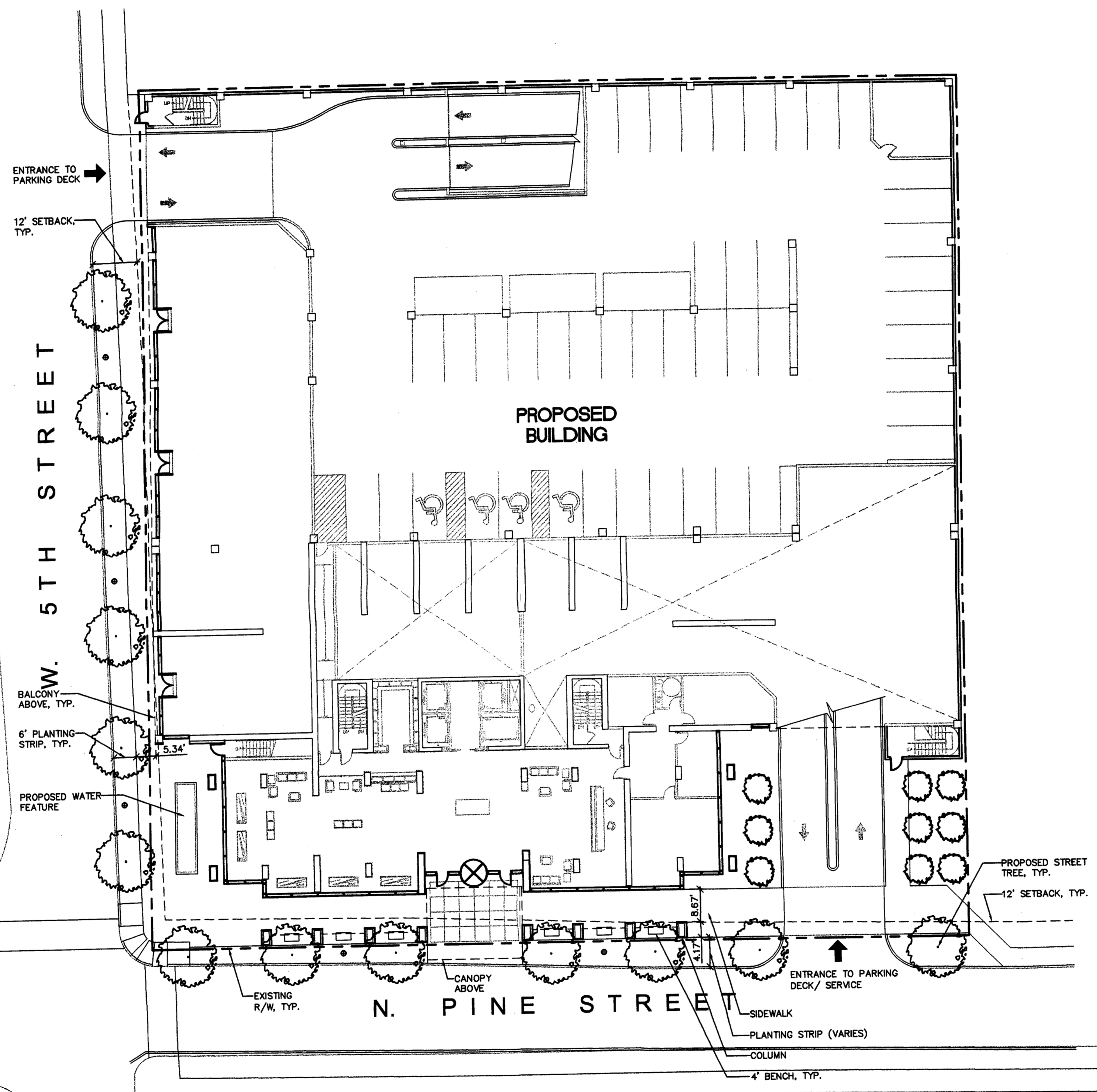


VICINITY MAP/ PROPERTY OWNERS MAP N.T.S.

- ADJACENT PROPERTY OWNERS**
- 400 WEST 5TH STREET
PREFERRED PARKING SERVICE, INC.
PID #07805305
 - 401 WEST 5TH STREET
PREFERRED PARKING SERVICE, INC.
PID #07805306
 - 420 WEST 5TH STREET
BANK OF AMERICA CORPORATE
PID #07805307
 - 214 NORTH GRAHAM STREET
PREFERRED PARKING SERVICE, INC.
PID #07805301
 - WEST 5TH STREET
CITY OF CHARLOTTE
PID #07805302
 - 425 WEST 5TH STREET
EOP CHARLOTTE, WJ, LLC
PID #07805404
 - 401 WEST 5TH STREET
TRUSTEES OF THE FIRST PRESBYTERIAN CHURCH
PID #07801612
 - 300 WEST 5TH STREET UNIT #810
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805608
 - 300 WEST 5TH STREET UNIT #811
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805610
 - 300 WEST 5TH STREET UNIT #812
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805611
 - 300 WEST 5TH STREET UNIT #813
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805612
 - 300 WEST 5TH STREET UNIT #815
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805613
 - 300 WEST 5TH STREET UNIT #816
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805614
 - 300 WEST 5TH STREET UNIT #818
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805615
 - 300 WEST 5TH STREET UNIT #822
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805616
 - 300 WEST 5TH STREET UNIT #1
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805701
 - 300 WEST 5TH STREET UNIT #2
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805702
 - 300 WEST 5TH STREET UNIT #3
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805703
 - 300 WEST 5TH STREET UNIT #101
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805704
 - 300 WEST 5TH STREET UNIT #102
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805705
 - 300 WEST 5TH STREET UNIT #103
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805706
 - 300 WEST 5TH STREET UNIT #104
FIFTH AND POPLAR ASSOCIATES LLC
PID #07805707
 - 300 WEST 5TH STREET UNIT #1
FIFTH AND POPLAR ASSOCIATES LLC
PID #07801141



REZONING SUMMARY

SITE AREA:	13 AC
EXISTING ZONING:	UMUD
PROPOSED ZONING:	UMUD-O
PROPOSED USE:	Residential Condominiums
# OF UNITS	403
# OF PARKING SP.	719 + 48 Visitor
# OF STORIES	50 Total
PETITIONER:	The Vue - Charlotte, LLC 101 N. Tryon St. Suite 100 Charlotte, NC 28246

DEVELOPMENT STANDARDS

(January 20, 2006)

General Provisions
These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by The Vue - Charlotte, LLC to accommodate development of that approximately 1.3 acre site bounded by West Fifth Street, West Sixth Street, North Graham Street and North Pine Street and which is more particularly described on the Technical Data Sheet (the "Site"). Development of the Site 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" provisions provided below.

