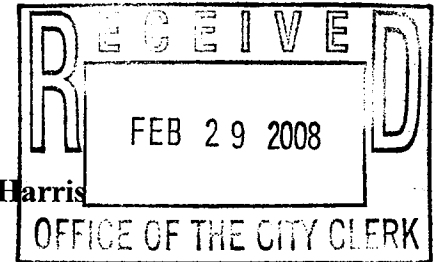


COMMUNITY MEETING REPORT
Petitioner: Crescent Resources and Lincoln Harris
Rezoning Petition No. 2007-156



PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioners mailed written notices 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 such notices in the U.S. mail on October 24, 2007. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, November 5, 2007 at 7:00 p.m. in Salon A of the Renaissance SouthPark Hotel, 5501 Carnegie Boulevard, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioners' representatives at the Community Meeting were John W. Harris, Lincoln Harris; Eric Jaegers, Ned Austin and Melanie June of Crescent Resources, LLC, Michael Cole, Sue Freyler and Chris Todd of ColeJenest & Stone, Jim Williams of LS3P, Randy Goddard of Kubilins Transportation Group and Bailey Patrick, Jr. of Kennedy Covington Lobdell & Hickman, L.L.P.

SUMMARY OF ISSUES DISCUSSED:

The meeting commenced at 7:00 p.m. John Harris introduced himself and explained that he was looking forward to using this meeting to clarify the differences between the plan for Phase II of the Piedmont Town Center envisioned by the initial rezoning plan which accompanied the filing of this Rezoning Petition and what is currently planned for Phase II. He introduced the Petitioners' development and consulting team noted above and stated that a majority of the members of this team were the members of the team that participated in the design and development of Phase I of the Piedmont Town Center. The revised plan will represent a reaction to the success of Phase I, to the market place and to the neighbors' concerns voiced over the last year and a half.

Mr. Harris noted that the Petitioners new plan located the pond farther from the western boundary by sliding the buildings forward, thereby giving more open space between the Wintercrest residences and the buildings and preserving more trees. He also noted that the heights of the buildings had been reduced. He then observed that the Rezoning Plan that was approved by the City Council for Phase II in 2005 authorized two fifteen story condominium buildings, each of which could extend up to 180 feet in height, while the

new plan for Phase II contemplates a single office building with some retail space and two parking decks, and reduces the overall density on the Site over the plan which was approved by the City Council in 2005.

Mr. Harris then called on Mr. Patrick to briefly describe the rezoning process.

Mr. Patrick:

- Explained that three years ago a plan for Phase II that was supported by the neighbors and approved by the Charlotte City Council allowed for two high rise residential towers on this part of the Site and for the reasons given by Mr. Harris, the Petitioners' desire to change the uses for this part of the Site from residential use to primarily office use.
- The rezoning process will be the same as the process followed for the Rezoning Petition that was approved in 2005. Unless deferred, the Public Hearing will be held on December 17, 2007. Because the City Council's agenda for the meeting is packed, the meeting will start at 5:00 PM rather than the normal 6:00 PM hour and will be a joint hearing before the City Council and the Zoning Committee of the Charlotte-Mecklenburg Planning Commission. The Rezoning Petition will then go to the Zoning Committee for a recommendation on December 27 at the Government Center, and then back to City Council for a decision on January 22, 2008 at 6:00 p.m., unless there is a deferral.
- Moving forward, information concerning the Rezoning Plan will be available on the internet through the City of Charlotte's website.
- The give and take between the neighbors and the Petitioners during the 2004/2005 rezoning was beneficial. As an example, the sidewalk from Wintercrest along Fairview came out of this give and take.
- Explained that the proposed Rezoning Plan was a conditional plan which would insure that commitments made by the Petitioners would be binding on them.
- Noted that a sign in list was being passed around the audience and asked that everyone be sure to sign it.
- In his concluding remarks, Mr. Patrick noted that the purpose of the meeting was to explain what the Petitioners were proposing and to identify and give consideration to the concerns of interested parties.

