

COMMUNITY MEETING REPORT

**Petitioner: Spectrum Investment Services, Inc.,
as agent for cornerstone Real Estate Advisers, LLC**

Rezoning Petition No. 2007-088

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing the Community Meeting Notice in the U.S. mail on May 1, 2007. A copy of the written notice is attached hereto as Exhibit A-2.

DATES, TIMES AND LOCATIONS OF MEETINGS:

The Community Meeting was held on Tuesday, May 15, 2007 at 7:00 p.m. in Room 251 at the First Baptist Church at 301 S. Davidson Street in Charlotte, NC.

PERSONS IN ATTENDANCE AT MEETINGS:

No one attended the Community Meeting other than the Petitioner's representatives. In addition, no one attended the public forum held on Monday, May 14, 2007.

SUMMARY OF ISSUES DISCUSSED:

Since no one attended the Community Meeting, no issues were discussed.

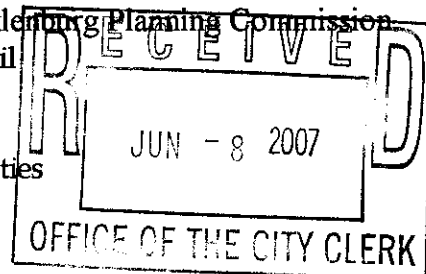
CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

Since no one attended the Community Meeting, no changes were made to the Rezoning Petition or to the Petitioner's UMUD-Optional rezoning plan as a result of the Community Meeting.

Respectfully submitted, this 8th day of June, 2007.

SPECTRUM INVESTMENT SERVICES, INC.
agent to Cornerstone Real Estate Advisers, LLC, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to City Council
Mr. Jim Dulin, Spectrum Properties
Mr. Jeff LaPiana, Spectrum Properties
Mr. Darryl Dewberry, Spectrum Properties
Mr. Steve McClure



2007-88 Agent
Kennedy-Covington Lobdell & Hickman, LLP
Attention: T. Sanders
214 N. Tryon St., 47th Floor
Charlotte NC 28202

2007-88 12508102
301 CAMERON ASSOCIATES LLC
%THE CHETRIT GROUP
404 5TH AV 4TH FLOOR
NEW YORK NY 10018

2007-88 12508103
555 BLAKE LLC
%THE CHETRIT GROUP
404 5TH AV 4TH FLOOR
NEW YORK NY 10018

2007-88 12504401
CHARLOTTE HOSPITALITY LLC
169 MONROE NW SUITE 350
GRAND RAPIDS MI 49423

2007-88 12507120
CHARLOTTE MECKLENBURG BOARD OF
EDUCATION
701 E 2ND ST
CHARLOTTE NC 28202

2007-88 12504402
CLONTZ INVESTMENT COMPANY LLC
225 S MCDOWELL ST
CHARLOTTE NC 28204-2218

2007-88 12507111
FIRST BAPTIST CHURCH OF CHURCH
301 S DAVIDSON ST
CHARLOTTE NC 28202-2821

James Mitchell
Charlotte City Council District 2
3425 Valerie Drive
Charlotte, NC 28216

Keith H. MacVean
Charlotte-Mecklenburg Planning Commission
600 East 4th Street, 8th Floor
Charlotte, NC 28202

Jim Dulin
Spectrum Properties
201 South Tryon Street, Suite 550
Charlotte, NC 28202

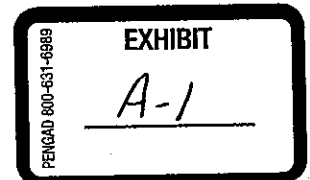
Jeff LaPiana
Spectrum Properties
201 South Tryon Street, Suite 550
Charlotte, NC 28202

Darryl Dewberry
Spectrum Properties
201 South Tryon Street, Suite 550
Charlotte, NC 28202

