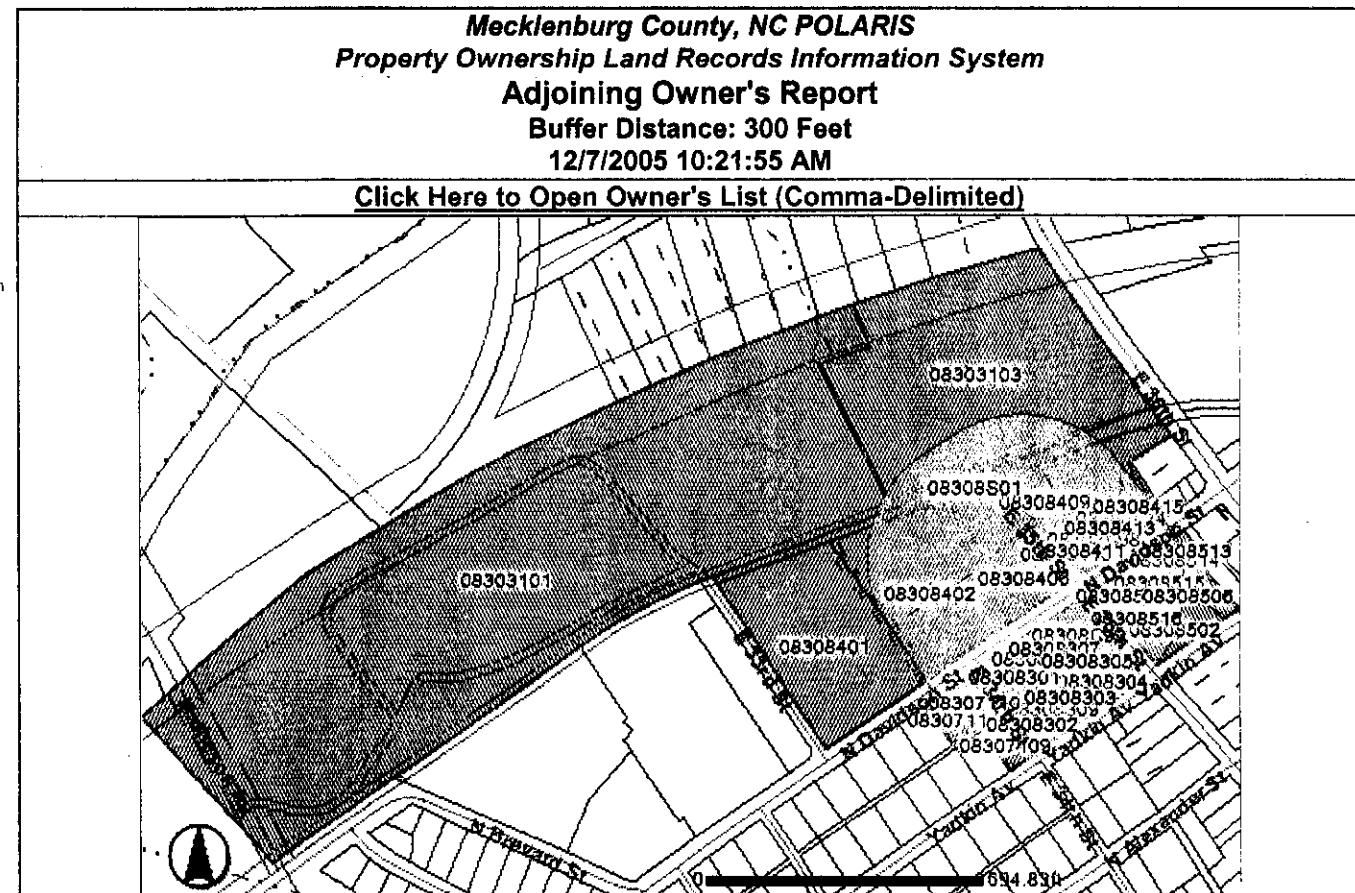
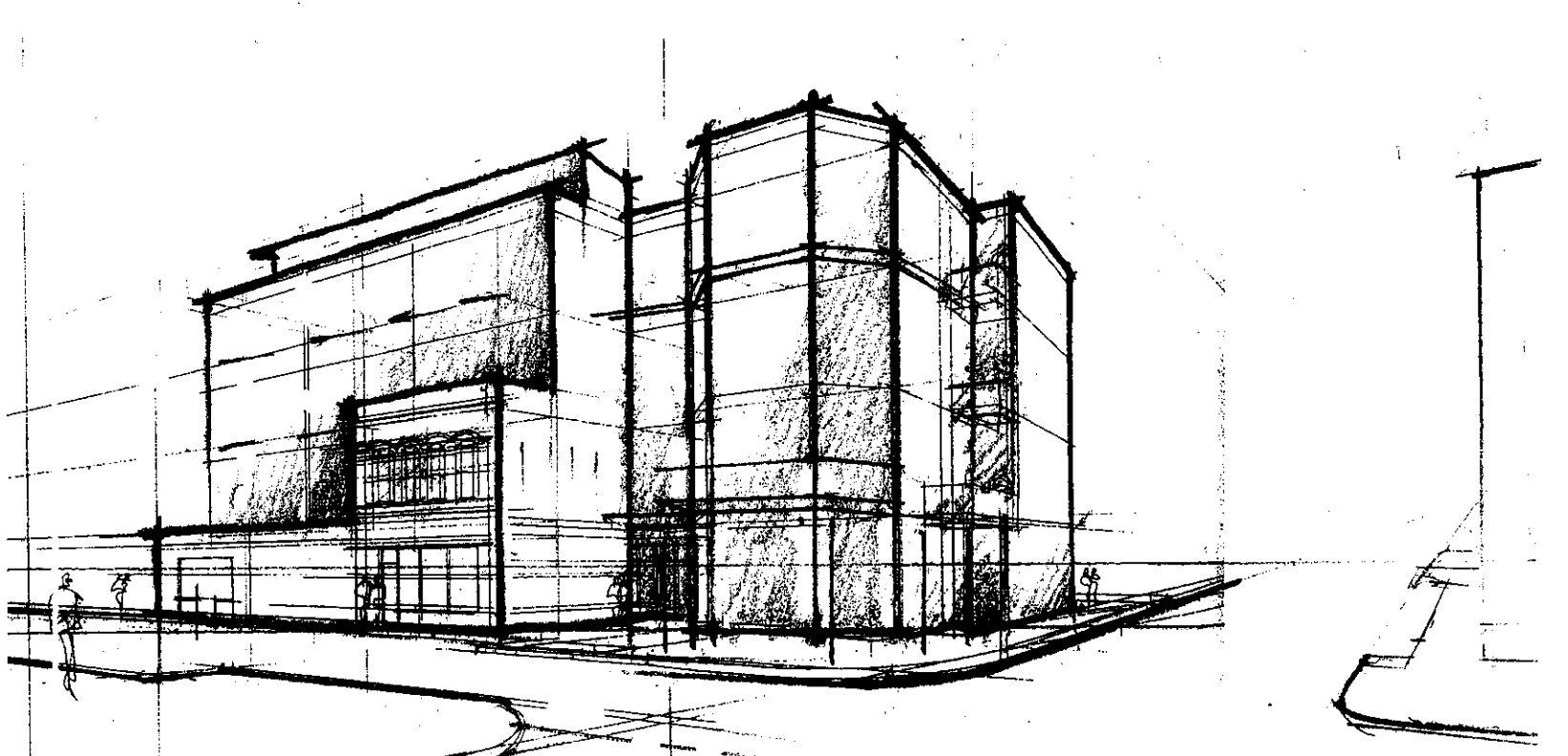