Mr. Harris then explained that the new plan would seek a modification of the Rezoning Plan that was approved in 2005 so as to minimize the cutting of trees as much as possible and facilitate a better handling of storm water so as to minimize the negative effect

downstream. Concentrating uses into one building and reducing the heights of the building and the decks creates a better plan that complements the land.

Michael Cole then took the floor. He introduced himself and Sue Freyler as principals with ColeJenest & Stone and explained that they were both heavily involved in the 2004/2005 Rezoning Petition and recalled that the first Community Meeting held in 2004 was very contentious. The neighbors did not know what the Petitioners were going to do. They now have Piedmont Town Center to look at and hopefully that will be helpful. ColeJenest & Stone is the civil engineering and land planning firm for Phase II of Piedmont Town Center as well as the planner for Phase I. Petitioners are not taking away from the intended land design. They are exceeding by five fold the City's storm water retention requirements. They have committed to design and create a pond capable of managing a 50 year storm rather than a 10 year storm as required by code. The office building and parking decks have been moved forward toward Carnegie to make room for the pond and provide the homes on Wintercrest a wider tree canopy for a buffer. The Rezoning Petition does not lessen what the Petitioners agreed to originally. In addition to detaining storm water, the pond will serve as an amenity as well. Cole Jenest & Stone is proud to be associated with the project. Mr. Cole then explained how the pond would act as a filtration device for storm water originating on the Site.

Mr. Harris explained that newly proposed retaining walls behind the pond area will minimize the number of trees that must be cut to accommodate the storm water detention pond.

Mr. Cole emphasized the need to keep away from the root systems for the trees and that both sides of the pond would be landscaped in a manner pleasing to the eye for both the benefit of the neighbors and the office building occupants.

Mr. Harris explained that the revised Rezoning Plan the Petitioners intended to file on or about November 17 would eliminate 132 hotel rooms and 36 condo units from the plan they initially filed with the Rezoning Petition and would reduce the height of the office building by one floor.

Mr. Cole encouraged the members of the audience to carefully examine the plans presented and read the notes, as they represented entitlements for the adjoining property owners.

Jim Williams with LS3P, the architectural firm for the Project, then took the floor. He reviewed the renderings of the proposed buildings and explained the design aspects of the office building (the "Capitol") as well as the parking decks. He noted that the Petitioners had pulled the buildings closer to Carnegie, that the office building would be 11 stories tall, that there would be a two story arcade connecting the office building to the parking decks and that each of the two decks would be 8 stories tall, with 1 story below grade. The façade of the building will look pretty much the same as the current office buildings at Piedmont Town Center (Phase I), utilizing traditional detailing. There will be a dome at the top of The Capitol as an icon, as the building is central to Carnegie. The decks will

each be approximately 76 feet tall and the Capitol building will have a height of approximately 167 feet to the top of the parapet, with no habitated space within the dome.

Mr. Harris interjected that the Petitioners are working to mitigate the sound migration from the roof top building equipment and that lighting on the building will be directed internally. Because the area encompassing Phase II of the Site is a vacant field at this time, its vacancy encourages people to use it for less than desirable means. Once the buildings have been completed and occupied, this adverse use should be eliminated.

The meeting was then opened up for questions and answers.

A resident of Piedmont Row stated that homeowners at Piedmont Row have a concern about the traffic. There is already a good bit of cut through traffic using Piedmont Row to access other parts of Carnegie. How will the development help that impact?

Mr. Harris explained that the Charlotte Department of Transportation has asked the Petitioners to provide for a potential connector road between Phase II and Tyvola Road which would run through the area currently occupied by the parking deck for the Parkview Building to Tyvola Road. He stated that he understood her concern as it was one of the Petitioners' concerns as well, but he was just not sure Petitioners could solve it at this time.

Resident: Will the office space be for rent or owned?

Mr. Harris explained that the office space will be for rent. However, if a large national tenant wanted the entire building, the Petitioners would seriously consider selling it to them.

Resident: What is the square footage of the Capitol Building?

Mr. Williams: 275,000 square feet of office space and 35,000 square feet of retail space

Mr. Harris explained that through Phase I of Piedmont Town Center, Petitioners had learned that they would need to provide more parking for the retail space.