1. 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:

A. Setback along North Pine Street (Section 9.905(2)):

- New building construction (including without limitation all building improvements, columns and parking structures, at below or up to 10 feet above grade) may encroach into the required setback along Pine Street for a distance ranging from approximately 7 feet near West Fifth Street and 4 feet near West Sixth Street, subject to the installation of the architectural/streetscape plan substantially as outlined on the attached Sheet RZ-1.
- Canopies located at least 12 feet, but no higher than 20 feet, above grade may encroach up to 10 1/2 feet into the required setback along North Pine Street.
- Balconies and other building appurtenances located at least 30 feet above grade may encroach up to 9 feet into the required setback along North Pine Street.

B. Setback along West Fifth Street (Section 9.905(2)):

- New building construction (including without limitation all building improvements, columns and parking structures, at below or up to 30 feet above grade) may encroach into the required setback along West Fifth Street up to 1 foot, subject to the installation of the architectural/streetscape plan substantially as outlined on the attached Sheet RZ-1.
- Canopies located at least 10 feet, but no higher than 12 feet, above grade may encroach up to 5 1/2 feet into the required setback along West Fifth Street.
- Balconies and other building appurtenances located at least 30 feet above grade may encroach up to 5 feet into the required setback along West Fifth Street.

C. Building Walls (Section 9.906(b) and (k)):
Walls that may be visible from West Sixth Street and/or North Graham Street as noted on the attached Sheet RZ-4 and RZ-5 may deviate from the requirements of Section 9.906(b) and (k) of the Ordinance provided that such walls are articulated substantially as outlined on the attached Sheet RZ-4 and RZ-5.

D. Modifications with Authority of Planning Director:
Developer may seek alterations in the standards and architectural/streetscape treatments 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 Provisions provided herein and with the overall intent and purposes of the UMUD district.

E. Optional Nature of Requests:
It is understood that the variations from the UMUD minimum standards requested by this Petition are Optional in nature. This Petition also contemplates development of the Property without the benefit of the Optional provisions in accordance with UMUD minimum standards.

2. Amendments to Rezoning Plan
Subject to the provisions of Section 1.D. above, future amendments to the Technical Data Sheet and these Development Standards may be applied for 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.

3. Binding Effect of the Petition Documents and Definitions

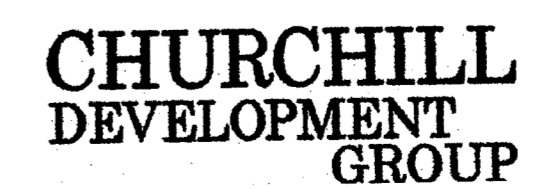
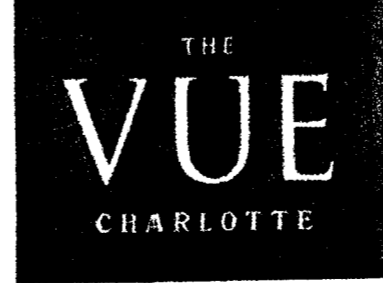
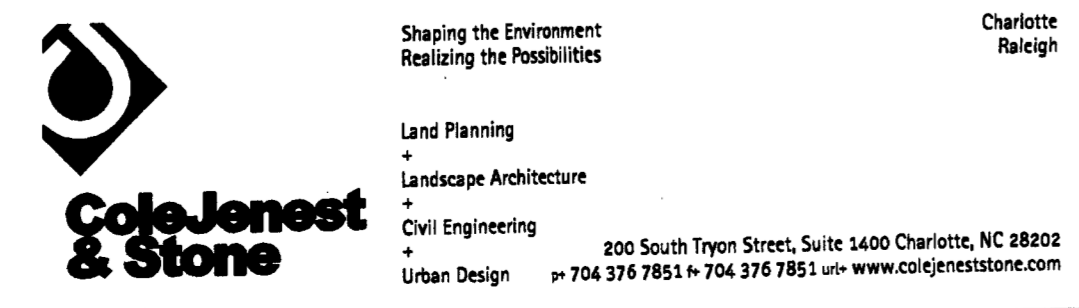
A. If this Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

B. Throughout these Development Standards, the terms, "Developer," "Petitioner," and "owner" or "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.

4. Statement With Respect To The Graphics Which Are Set Forth On Exhibits Accompanying The Technical Data Sheet
The attached building elevations are intended to describe the conceptual architectural theme proposed for the building. However, it should be noted that the building elevations are schematic in nature. Accordingly, the architectural concept may be altered during design development phases.

P:\2006\01\363\236365.dwg, 1/20/2006 9:04:46 AM, 25'-0"