This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

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Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
08303101	CAR-CH LLC	400 E 33TH ST	CHARLOTTE	NC	28205	NA	08107	429	21.937 AC
08303103	WEIR ASSOCIATES LP	145 LANSLOWNE RD	CHARLOTTE	NC	28270	NA	12105	189	6.973 AC
08307109	CHRISTOPHER LEE DRIGGS	1012 E 35 ST	CHARLOTTE	NC	28205	L125 M6-901	08772	453	1.1 LT
08307110	SCOTT A WHITAKER AND JEANNE E WHITAKER	3048 N DAVIDSON ST	CHARLOTTE	NC	28205	L128 M6-901	15525	436	1.1 LT
08307111	PHYLLIS H LEONARD AND J P HUBEL TRUSTEES	PO BOX 5035 LAKE WYLLIE	SC	29710	L130 M6-901	12806	613	1.1 LT	
08305301	%CROSLAND INC CROSLAND-LOFTS 14 LLC	125 SCALEYBARK RD	CHARLOTTE	NC	28209	L128 M6-901	18666	697	0.268 AC
08305302	TIMOTHY S MASSA AND KRISTIN L MASSA	3101 YADKIN AV	CHARLOTTE	NC	28205	L126 M6-901	13779	253	1.1 LT
08305303	VETO A VESPOINT AND CLARA E VESPOINT	3828 BARCLAY DOWNS DR	CHARLOTTE	NC	28208	NA	07352	051	1.1 LT
08305304	CHARLOTTE INC HABITAT FOR HUMANITY OF	PO BOX 34387	CHARLOTTE	NC	28234	L178 M6-901	09014	288	0 AC
08305305	PAUL SIRENS AND RUTH LYONS	7448 VALLEYBROOK RD	CHARLOTTE	NC	28270	P3 B5 M230-14	06665	756	0 AC
08305307	VETO A VESPOINT AND CLARA E VESPOINT	3828 BARCLAY DOWNS DR	CHARLOTTE	NC	28208	L2 B5 M230-14	07352	051	0 AC
08305308	VETO ANTHONY VESPOINT AND CLARA E VESPOINT	3828 BARCLAY DOWNS DR	CHARLOTTE	NC	28208	M6-901	04838	483	0 AC
08305309	INC HABITAT FOR HUMANITY OF CLT	PO BOX 34387	CHARLOTTE	NC	28234	L127 M6-901	11202	235	1.1 LT
08305310	NODA LOFTS LLC	610 E MOREHEAD ST	CHARLOTTE	NC	28202	UNIT 100 U/F 638-1	14786	411	1.1 LT
08305311	NODA LOFTS LLC	610 E MOREHEAD ST	CHARLOTTE	NC	28202	UNIT 110 U/F 639-1	14786	411	1.1 LT
08305312	NODA LOFTS LLC	610 E MOREHEAD ST	CHARLOTTE	NC	28202	UNIT 120 U/F 638-1	14786	411	1.1 LT
08305313	JONATHAN W BAHR AND BABAK EMADI-PARAMOVH	1100 S MINT ST #107	CHARLOTTE	NC	28203	UNIT 130 U/F 638-1	15067	162	1.1 LT
08305401	% MECKLENBURG THE Y M C A OF CHARLOTTE	3025 N DAVIDSON ST	CHARLOTTE	NC	28205	NA	03377	382	3.148 AC
08305402	% MECKLENBURG THE Y M C A OF CHARLOTTE	3025 N DAVIDSON ST	CHARLOTTE	NC	28205	NA	03377	382	2.648 AC
08305406	% CROSLAND INC FAT CITY INVESTMENT ASSOC LLC	125 SCALEYBARK RD	CHARLOTTE	NC	28209	NA	15547	789	19558.44 sf
08305409	WEIR ASSOCIATES LP	145 LANSLOWNE RD	CHARLOTTE	NC	28270	L10 P6-9 B1 M1865-105 &STRIP	12105	189	1.542 AC
08305410	LANCE J DEUTSCH AND LEMORE JONES DEUTSCH	1129 LINGANORE RD	CHARLOTTE	NC	28203	P15 B1 M230-14	09461	114	0 AC
08305411	JOSEPH MIKE MCQUIRE	2205 CRESCENT AVE	CHARLOTTE	NC	28207-1509	3203 N DAVIDSON ST	05158	870	0 AC