Resident: What kind of retail?

Mr. Harris: We started the retail leasing at Piedmont Town Center trying to lease to national, high quality tenants and have found that working with smaller, local family businesses has been more productive. We think we'll have uses compatible with the office environment, such as a restaurant and services for the office use. You won't see a Dick's Sporting Goods but maybe a bookstore or another coffee house.

Resident: The parking deck that exists is fine. What will the new decks look like? Can they be wrapped with a better façade?

Mr. Harris explained that while the Petitioners might do something different, the design would be on the plan submitted on the 17th.

A resident contended that in the past the developers had said they would not cut any trees on the neighborhood side of the creek.

Mr. Harris clarified that this was not correct as the Army Corp of Engineers would not let Petitioners use the small pond presently existing on the Site. Consequently, Petitioners had always been required to create a new pond which would necessitate the cutting of some trees to meet the storm water requirements. However, no existing trees lying within the 75 foot rear buffer would be cut.

Ms. Freyler and Mr. Patrick confirmed that the 75 foot undisturbed buffer and the 25 foot additional buffer were the only two buffers committed to on the Rezoning Plan that was approved by the City Council in 2005.

Resident: You will end up cutting 215 feet of trees.

Mr. Cole explained that the North Carolina Department of Environmental Management and the Army Corp of Engineers dictated the type and size of the pond. Further that there was another issue to be addressed in addition to saving trees; namely, the flooding of neighbors' homes. The Petitioners have worked hard to save as many trees as possible, but they have also had to be sensitive to downstream neighbors' water detention needs.

Resident: There are several big trees at approximately 170 feet from her property line that are in jeopardy.

Mr. Cole acknowledged this and explained that the Petitioners had pulled the buildings forward and are utilizing retaining walls to keep the disturbance from the pond to a minimum.

Mr. Harris pointed out that the Petitioners' new plan will redesign the pond and reduce its impact on existing trees.

A resident asked how many feet of trees will be taken out?

Mr. Cole and Ms. Freyler indicated that from the resident's property line approximately 140 feet of trees would be kept.

Resident: The trees pictured are not equal in size. There is a tree at about 120 feet from the property line that has a 14 foot diameter. Can you not work the pond around this tree?

Mr. Harris: Explained that he believed the pond was as far north on the Site as the State will allow.

Mr. Cole: Explained that we have a tree survey that we are utilizing. The trees in close proximity to the creek can not be saved, we will make every effort to work around them.

Resident: Can you just make the pond deeper?

Mr. Cole and Ms. Freyler: Unfortunately, no, because the calculations for detention utilized surface area.

Mr. Harris: We are not attempting to clear the area, but don't want to give you false hopes either. The Corp is just as concerned about the creek and pond as you are about the trees.

Mr. Cole: We also have a walking trail around the pond that Petitioners considered to be an amenity.

Resident: I live at the end of the street and my house flooded, where is the water going?

Mr. Cole: At the time of that flooding the erosion control basin had not been converted to retention.

Resident: How deep is the pond?

Mr. Cole: Six feet at the deepest. The pond needs to be sculpted to meet safety requirements.

Resident: Crescent did come out and take care of our problems when things flooded.

Resident: What is the parking count?

Mr. Williams: 3.5 spaces per 1000 square feet of office development.

Mr. Cole: The City is encouraging us to limit the number of off-street parking.

Mr. Harris: We have plenty of parking.

Mr. Cole: Southpark is larger than Greensboro – it is more urban and walkable.

Resident: What is around the pond?

Mr. Cole: 75 feet and 100 feet set backs.

Mr. Williams: Pointed out the solid line on the drawings being reviewed is the retaining wall, planned in order not to affect the root systems of the trees being left.

Resident: Would you be open to at least looking at the trees?

Mr. Cole: When the construction documents are generated we will try to work around the trees.

Mr. Harris: We can walk the woods again.

Resident: Will there be a pedestrian connection between Wintercrest and the park?

Mr. Harris: We would love interconnectivity, but need to reserve the right to stop if there is a security issue.