2006-55 Rezoning Site Plan
SCALE: 1" = 20'-0"
01-20-2006



Sheet Number:
RZ-1

W. 5TH STREET

12'-0" SETBACK LINE

OUTLINE OF
BALCONIES ABOVE
● LEVEL 9

PROPERTY LINE

12'-0" SETBACK LINE

OUTLINE OF
BALCONIES ABOVE
● LEVEL 4

MAIN ENTRANCE
CANOPY ABOVE

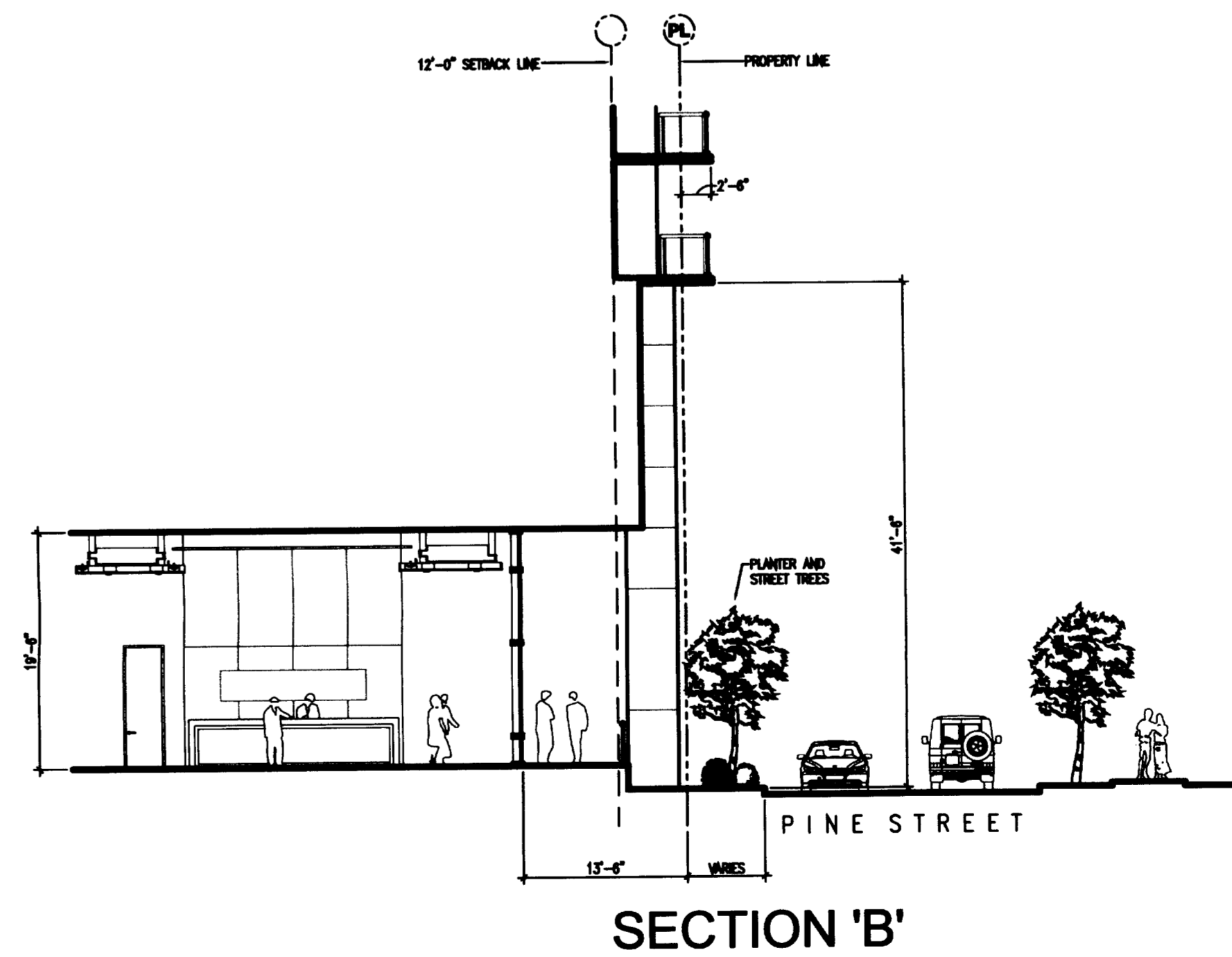
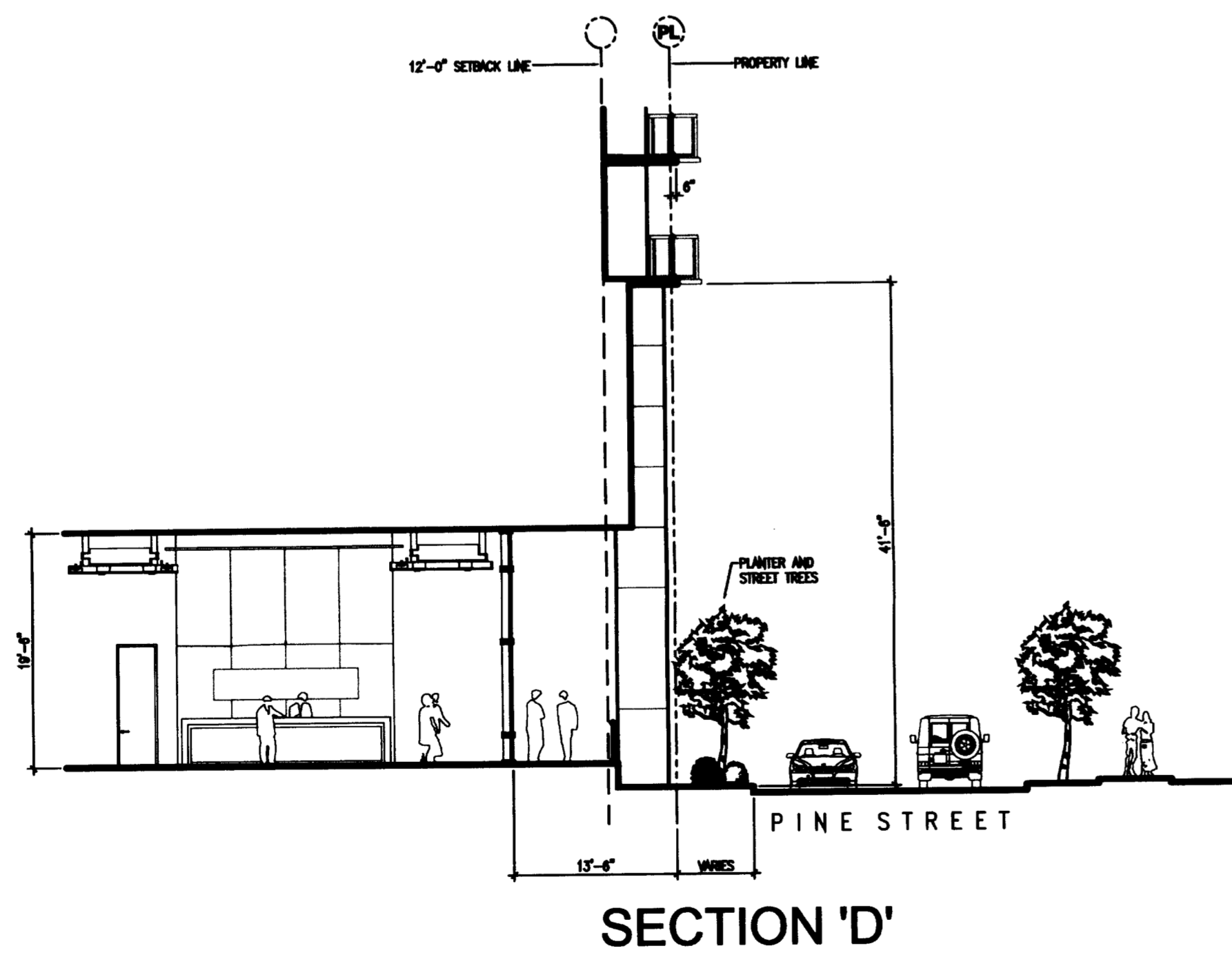
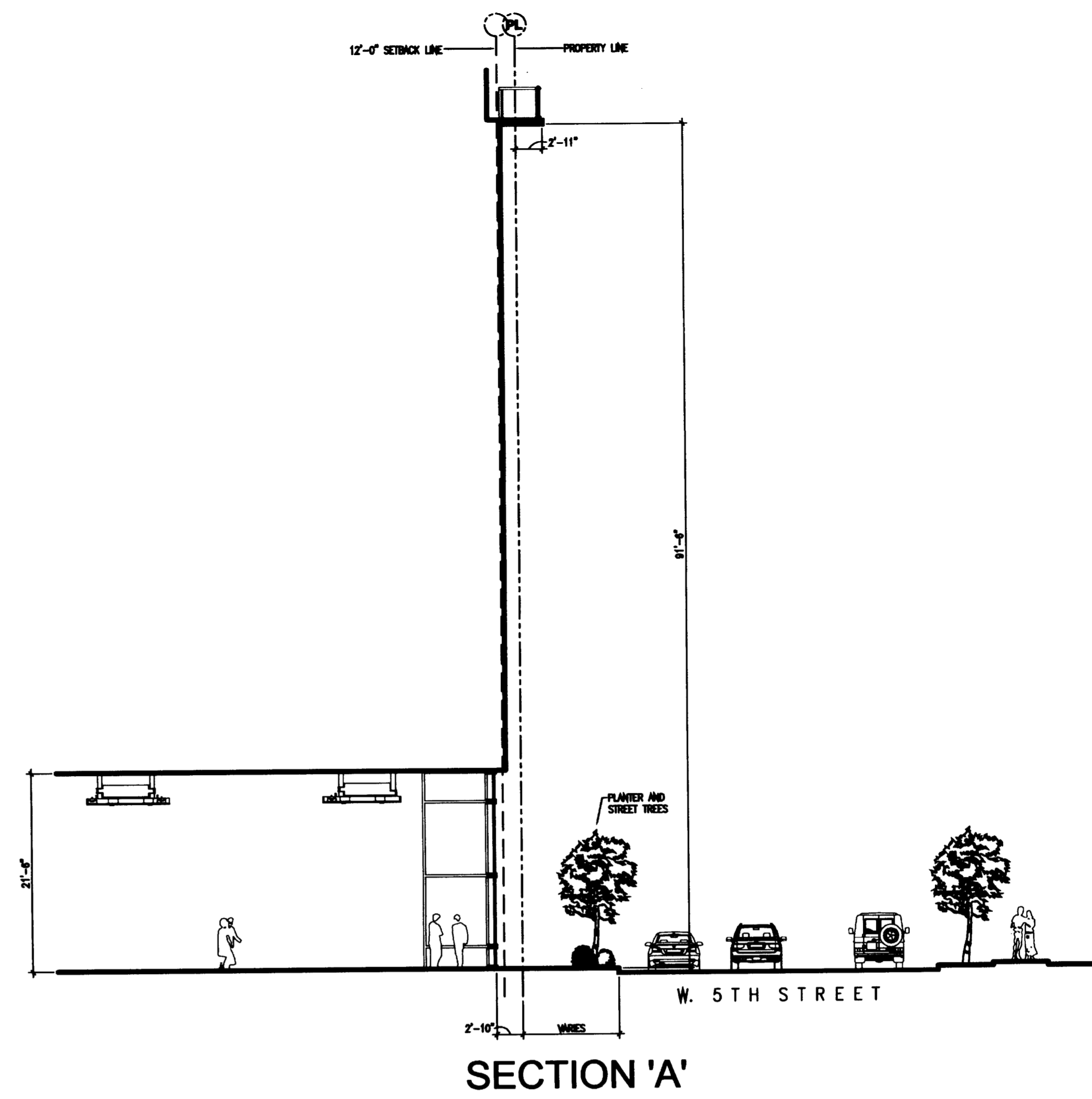
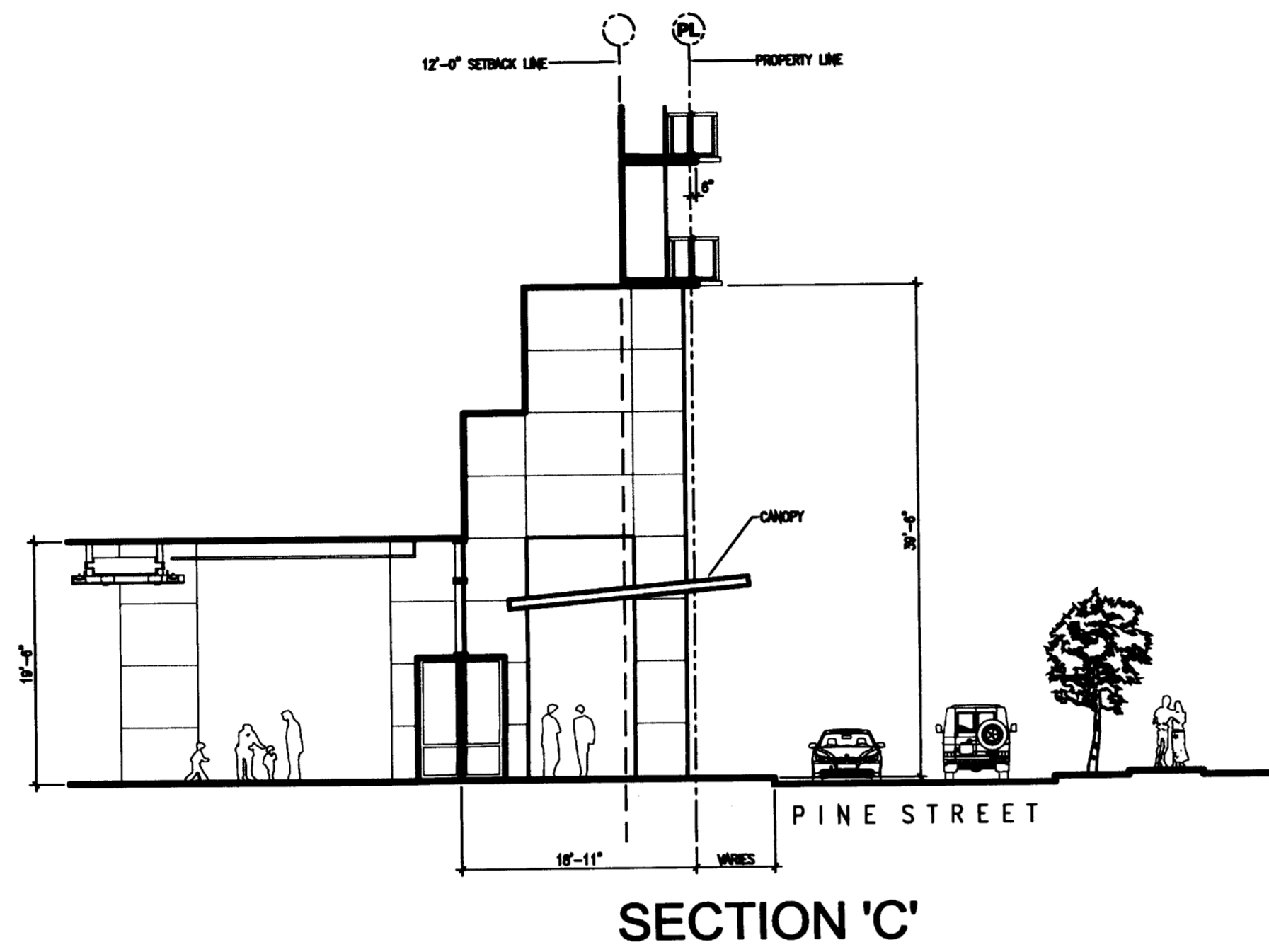
N. PINE STREET