08305413	STEPHEN GLENN HOOD AND SUZANNE FARRAH HOOD	15720 JOHN J DELANDY DR #445	CHARLOTTE	NC	28277	P13 B1 M230-14	18442	178	0 AC
08305414	PAMELA B MARTIN	PO BOX 891	MATTHEWS	NC	28106	L12 B1 M230-14	11516	832	0 AC
08305415	% W III MCCULLOUGH	3550 FINCHER BLVD	CHARLOTTE	NC	28209-4455	L11 B1 M230-14	03911	783	0 AC
08305421	WESLEY G SEAGRAVES	712 SUNNYSIDE AV	CHARLOTTE	NC	28204	UNIT 101 U/F 671-1	17321	246	1.1 LT
08305422	BELMONT VENTURES LLC	3205 N DAVIDSON ST #102	CHARLOTTE	NC	28208	UNIT 102 U/F 671-1	16899	581	1.1 LT
08305423	DANA E PARKER-BURLESON	3205 N DAVIDSON ST #103	CHARLOTTE	NC	28208	UNIT 103 U/F 671-1	16728	618	1.1 LT
08305424	J ALEXIS BATISTA AND IRMA G WOLFE	3205 N DAVIDSON ST #104	CHARLOTTE	NC	28208	UNIT 104 U/F 671-1	16775	339	1.1 LT
08305425	J ALEXIS BATISTA AND IRMA G WOLFE	3205 N DAVIDSON ST #104	CHARLOTTE	NC	28208	UNIT 105 U/F 671-1	16775	339	1.1 LT
08305426	INVESTMENT GROUP INC CAROLINA REAL ESTATE	3205 N DAVIDSON ST #201	CHARLOTTE	NC	28208	UNIT 201 U/F 671-1	16933	127	1.1 LT
08305427	GOODWAVE ENTERPRISES LLC	125 DEVONPORT DR	MATTHEWS	NC	28204	UNIT 202 U/F 671-1	17135	587	1.1 LT
08305428	RICHARD HAFNER AND JOHN GULLIN AND MARGUERITE H TUCKER	7711 ABBOTTSWICH CT	CHARLOTTE	NC	28269	UNIT 203 U/F 671-1	16748	383	1.1 LT
08305429	BEVERLY SETZ	3205 N DAVIDSON ST #204	CHARLOTTE	NC	28208	UNIT 204 U/F 671-1	16576	558	1.1 LT
08305430	JOSE BATISTA	3205 N DAVIDSON ST #205	CHARLOTTE	NC	28208	UNIT 205 U/F 671-1	16691	900	1.1 LT
08305431	DANA PARKER-BURLESON	3205 N DAVIDSON ST #206	CHARLOTTE	NC	28208	UNIT 206 U/F 671-1	16874	306	1.1 LT
08305432	ALEXA RESIDENTIAL LLC	14527 DAVIS TRACE DR	CHARLOTTE	NC	28227	UNIT 207 U/F 671-1	16576	706	1.1 LT
08305433	KEVIN JOHN TAMBURO	3205 N DAVIDSON ST #208	CHARLOTTE	NC	28208	UNIT 208 U/F 671-1	16576	701	1.1 LT
08305434	JASON VARGOSKO	3205 N DAVIDSON ST #209	CHARLOTTE	NC	28208	UNIT 209 U/F 671-1	16576	676	1.1 LT
08305435	BRANDY BENNETT	3205 N DAVIDSON ST #210	CHARLOTTE	NC	28208	UNIT 210 U/F 671-1	17928	358	1.1 LT
08305501	J PAUL SIRENS	7448 VALLEYBROOK RD	CHARLOTTE	NC	28270	B4 M230-14	05329	361	0 AC
08305502	DEMO LLC	3220 N DAVIDSON ST	CHARLOTTE	NC	28205	L1 M37-359	16495	744	4.1 LT
08305503	DAVID S MULLANEY AND BARBARA G MULLANEY	3220 N DAVIDSON ST	CHARLOTTE	NC	28205	B4 M230-14	10121	328	0 AC
08305513	DAVID MULLANEY AND BARBARA MULLANEY	3220 N DAVIDSON ST	CHARLOTTE	NC	28205	3220 N DAVIDSON ST	02951	408	0 AC
08305514	DAVID S MULLANEY AND BARBARA G MULLANEY	% 3220 N DAVIDSON ST	CHARLOTTE	NC	28205	B4 M230-14	04709	195	0 AC
08305515	CITY OF CHARLOTTE	600 E 4TH ST	CHARLOTTE	NC	28202-2616	B4 M230-14	3215		0 AC
08305516	J PAUL SIRENS AND RUTH A LYONS	7448 VALLEYBROOK RD	CHARLOTTE	NC	28270	L2 M37-359	13540	863	1.1 LT



