Development Notes for MetroNet Expo Mixed Use Sports and Entertainment Facility

City of Charlotte, North Carolina

Petition #9-052 (*Petition")

Petitioner:

Squadron Investment Group, LLC, as agent for GAM Interests, Limited Partnership or its mortgagee in Wilmington, NC or a party to the deed from Charlotte County to the Petitioner, and its successors and assigns.

Lienor:

City of Charlotte from time to time

Current Zoning:

LA-1 (1.645 acres), LA-2 (1.658 acres), BR-3 (1.36 acres), BR-9 (41 acres), BR-2.8 (2 acres)

Proposed Zoning:

LA-I-DI

Land Area:

Total Area: Approximately 13.58 Acres (*"Site")

Area A:

The approximately 8.99 acre portion of the Site proposed for use for the Mixed Use Sports and Entertainment Facility, including the Permanent Uses designated herein as such Area (including overnight camping).

Area C:

The approximately 9.01 acre portion of the Site proposed for use for the Permanent Uses designated herein as such Area.

Area Development Notes:

Development of the Site shall be in accordance with the Zoning Ordinance of the City of Charlotte, North Carolina and such other applicable regulations and conditions and modifications contained in this Development Note. Buildings depend on the County Planning Department for the Site may be constructed in phases over time and as is determined by the Petitioners.

The Site will be developed as a unified planned development, provided that the Petitioners will propose such development to the City in accordance with the Subdivision Ordinance. The ultimate configuration of the Area and the parcels of lots forming parts thereof, have not been finalized as of this date, and if in the discretion of the Petitioners, the Area designation on the Technical Data Sheet and the Conceptual Site Plan which accompany the Petition is altered, it shall not be considered final until the Area designation is filed with the City as a preliminary graphic representation of the general location of the proposed development and the dimensions of the proposed parcels are certified by the City as being consistent with the final definition of the Area designation on the Technical Data Sheet and the Conceptual Site Plan. The Conceptual Site Plan may be subject to variations in its features and dimensions that may not materially change the development generally depicted. The Area may, therefore, be altered or modified during the design development and construction document phases subject to the Zoning Ordinance and the Subdivision Ordinance.

Biocycle Parking

The Planned Parking, in conjunction with the Charlotte Department of Transportation, may waive or reduce required bicycle parking depending upon the development, including land uses and other conditions, as allowed by the Ordinance.

Buffer:

Buffer shall be established in accordance with the Ordinance as depicted on the Technical Data Sheet or the Conceptual Site Plan. For example, if a residential zoning, property zoning, property zoning, or any other zoning, or property use or any other zoning or property use has been determined by the Ordinance (notwithstanding buffers shown on the Technical Data Sheet or Conceptual Site Plan).

Document Access Points:

The Petitioners shall provide the access point to the Site for the Petitioners for all purposes as allowed by the Ordinance (notwithstanding buffers shown on the Technical Data Sheet or Conceptual Site Plan).

Development Notes:

Development of the Site shall comply with the requirements of the Provisions for Construction of Storm Water Ordinance as incorporated into the Plan指定的条件和要求。