Encroachment Plan

Scale: 1"=20'-0"
1-20-2006

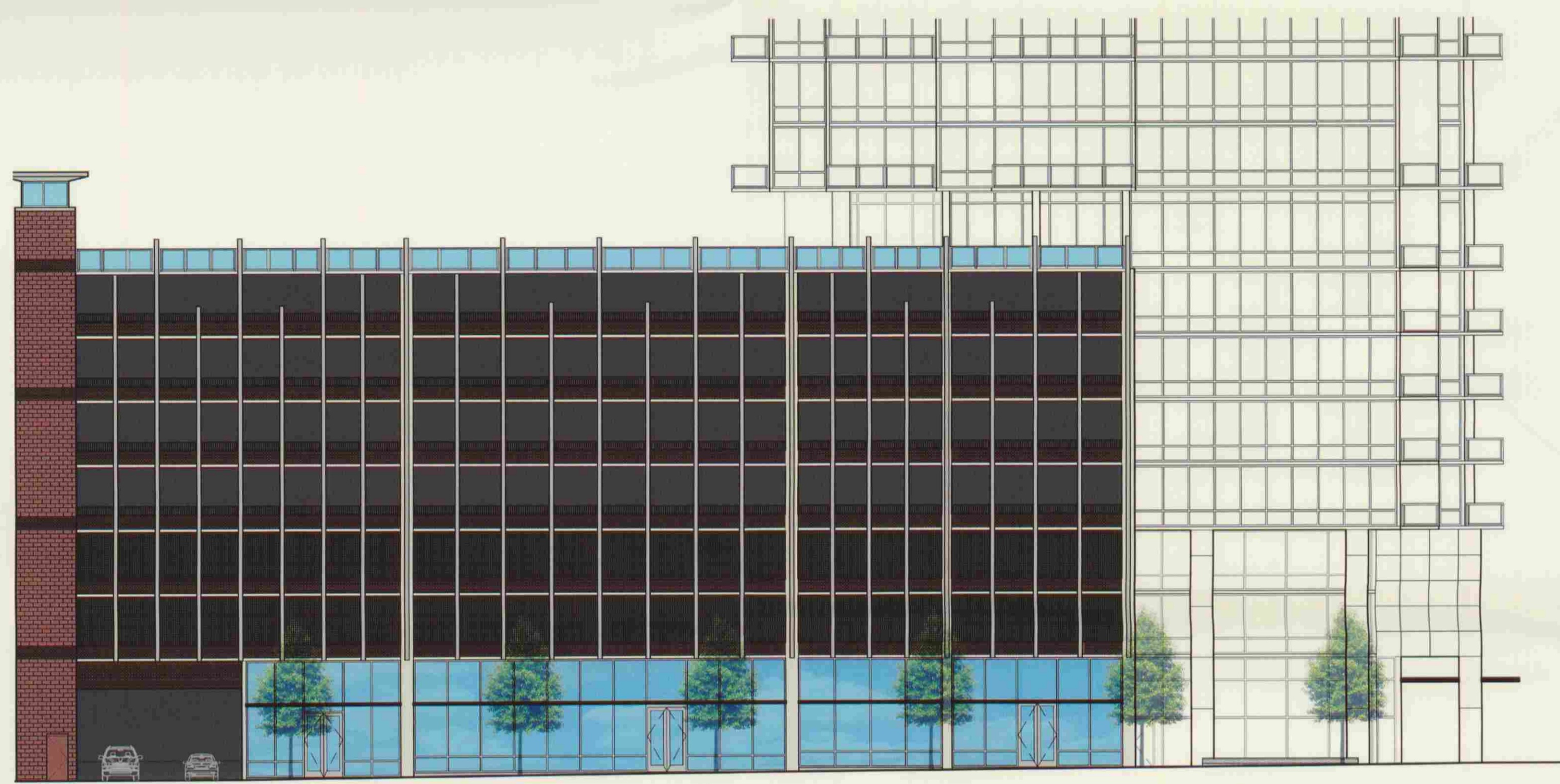


Sheet Number:



Encroachment Sections

Scale: NTS
1-20-2006



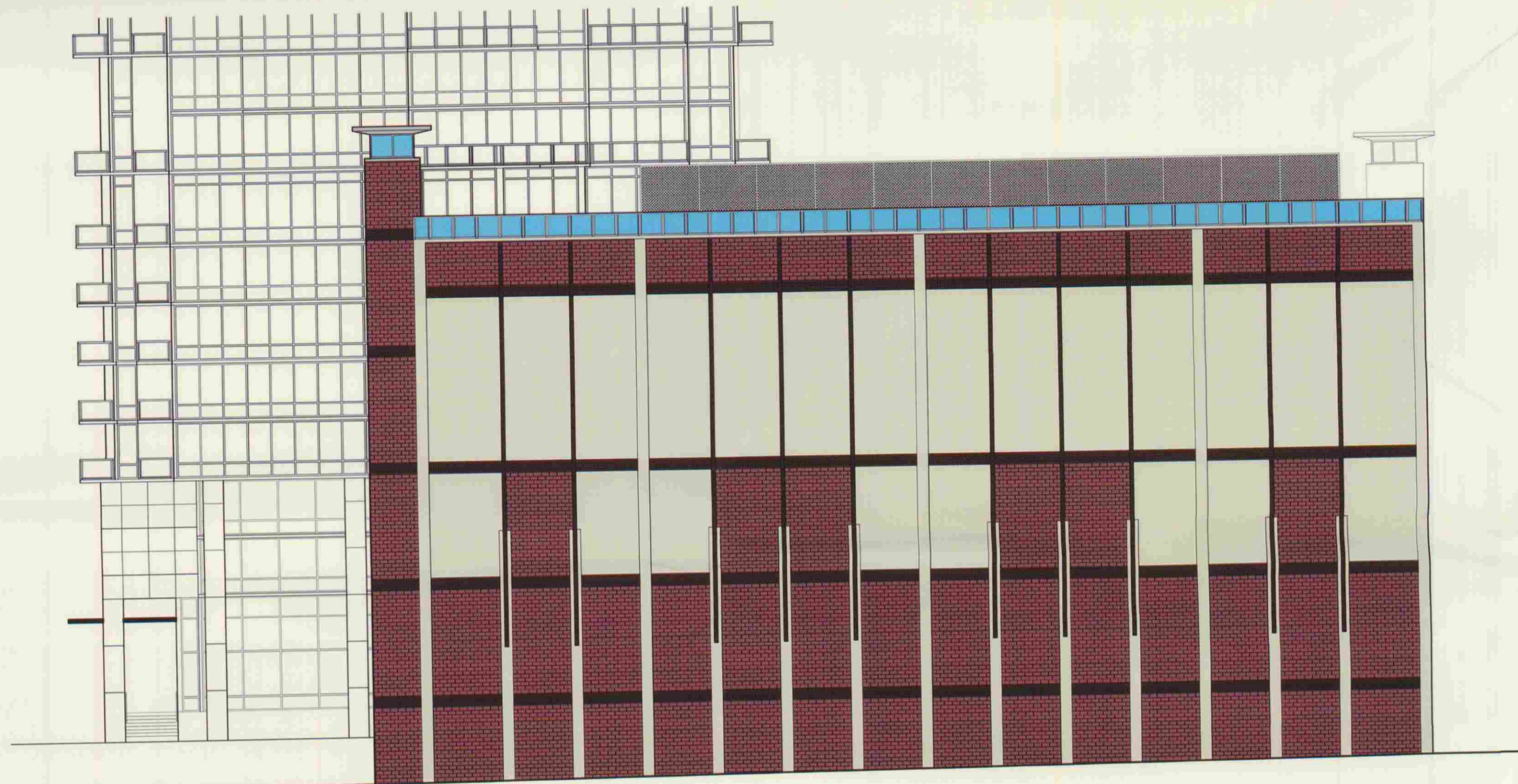
South Elevation



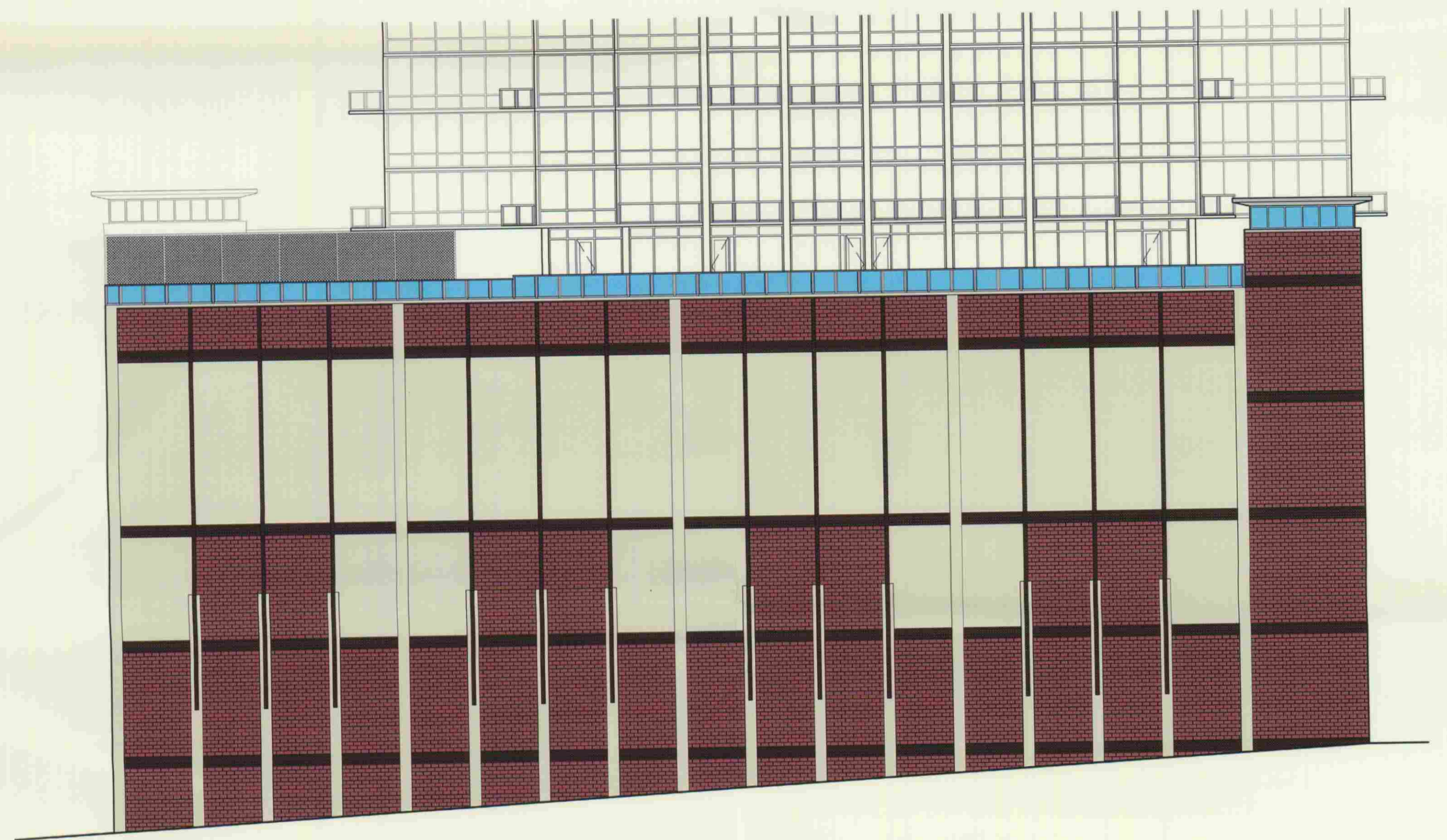
East Elevation

Exterior Elevations

Scale: NTS
1-20-2006



North Elevation

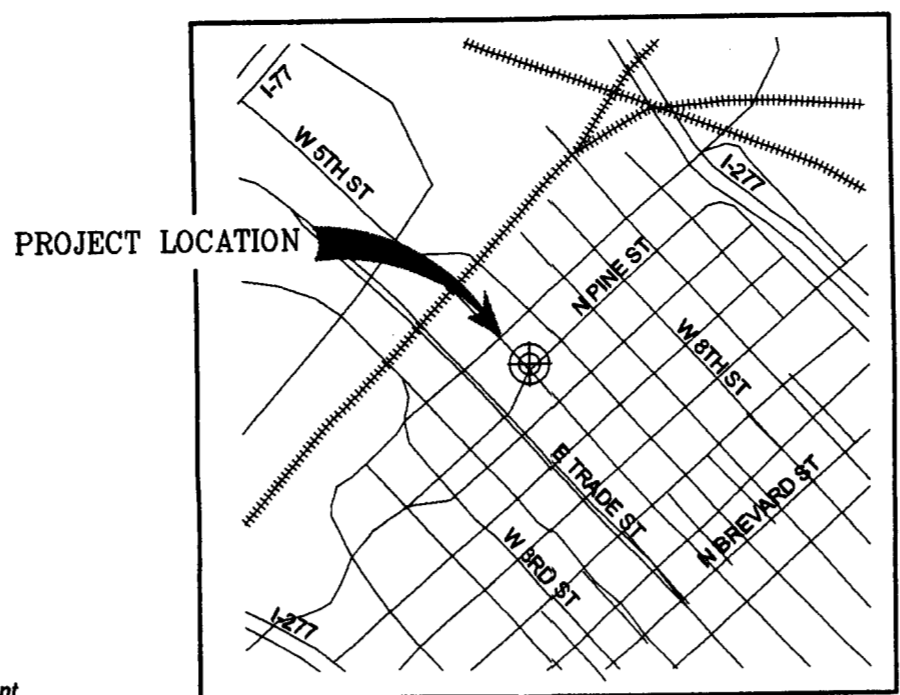


West Elevation

Exterior Elevations

Scale: NTS
1-20-2006

VICINITY MAP (Not to Scale)



DESCRIPTION (per title commitment):

Lying and being situate in Mecklenburg County, North Carolina, and more particularly described as follows:
TRACT 1:
BEGINNING at the corner formed by the intersection of the westerly line of North Pine Street with the northerly line of West Fifth Street...

TRACT 2:
BEING A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING at an iron pipe set in the western corner of the property of West Trade Street Associates (now or formerly) as described in Deed Book 5368 at Page 320 of the Mecklenburg County Public Registry (the "Registry")...

TRACT 3:
BEING A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING at a PK nail said beginning point marking the intersection of the southerly margin of the right of way of West Sixth Street with the westerly margin of the right of way of North Pine Street...

THE FOLLOWING REPRESENTS A COMPOSITE LEGAL DESCRIPTION OF THE FOREGOING THREE TRACTS OF LAND WHICH WILL BE INSURED IN THE POLICIES TO BE ISSUED PURSUANT TO THIS COMMITMENT:
BEGINNING at a point located at the intersection of the westerly margin of North Pine Street and the northeasterly margin of West Fifth Street...

NOTES:
1. This Map of Survey is not valid without the signature and seal of a North Carolina Licensed Land Surveyor.
2. The lands described hereon were not abstracted for ownership, easements, rights-of-way or other matters of title by this firm...

Station 667, Northing: 164748.171 m, Easting: 442261.349 m
Station 649, Northing: 164765.662 m, Easting: 441563.048 m
4. Elevations shown hereon are relative to the City of Charlotte Vertical Datum based upon ties to benchmarks and elevations shown on boundary and topographic survey entitled "BOUNDARY AND TOPOGRAPHIC SURVEY 406-418 WEST FIFTH STREET, CHARLOTTE, MECKLENBURG COUNTY, N.C. FOR THE BOULEVARD COMPANY" prepared by Andrew G. Zoutewelle, NC PLS, and dated May 12, 2004...