BUILDING SCALE AND MASSING

NOT TO SCALE

NOTE: THIS BUILDING SCALE AND MASSING IS CONCEPTUAL IN NATURE. IT MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 6.2

FAT CITY FOR PUBLIC HEARING PETITION NO: 2005-

Thursday December 22, 2005
Revised:

REQUESTED ZONING CHANGE FROM: NS, Neighborhood Services TO: "MUDD - O" Mixed Use Development District - Optional

Data and Notes:

1. Size: 0.44 acres (19,139 S.F.)
Tract 1: 9,782 sf + Tract 2: 9,757 sf

2. Present zoning: NS, Neighborhood Services

3. Proposed zoning: "MUDD - O" Mixed Use Development District - Optional
Please see the OPTIONAL NOTES.

Every effort will be made to try to preserve approximately 3200 S.F. of existing Fat City building shell and about 70' of existing building facade fronting North Davidson Street. Petitioner reserves the right to build back the facade wall and the Fat City building shell, to their existing location/shape/condition if removed or demolished or if the what do you think? for some unforeseen reason.

4. Proposed building, Maximum of 38,000 sf.
Including 7,740 sf (may increase to 8,000 sf Maximum) + 19 residential units (may increase to 20 units Maximum)

Potential future additional building S.F. or additional units will comply with the parking requirements of MUDD-O

5. Existing parking: 28 gravel parking spaces and on street parking spaces.

6. Future required parking: per MUDD-O
Residential: 1 space per dwelling unit
All Other Uses: 1 space per 600 SF

6 a. Required parking: 33
Commercial: 8000 sf @ 6.0 = 13.3, 13 parking spaces
provided
residential: 20 units at 1 per unit = 20,

20 on site & on street parking provided

6 b. On site parking spaces = 25 spaces
North Davidson street on street parking = 4 spaces.
35 Street on street parking = 3 spaces

6 c. Total provided: 32
As an option, the petitioner may seek reduction in 1 parking space.