Resident: The last time the City had a problem with that and wanted a fence put up.

Resident: Phase I of Piedmont Town Center just sold for \$171M, after only a year and a half, will you commit to a long term hold or sell again?

Mr. Harris: We will make that decision as the building leases up. While I am usually a holder, Crescent typically sells its projects. The commitments we make through this process however will not change with the sale of the project.

Resident: Had you held longer, you would have made more money.

Mr. Harris: Not necessarily.

Resident: We are excited about the project, but want to address the existing traffic issue at Piedmont Town Center.

Resident: Who owns the roads?

Mr. Harris: The Petitioners will since they will be private streets.

Resident: Who will maintain the pond, is it shared among the entities?

Mr. Harris: It is shared among all parties including Phase I occupants of Piedmont Town Center

Resident: Ponds often dry out and look bad.

Mr. Harris: We can not allow the pond to become an eyesore, but will need to abide by the Corps rules.

Resident: There are large trucks using Piedmont Row as a cut through, what can you do to correct this? The expenses of the roads are shared by the homeowners (Piedmont Row) association.

Resident: What is the duration of the construction schedule?

Mr. Cole: Two years.

Mr. Harris: Building construction would be 11 months.

Resident: Prior to filing a protest petition there is something the neighborhood needs to know. What are we up against? What kind of campaign donations have you and your partners made and what do you expect in return?

Mr. Harris: I cannot speak to what my partner has donated, but I don't give donations to anyone who could be influenced by a donation and I am offended by your comment.

Mr. Harris then invited the neighbors to view the exhibits presented more closely and to ask the consultants individual questions.

The meeting adjourned at approximately 9:15 p.m.

LIST OF CHANGES MADE TO PETITION AS A RESULT OF THIS COMMUNITY MEETING:

The Petitioners have held a number of meetings with neighborhood interests subsequent to the required Community Meeting. Feedback from the Community Meeting and these meetings as well as from Staff are being taken into account by Petitioners as they develop a modified Rezoning Plan that will be associated with their MUDD-O Site Plan Amendment.

In this connection, while no firm decisions have been made, the Petitioners have under review and consideration possibilities of moving the proposed buildings further away from the adjoining residential development, lowering the height of one of the buildings and relocating and/or reconfiguring the proposed storm water detention pond and amenity so as to reduce the number of trees that are required to be removed in order to accommodate this pond.

Respectfully submitted, this 29th day of February, 2008.

Crescent Resources and Lincoln Harris
Petitioners

Original filed with City Clerk on February 29, 2008

Copies emailed to:

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Tom Drake

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223 MIDSUMMER CIRCLE
GAITHERSBURG MD 20878

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IRIT G ARABOV
4521 SHARON ROAD #101
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2007-156 17705125
ARMSTRONG JUDITH LYNN
5601 WINTERCREST LN
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2007-156 17706283
BALLICU MAURIZIO
MANUELA STRADA BALLICU
4105 ST. TIMMS CT
CHARLOTTE NC 28226