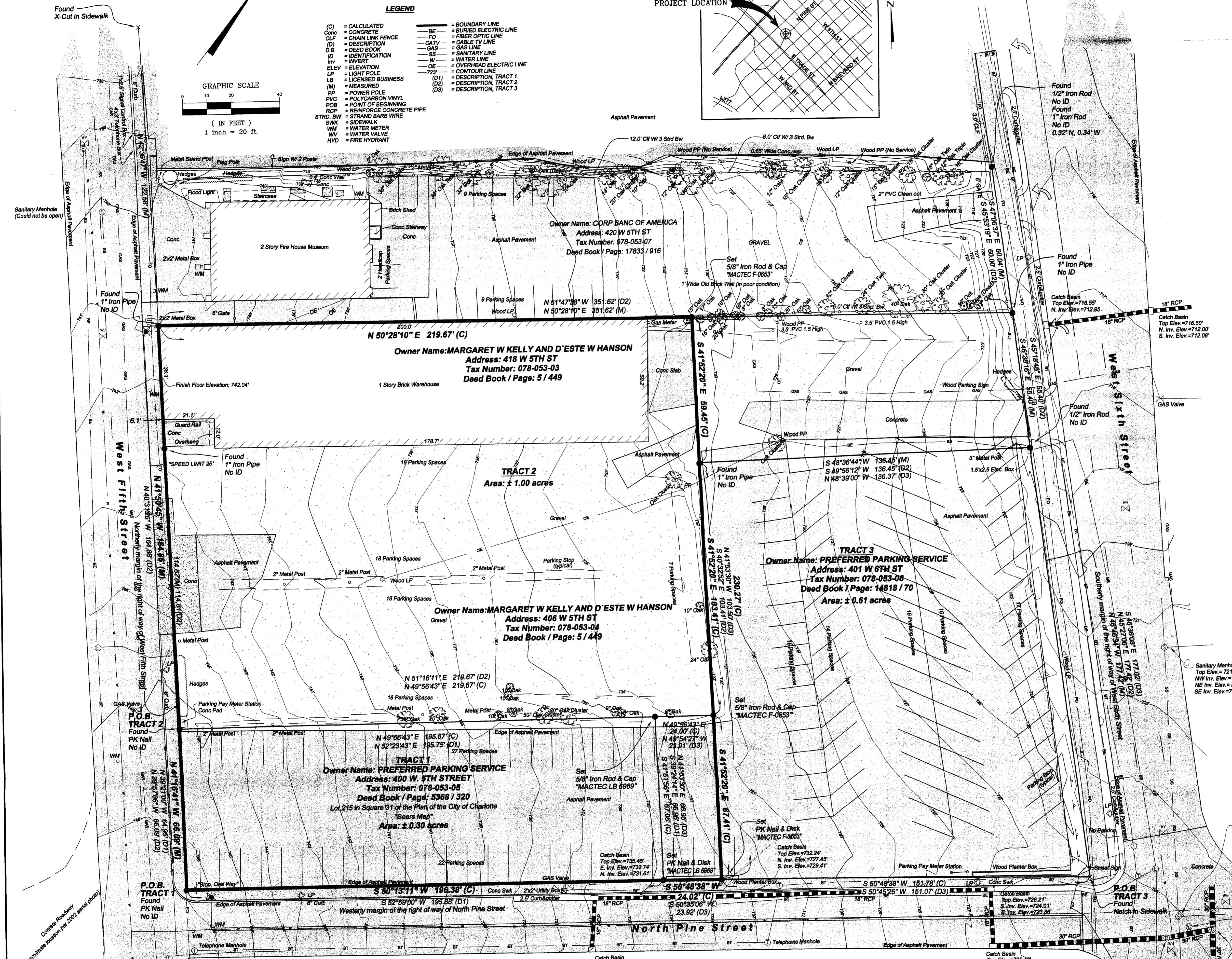
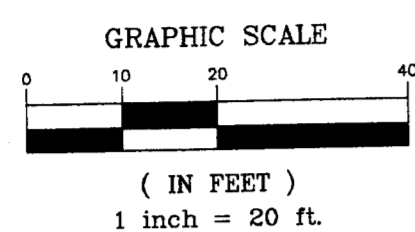
To Churchill Development Group and Chicago Title Insurance Company:
This is to certify that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999 and includes Items 2, 3, 4, 8, 10, and 11(a) of Table A thereof...

Signature and Date fields for the surveyor and preparer.

Map title block containing: REVISIONS, MAP OF ALTA/ACSM LAND TITLE SURVEY, Prepared for: Churchill Development Group, 400 W. 5TH STREET, (D.B. 5368, Pg 320) TAX #: 078-053-05, 406-418 W. 5TH STREET, (D.B. 5, Pg 449) TAX #: 078-053-03 & TAX #: 078-053-04 and 401 W. 6TH STREET, (D.B. 14818, Pg 70) TAX #: 078-053-06, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA. PREPARED BY: MACTEC Engineering & Consulting, Inc. 2801 Yorkland Road, Suite 100, Charlotte, NC 28209. Phone: 704.357.8600 Fax: 704.357.8658. CERTIFICATE OF AUTHORIZATION: F-0553. Includes a table with columns for CREW, DRAWN, REVISION, SCALE, DATE, and FILE NO.

LEGEND

- (C) = CALCULATED
Conc = CONCRETE
CLF = CHAIN LINK FENCE
(D) = DESCRIPTION
D.B. = DEED BOOK
ID = IDENTIFICATION
Inv = INVERT
ELEV = ELEVATION
LP = LIGHT POLE
LB = LICENSED BUSINESS
(M) = MEASURED
PP = POWER POLE
PVC = POLYCARBON VINYL
POB = POINT OF BEGINNING
RCP = REINFORCE CONCRETE PIPE
STRD. BW = STRAND BARB WIRE
SWK = SIDEWALK
WM = WATER METER
WV = WATER VALVE
HYD = FIRE HYDRANT



UTILITIES:
POWER DUKE POWER CO. 1800-357-3853
TELEPHONE BELL SOUTH TELECOMMUNICATIONS (704) 357-6974 NEW CONNECTIONS (704) 357-9580 EXISTING SERVICES
WATER & SEWER CHAR.-MECK. UTILITY DEPT. (CMUD) (704) 399-2221
GAS PIEDMONT NATURAL GAS CO. (704) 525-5555 NEW CONNECTIONS (704) 525-5555 EXISTING CONNECTIONS
CABLE TELEVISION 1-800-632-4949