6 d. Final parking count may vary per construction documents and permitting issues. However, the parking requirements will be met per MUDD-O.

6 e. Future on street parking per CDOT approval.

6 f. 4 Bicycle parking will be provided on site.

7. Signage is limited to building signage with no detached signs. Signage is limited to the MUDD-O requirements. However, As an option the petitioner seek an increase in sf of signage greater than MUDD requirements from 10% to 20%.

8. Trash collection service may be off site by a vendor or on site dumpster or on site compactor, roll up and recycling, as needed/required at all. Will meet section 12.403

8a. The dumpster, and recycling if any will be screened with walls and gates on all four sides.

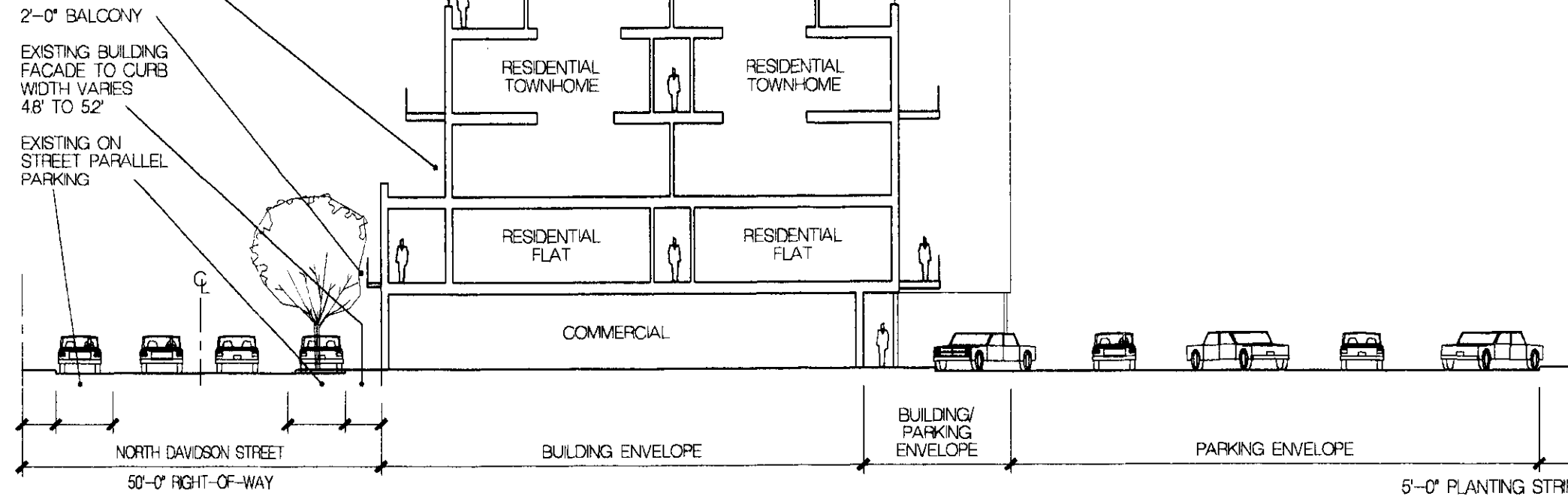
9. Site will meet tree ordinance requirements.

10. Storm water requirements will meet city regulations. Please note that most of the site is already IMPERVIOUS. The existing site is almost all concrete, asphalt or compacted gravel.

10 a. The petitioner shall also utilize detention for any increase of impervious area created by the development.

10 b. The petitioner will work with the City Storm Water (Have spoken to Bill Fruit) to pipe and cover the existing concrete bed drainage to the left of the property. A 25' easement will be granted from the adjacent property owner (YMCA) in order for the new Fat City left building wall to come within 6" to 18" of the property line. Please see detail of this 25' easement to storm drain pipe to building relationship on this sheet.

This easement area can provide outdoor space, improved sidewalk / outdoor seating along North Davidson Street and potential of pedestrian connectivity from the back of the building to the YMCA property / parking.