Richard Petersheim
LandDesign
223 N Graham Street
Charlotte, NC 28202

Matt Vinten
LandDesign
223 N Graham Street
Charlotte, NC 28202

Spectrum/Brooklyn Village Rezoning 07-88
Community Meeting Notice
Adjoining Property Owners Mailing List
Date of Meeting: Tuesday, May 15, 2007
Location of Meeting: First Baptist Church
Date of Mailing: May 1, 2007



2007-88
First Ward Neighbors, Inc.
Dr. Sandy Hoagland
821 East 8th Street
Charlotte NC 28202

2007-88
Belmont Tenant Organization
Linda Ramsey
1717 Parson Street
Charlotte NC 28205

2007-88
First Ward Community Fund, Inc.
Mr. Bob Szymkiewicz
Post Office Box 30712
Charlotte NC 28230

2007-88
Optimist Park
Mr. Henry Heath
412 East 17th Street
Charlotte NC 28206

2007-88
Elizabeth Community Association
Mr. Peter Tart
1517 E. 8th Street
Charlotte NC 28204

2007-88
Elizabeth Community Association
Mr. Tony Miller
360 N. Caswell St., Suite 200
Charlotte NC 28204

2007-88
Tryon N. Business Corridor Coalition
Ms. Elizabeth Roseman
2407 North Tryon Street
Charlotte NC 28206

2007-88
Friends & Residents of Historic Cherry
Ms. Karen Jensen
311 Baldwin Avenue
Charlotte NC 28204

2007-88
Cherry Community Organization
Ms. Phyllis Lynch
609 Baldwin Avenue
Charlotte NC 28204

2007-88
Dilworth Community Development Assoc.
(DCDA)
Jill Walker
1140 Langanore Place
Charlotte NC 28203

2007-88
Kenilworth County
Mr. H. MacDonald
1602 Kenilworth Avenue
Charlotte NC 28203

2007-88
Olmsted Park HOA
Mr. David Winters
409 Meacham Street
Charlotte NC 28203

2007-88
Cherry Community Association
Mr. Justin Nevill
1912 Baxter Street
Charlotte NC 28204

2007-88
Friends of Fourth Ward, Inc.
Mr. Rob Cummings
PMB 370 Suite B220, 100 N. Tryon St.
Charlotte NC 28202

2007-88
Belmont Neighborhood Strategy Force
Ms. Diane English
1401 Kennon Street
Charlotte NC 28205

2007-88
Charlottetown Terrace (CHA)
Ms. Grace Ridgeway
1000 Baxter Street, #715
Charlotte NC 28204

2007-88
Elizabeth Community Association
Ms. Melanie Sizemore
2309 Vail Avenue
Charlotte NC 28207

2007-88
Hall House Residents Assoc. (CHA)
Ms. Rebecca Fennell
426 N. Tryon Street, Apt. 9C
Charlotte NC 28202

2007-88
Dilworth Community Development Assoc.
(DCDA)
John B. Fryday
1119 Belgrave Place
Charlotte NC 28203

2007-88
Elizabeth Community Association
Mr. Babak Emadi
725 Clement Avenue
Charlotte NC 28204

2007-88
Third Ward Neighbors Association
Mr. Eric Davis
841 West Fourth Street
Charlotte NC 28202

2007-88
Crescent Heights Neigh. Assoc.
Mr. Lee Thomas
2222 Crescent Avenue
Charlotte NC 28207

2007-88
Elizabeth Community Association
Mr. Roxie Towns
1512 E. 8th Street
Charlotte NC 28204

2007-88
Edwin Towers (CHA)
Ms. Eddie Young
201 West 10th Street, Apt. 101
Charlotte NC 28202

2007-88
Amherst Place HOA & Neigh. Assoc.
Ms. June Watts-Mistri
1730 Amherst Place
Charlotte NC 28204

2007-88
Belmont Community
Ms. Patricia Adams
805 East 17th Street
Charlotte NC 28205

2007-88
Hall House Residents Assoc. (CHA)
Ms. Rosa Dargins
426 N. Tryon Street, Apt. 2D
Charlotte NC 28202