2007-156 17706290
BAREFOOT DAVID M
LINDA G BAREFOOT
4404 TOM GREENE RD
WAXHAW NC 28173

2007-156 17706259
BAY FAMILY TRUST RESTATED FEB 1
2006
LINCOLN H BANKS
1450 FRAZEE RD STE 215
SAN DIEGO CA 92108

2007-156 17706511
BERGER AMIT
LIAT DINA BERGER
218 ROLLINS AV
ROCKVILLE MD 20852

2007-156 17706254
BERGER ITAY
6938 GARDEN TERRACE COURT
CHARLOTTE NC 28210

2007-156 17706277
BOUKEDES LAURA
DARRYL J BOUKEDES
4620 PIEDMONT ROW DR UNIT 501-D
CHARLOTTE NC 28210

2007-156 17706244
BRANUM STEPHEN C
KRISTA K BRANUM
8218 PARKTON GATE DR
HUNTERSVILLE NC 28078

2007-156 17705312
BRIDGEMAN DOROTHY J
5814 WINTERCREST LN
CHARLOTTE NC 28209

2007-156 17705127
BROMLEY RONALD K JR
WHITNEY S BROMLEY
5621 WINTERCREST LN
CHARLOTTE NC 28209

2007-156 17706522
CARR JERRY N
REBECCA C CARR
19128 PENINSULA POINT DR
CORNELIUS NC 28031

2007-156 17706506
CARR REBECCA C
19127 PENINSULA POINT DR
CORNELIUS NC 28031

2007-156 17705132
CAUBLE GLENDA WHITLEY
5801 WINTERCREST LN
CHARLOTTE NC 28209

2007-156 17706507
CLAYTOR JUSTIN H
KARLA V CLAYTOR
10321 OAK POND CR
CHARLOTTE NC 28277

2007-156 17706281
COCHRAN HELMS INC
226 TREMONT AV
CHARLOTTE NC 28203

2007-156 17705136
COLLIAS CONSTANTINE DEAN PAUL
GINA ROCKEY COLLIAS
5811 FAIRVIEW RD
CHARLOTTE NC 28209

2007-156 17706261
COLLINS STEPHEN E
4145 PARK RD
CHARLOTTE NC 28209

2007-156 17706285
CONVIVUM LLC
3368 LAKE WYLIE DR
ROCK HILL SC 29732

2007-156 17706512
CORDER JOHN E
ROSALYN L CORDER
5010 FAIRLAWN CRESCENT COURT
CHARLOTTE NC 28226

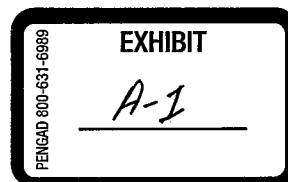
2007-156 17706523
COX RICHARD B
DELPHINE M COX
17 CENTRE CT
DANA POINT CA 92629

2007-156 17706204
CRESCENT RESOURCES LLC
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2007-156 17706519
CROWDER MARY V
ALAN MICHAEL BURNETT
4620 PIEDMONT ROW DR UNIT 703
CHARLOTTE NC 28210

2007-156 17706530
CURRIE GREGORY A
JENNIFER M CURRIE
4201 CONGRESS STREET
CHARLOTTE NC 28209

2007-156 17706527
DAY DOUGLAS R
3426 KNOB HILL CT
CHARLOTTE NC 28210



2007-156 17705122
DEBNAM NATALIE M
TAYLOR A DEBNAM
3120 ARUNDEL DR
CHARLOTTE NC 28209

2007-156 17706502
DISON TIMOTHY A
4343 TOWN AND COUNTRY DR
CHARLOTTE NC 28226

2007-156 17706521
DONLEVY JOSEPH
2815 WALCOURT VALLEY PL
CHARLOTTE NC 28270

2007-156 17706267
DOUTHETT LYNN L
8129 MILLWRIGHT LANE
CHARLOTTE NC 28201-1003

2007-156 17706250
DUDZIK BRIAN M
MATTHEW W D'AMBROSI
3264 MARGELLINA DRIVE
CHARLOTTE NC 28210

2007-156 17706270
ERICKSON JON N
CHERRELYN P ERICKSON
5823 PROVIDENCE GLEN ROAD
CHARLOTTE NC 28270

2007-156 17706516
FENNELL JANICE K
ROBERT J FENNELL
1701 BRISTOL HOLLOW RD
DUNLAP IL 61525

2007-156 17706528
FISCH DAVID C
CAROLYN R FISCH
7402 NEWMANS RIDGE CT
CHARLOTTE NC 28270

2007-156 17706518
FUNEZ JOHAN M
14902 ASHFORD PL
LAUREL MD 20707

2007-156 17706264
GOLDER THOMAS J SR
6 WOOD HOLLOW ROAD
LAKE WYLIE SC 29710

2007-156 17706266
GOLDSTEIN RAPHAEL
DEBORAH GOLDSTEIN
4022 TODDINGTON LN
CHARLOTTE NC 28270

2007-156 17706282
GOODARD WILLIAM F
4620 PIEDMONT ROW DRIVE UNIT 506-D
CHARLOTTE NC 28210

2007-156 17706272
GRAY DOUGLAS W
SUSAN G GRAY
9441 TITUS LN
HUNTERSVILLE NC 28078

2007-156 17706526
GULLEDGE DAVID
CYNTHIA CULLEDGE
8 PROVINCETOWN CT
GREENSBORO NC 27408

2007-156 17706293
HARRIS KATHERINE M
1401 LONGLEAF CT
MATTHEWS NC 28104

2007-156 17706524
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CHARLOTTE NC 28203

