sheet for Development Alternative A
 The graphic representations set forth on this rezoning plan are intended to describe the conceptual plans proposed for development in accordance with Development 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.

LandDesign
 223 N Graham Street, Charlotte, NC 28202
 V: 704.333.0325 F: 704.333.2326
 www.LandDesign.com



**BROOKLYN VILLAGE
 MIXED USE DEVELOPMENT**
 SPECTRUM PROPERTIES, CHARLOTTE, NORTH CAROLINA
 TECHNICAL DATA SHEET

REVISIONS:
 DATE: 4/17/07
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 SCALE: 1"=40'-0"
 PROJECT #: 106679
 SHEET #:
RZ2.0

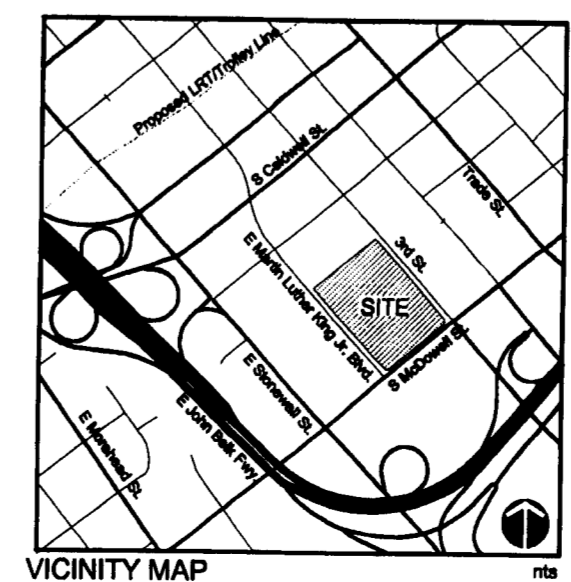
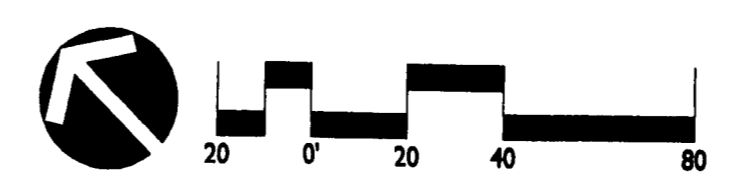


DEVELOPMENT SUMMARY

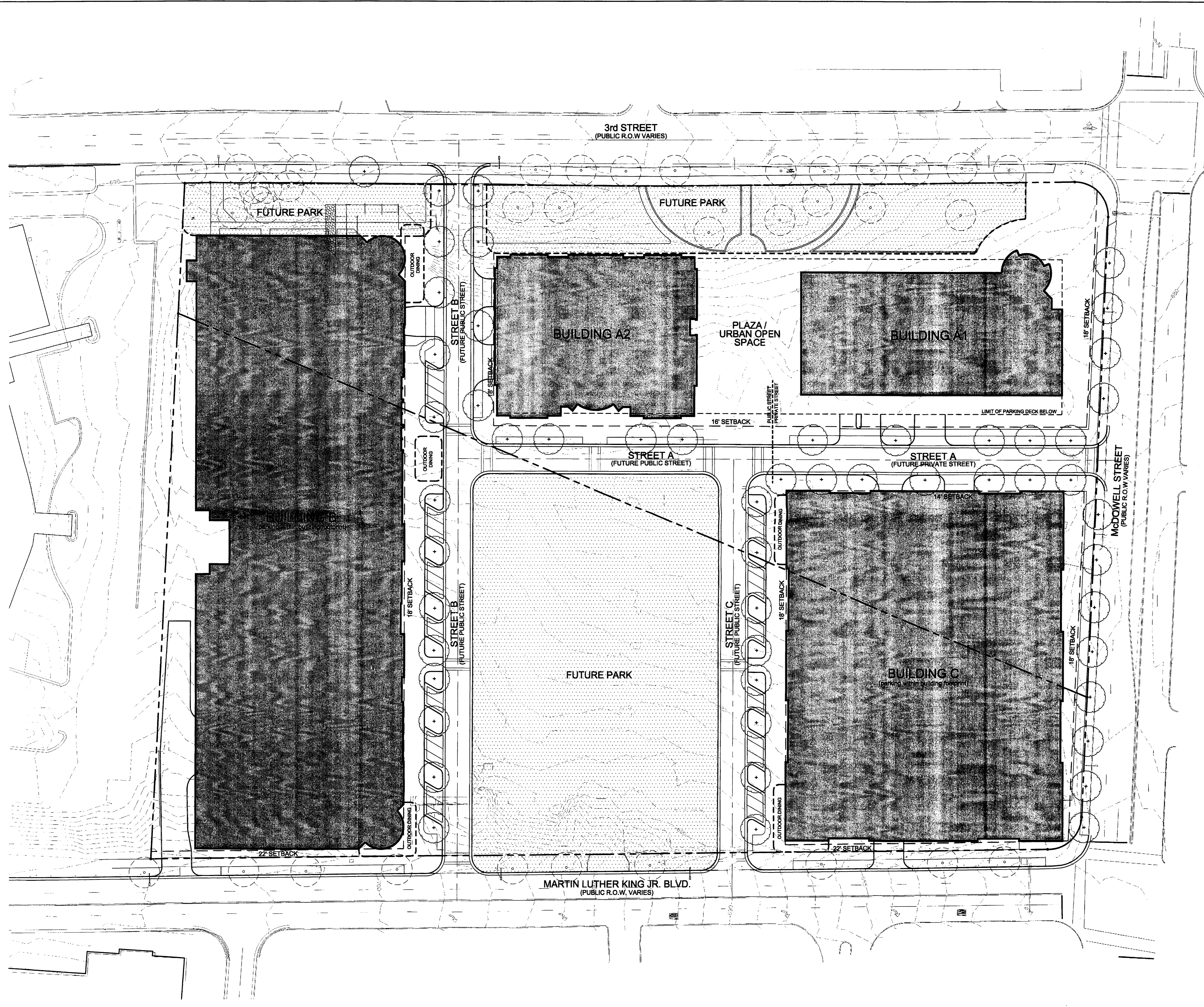
PETITION NO.: 2007-XX
 PARCEL ID#: 12507125 and 12507120
 JURISDICTION: CITY OF CHARLOTTE
 EXISTING ZONING: UMUD
 PROPOSED ZONING: UMUD-0
 TOTAL SITE ACREAGE: +/- 11.33 ACRES