2007-88
Myers Park HOA, Inc.
Ms. Susan Shaver
1727 Queens Road West
Charlotte NC 28207

2007-88
Optimist Park
Ms. Valerie Stepp
512 East 18th Street
Charlotte NC 28206

2007-88
Third Ward (Committee to Restore and
Preserve)
Ms. Virginia Woolard
1001 West First Street
Charlotte NC 28202

2007-88
Christmas Everyday Outreach
Rev. Bernice Washington
1726 Umstead Street
Charlotte NC 28205

Spectrum/Brooklyn Village Rezoning 07-88
Community Meeting Notice
Neighborhood Leaders Mailing List
Date of Meeting: May 15, 2007
Location of Meeting: First Baptist Church
Date of Mailing: May 1, 2007

NOTICE TO INTERESTED PARTIES OF REZONING PETITION

Subject: Rezoning Petition No. 2007-088

Petitioner: Spectrum Investment Services, Inc.,
as agent for Cornerstone Real Estate Advisers,
LLC

Property: 701 E. Martin Luther King Boulevard (the
Board of Education Building) and 800 E. 3rd
Street (Marshall Park)

Existing Zoning: UMUD

Rezoning Requested: UMUD-Optional

Date and Time of Community Meeting: Tuesday, May 15, 2007 at 7:00 p.m.

Location of Community Meeting: First Baptist Church
Room 251
301 S. Davidson Street

Date of Notice: May 1, 2007

Ladies and Gentlemen:

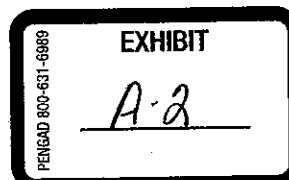
We are assisting Spectrum Investment Services, Inc., as agent for Cornerstone Real Estate Advisers, LLC (the "Petitioner") on a rezoning petition it has filed with the Charlotte Mecklenburg Planning Commission. We take this opportunity to invite you to attend a Community Meeting to learn more about the petition and development plans.

Background and Summary of Request

The purpose of the rezoning request is to make certain technical variations to the UMUD standards to accommodate redevelopment of the 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 (see attached site locator map).

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the rezoning site. Accordingly, we invite you to attend a Community Meeting to be held on Tuesday, May 15, 2007 at 7:00 p.m. at the First Baptist Church, Room 251, 301 S. Davidson Street. To access Room 251, please enter the building at the Martin Luther King, Jr. Blvd. and Davidson St. corner of the church.



Please be advised that the Petitioner may later amend this conditional rezoning plan as a result of comments received at the Community Meeting, comments from the Planning Staff, comments from the Charlotte Department of Transportation, or as a result of modifications deemed appropriate by the Petitioner.

In the meantime, should you have questions or concerns about this matter, you may call Jeff Brown (704-331-7471), who is assisting Spectrum Investment Services, Inc. on this matter. Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

Kennedy Covington Lobdell and Hickman, L.L.P.

cc: The Honorable James Mitchell, Charlotte City Council District 2
Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Mr. Jim Dulin, Spectrum Properties
Mr. Jeff LaPiana, Spectrum Properties
Mr. Darryl Dewberry, Spectrum Properties
Mr. Richard Petersheim, LandDesign
Mr. Matt Vinten, LandDesign
Ms. Janice Broome, First Baptist Church