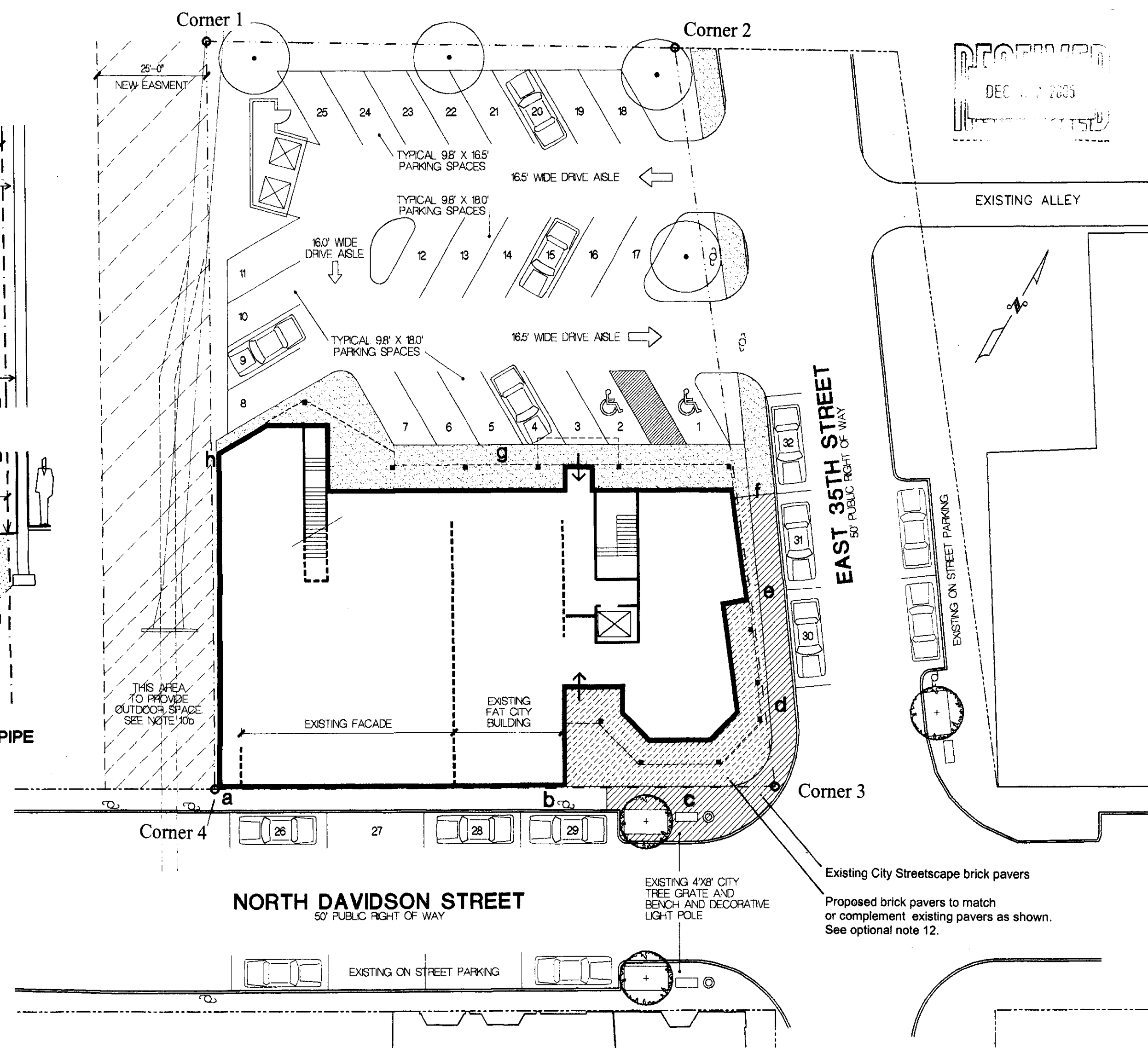


SECTION

SCALE: 1" = 20'-0"