GENERAL NOTES

SURVEY DATA AND BOUNDARY INFORMATION PROVIDED BY:
 LANDDESIGN SURVEY
 223 NORTH GRAHAM STREET
 CHARLOTTE, NC 28202
 704-378-7777



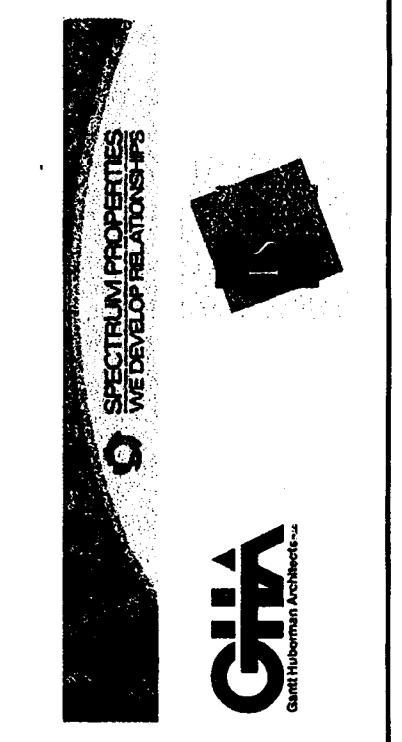
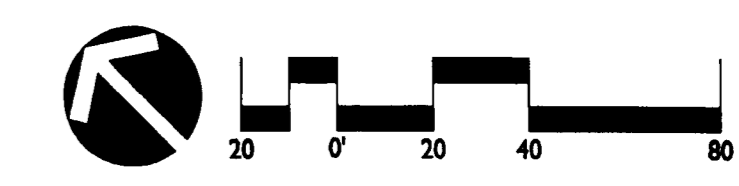
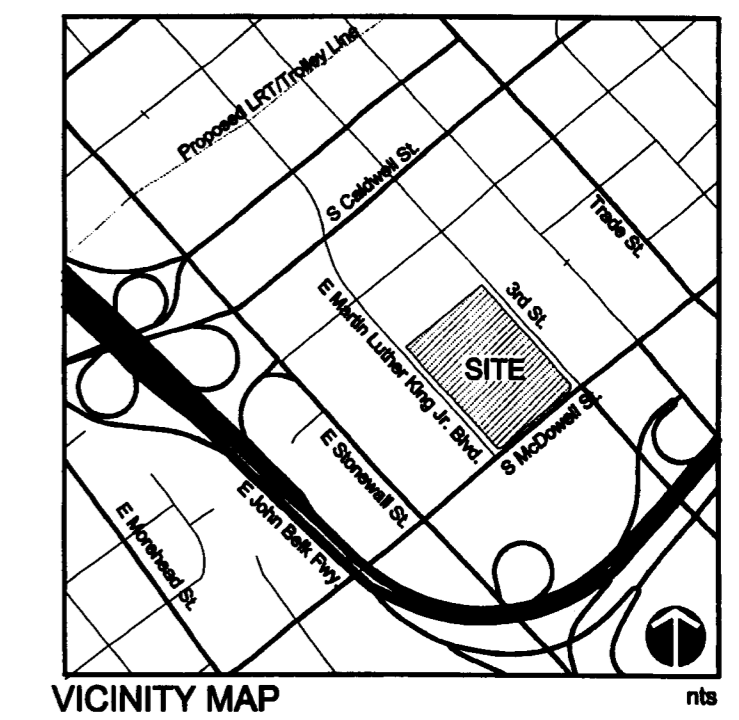
**FOR PUBLIC HEARING
 PETITION # 2007-XXX**



NOTE:

1. THE SCHEMATIC SITE PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO SHOW THE GENERAL CONCEPT OF BUILDING RELATIONSHIPS, BUILDING SETBACKS, AND STREETScape. THIS FINAL DESIGN LAYOUT MAY VARY DUE TO FINAL ARCHITECTURE AND UNFORSEEN SITE CONSTRAINTS.
2. PUBLIC STREETS 'A', 'B', AND 'C' R.O.W SHALL BE DETERMINED DURING THE SUBDIVISION / UMUD PROCESS THROUGH CDOT.

FOR PUBLIC HEARING
PETITION # 2007-XXX



**BROOKLYN VILLAGE
MIXED USE DEVELOPMENT**
SPECTRUM PROPERTIES, CHARLOTTE, NORTH CAROLINA
CONCEPTUAL SCHEMATIC SITE PLAN

REVISIONS:
DATE: 4/17/2007
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: 1"=40'-0"
PROJECT #: 1006079
SHEET #:
RZ3.0