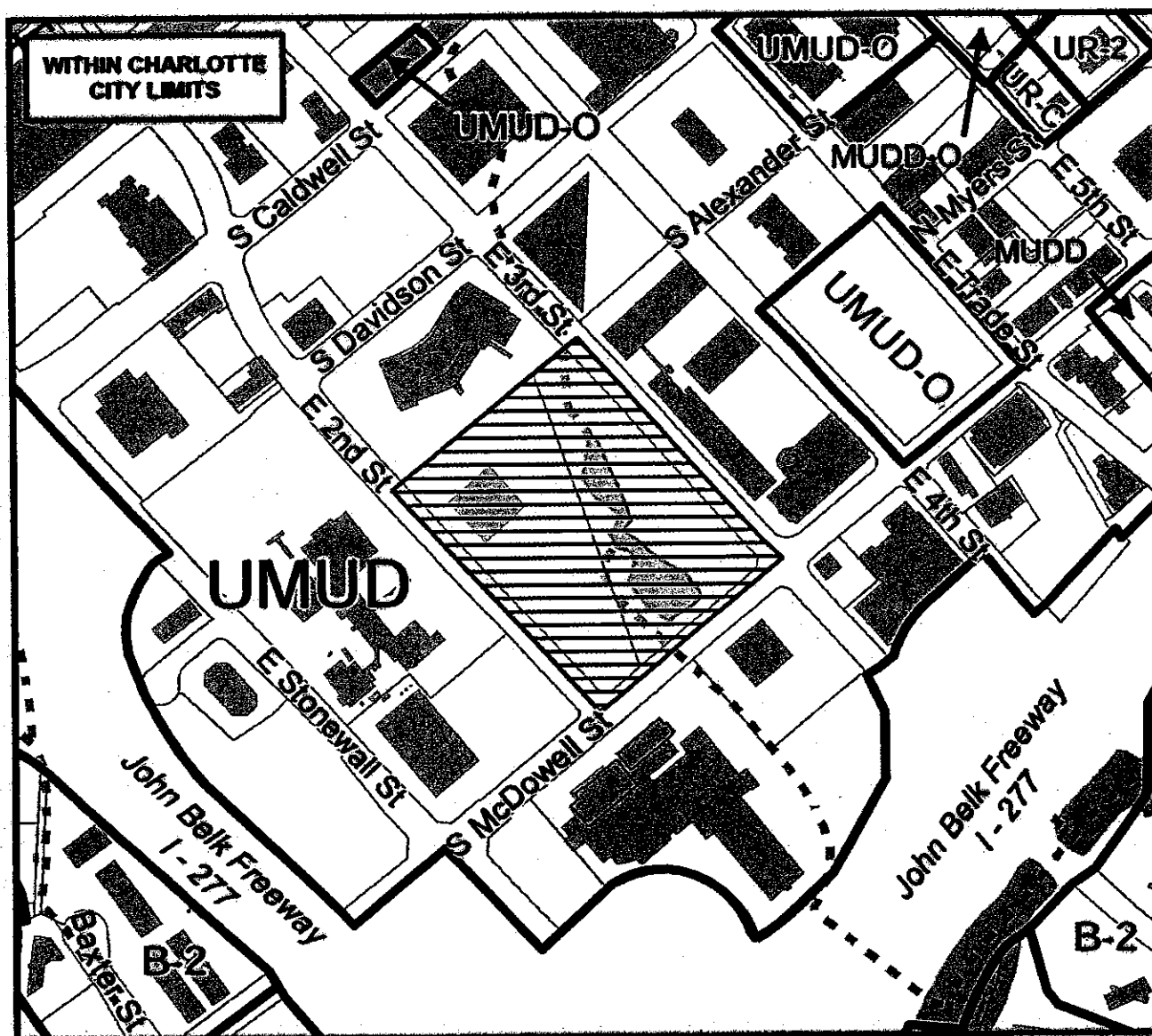
Petition #: **2007-088**

Petitioner: Spectrum Investment Services, Inc.

Zoning Classification (Existing): UMUD
(Uptown Mixed Use District)

Zoning Classification (Requested): UMUD-O
(Uptown Mixed Use District, Optional)

Acreage & Location : Approximately 11.33 acres located on the west side of
S McDowell Street between E 2nd Street and E 3rd Street.



0 150 300 600 900 1,200 Feet

Zoning Map #(s) **102**

Map Produced by the
Charlotte-Mecklenburg Planning Department
04-18-2007

 Requested UMUD-O from UMUD

 Existing Building Footprints

 Existing Zoning Boundaries

 Charlotte City Limits

 FEMA flood plain

 Watershed

 Lakes and Ponds

 Creeks and Streams