NOTE: THIS SECTION IS CONCEPTUAL IN NATURE. IT MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 6.2

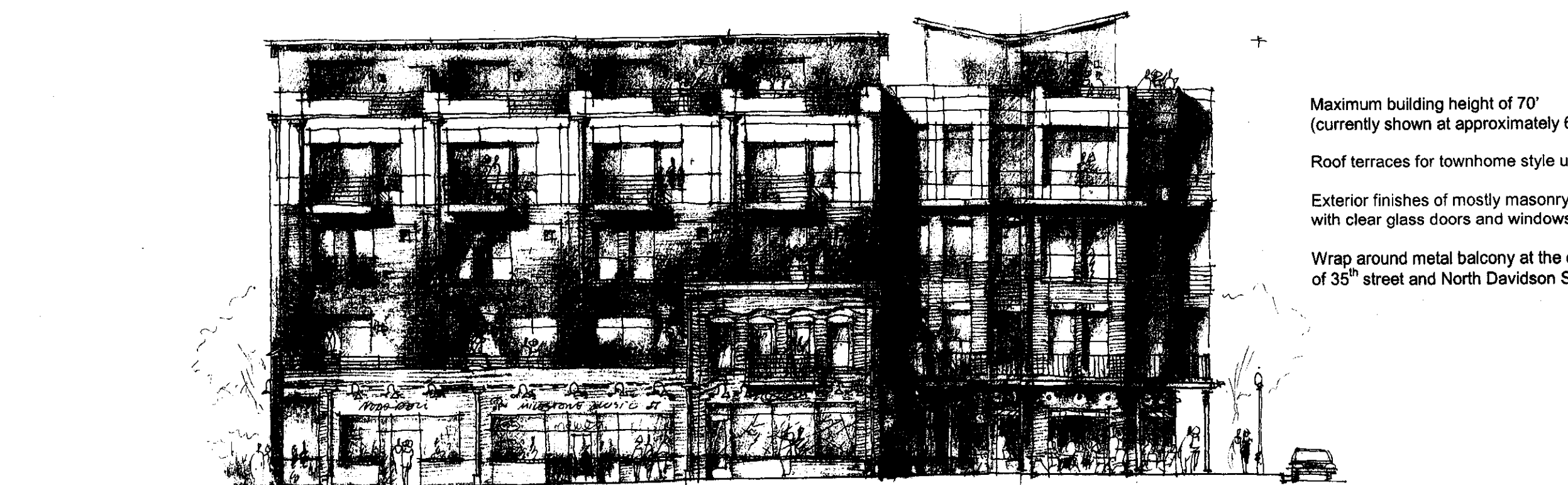
Rezoning boundaries are
Corner 1 to corner 4



ILLUSTRATIVE SITE PLAN

SCALE: 1" = 20'-0"

NOTE: THIS SITE PLAN IS CONCEPTUAL IN NATURE. IT MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 6.2



ELEVATION ALONG NORTH DAVIDSON STREET

NOT TO SCALE

NOTE: THIS ELEVATION IS CONCEPTUAL IN NATURE. IT MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 6.2

3116 NORTH DAVIDSON STREET
SUITE 230
CHARLOTTE, NC 28205

ph 704.334.1648
fx 704.334.1649
www.urbana-architecture.com

2006-46

CONTACT:

BABAK EMADI

URBANA
3116
NORTH DAVIDSON ST.
SUITE 230
CHARLOTTE, NC
28205
704.334.1648 P
704.334.1649 F
babak@urbana-architecture.com

FAT CITY

PETITIONER:

FAT CITY
INVESTMENT
ASSOCIATES, LLC
125 SCALEYBARK ROAD
CHARLOTTE, NC
28209

ERIC VARGOSKO
704.239.0945 P
704.552.1988 F

TECHNICAL DATA
AND ILLUSTRATIVE
SITE PLAN

REZONING
PETITION
#2005-

FOR PUBLIC HEARING

REVISIONS:

Maximum building height of 70'
(currently shown at approximately 62')

Roof terraces for townhome style units

Exterior finishes of mostly masonry veneer,
with clear glass doors and windows.

Wrap around metal balcony at the corner
of 35th Street and North Davidson Street.

DECEMBER 22, 2005

CONTACT:

BABAK EMADI

URBANA
3116
NORTH DAVIDSON ST.
SUITE 230
CHARLOTTE, NC
28205
704.334.1648 P
704.334.1649 F
babak@
urbana-architecture.com

FAT CITY

PETITIONER:

FAT CITY
INVESTMENT
ASSOCIATES, LLC
125 SCALEYBARK ROAD
CHARLOTTE, NC
28209

ERIC VARGOSKO
704.239.0945 P
704.552.1998 F

SURVEY

REZONING
PETITION
#2005---

FOR
PUBLIC
HEARING

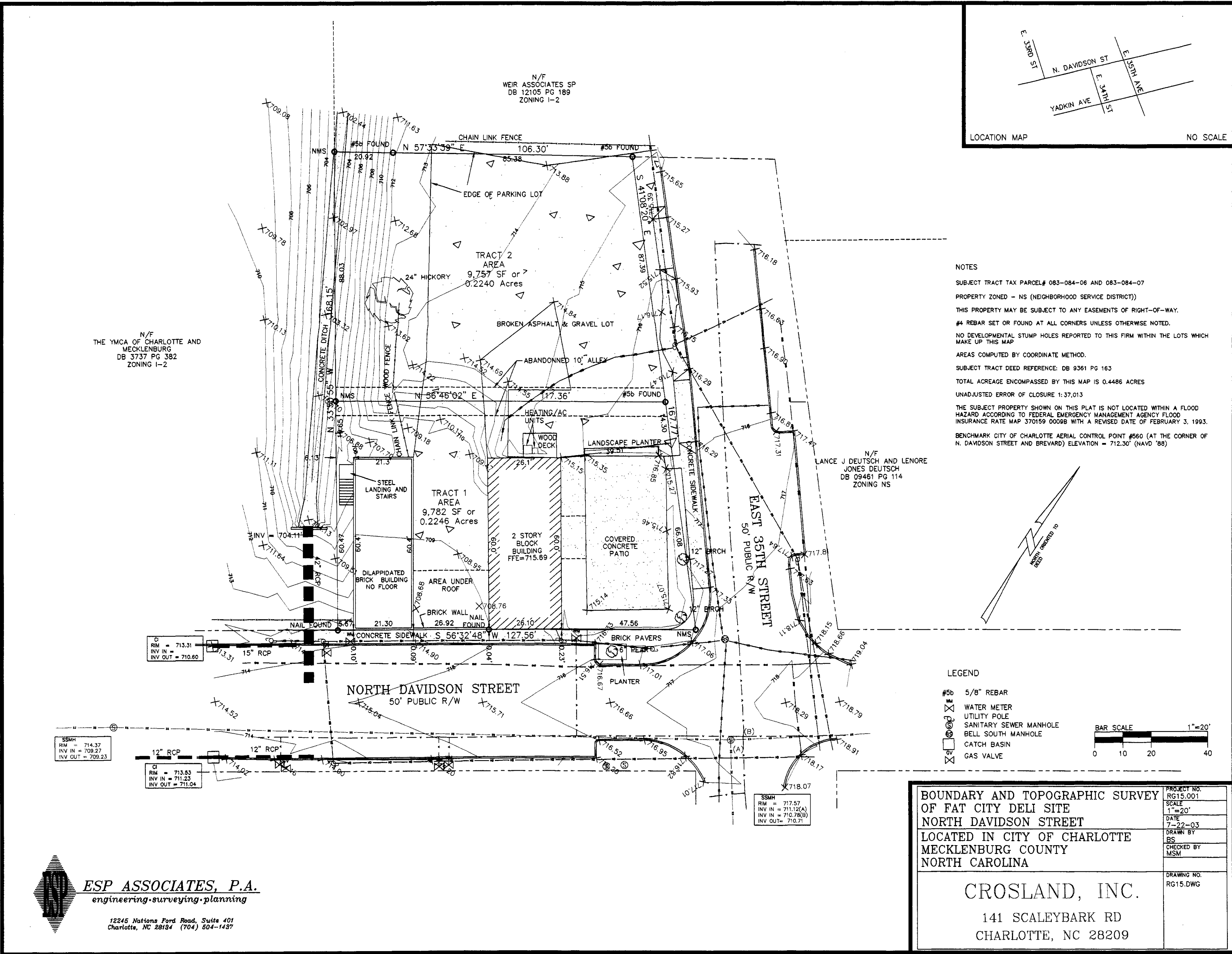
REVISIONS:

● DECEMBER 22, 2005

Written Metes and Bounds

Site as described in Deed Book 16547 Page 789 of the Mecklenburg County Registry.

BEGINNING at a point located at the intersection of westerly margin of East 35th Street (currently a 50' public right-of-way) and the northerly margin of North Davidson Street (currently a 50' public right-of-way); thence with the northerly margin of North Davidson Street S. 56-32-48 W. 127.56 feet to a nail found in the easterly boundary of the property owned, now or formerly by the YMCA of Charlotte and Mecklenburg as described in Deed Book 3737 at Page 382, Mecklenburg County Registry; thence with the easterly boundary of the YMCA property N. 33-50-55 W 168.15 feet to a point located in the southeasterly boundary of the property owned (now or formerly) by Weir Associates SP as described in Deed Book 12105 at Page 189, Mecklenburg County Registry; thence with the southeasterly boundary of the Weir Associates property N. 57-33-39 E. 106.30 feet to a point located in the westerly margin of East 35th Street; thence with the westerly margin of East 35th Street S. 41-08-20 E. 167.77 feet to the POINT OR PLACE OF BEGINNING, containing 0.4486 acres and being further identified as Tracts 1 and 2, all as shown on that survey entitled "Boundary and Topographic Survey of Fat City Deli Site" prepared by ESP Associates, P.A., dated July 22, 2003, reference to which this survey is hereby made.



ESP ASSOCIATES, P.A.
engineering-surveying-planning

12245 Nations Ford Road, Suite 401
Charlotte, NC 28134 (704) 604-1437

BOUNDARY AND TOPOGRAPHIC SURVEY
OF FAT CITY DELI SITE
NORTH DAVIDSON STREET
LOCATED IN CITY OF CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA

CROSLAND, INC.
141 SCALEYBARK RD
CHARLOTTE, NC 28209

PROJECT NO.
RG15.001
SCALE
1"=20'
DATE
7-22-03
DRAWN BY
BS
CHECKED BY
MSM
DRAWING NO.
RG15.DWG