2007-156 17705126
HEMPHILL CHARLES RAY JR
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2007-156 17705135
HILTZ FREDRICK P
BETTY D HILTZ
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2007-156 17706517
HOLZBACH W BRYAN
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1114 WISTERIA DR
FLORENCE SC 29501

2007-156 17705313
HORNER ADAM L
REBECCA F HORNER
5800 WINTERCREST LN
CHARLOTTE NC 28209

2007-156 17705209
IBACH JOHN W
SANDRA B IBACH
5600 WINTERCREST LN
CHARLOTTE NC 28209

2007-156 17706242
JANGALA RANJITH
SUDHA JANGALA
14034 LABEAU AVENUE
CHARLOTTE NC 28277

2007-156 17706212
JOBST INSTITUTE INC
5825 CARNEGIE BLVD
CHARLOTTE NC 28209-4633

2007-156 17706291
JOHNSON E RAY
TARA HILL JOHNSON
10000 QUEENS OAK COURT
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2007-156 17705131
JOHNSON WILLIAM D
5723 WINTERCREST LN
CHARLOTTE NC 28209

2007-156 17706269
KEEHNER GINA
4620 PIEDMONT ROW DRIVE
CHARLOTTE NC 28209

2007-156 17705207
KOPFLE JOHN T
NANCY P KOPFLE
5618 WINTERCREST LN
CHARLOTTE NC 28209

2007-156 17706505
KRONOVET NEAL
GAIL KRONOVET
1000 CHELSEA PL
MATTHEWS NC 28105

2007-156 17705123
LYON HARRIET G
ROBERT P ANDERSON
3116 ARUNDEL DR
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2007-156 17706520
MCLEOD WILLIAM L JR
CAROL M MCLEOD
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2007-156 17706503
MONACO ANTHONY R
TRISHA A MONACO
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2007-156 17706501
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LAKE WYLIE SC 29710

2007-156 17706279
PEACOCK THOMAS P
PATRICIA SHELTON PEACOCK
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2007-156 17706229
PIEDMONT TOWN CENTER ONE LLC %
CRESCENT RESOURCES LLC
400 S TRYON ST #1300
CHARLOTTE NC 28202

2007-156 17706243
POLITIS LOUIE
IRENE POLITIS
105 KURALT HOUSE COURT
CHARLOTTE NC 28210

2007-156 17706508
REARDIN ROBERT R
LISA L REARDIN
1320 ASHCRAFT LN
CHARLOTTE NC 28209

2007-156 17706262
LACEY ROBERT S
309 MOREHEAD STREET APT 7
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2007-156 17706289
MAHONEY MARK B
NOELLE S MAHONEY
222 CHEROKEE RD
CHARLOTTE NC 28207

2007-156 17706257
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2007-156 17706258
NAIK MANU P
KALINDI M NAIK
4201 PIMA COTTON DRIVE
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2007-156 17706646
ORVIN KATHLEEN
7515 NORTHSIDE DR
CHARLESTON SC 29420

2007-156 17706513
PIEDMONT ENERGY PARTNERS INC
4720 PIEDMONT ROW DR
CHARLOTTE NC 28210

2007-156 17706287
PIRAINO RICHARD D
LINDA PIRAINO
191 PALMOURTH ROAD
MOORESVILLE NC 28117

2007-156 17706529
PRC-R, LLC
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2007-156 17706246
ROBERT L YOUNT FAMILY LIMITED
PARTNERSHIP
16133 NORTH POINT ROAD
HUNTERSVILLE NC 28078

2007-156 17706292
LIVINGSTON MATTHEW T
TARA LIVINGSTON
7829 PEMSWOOD STREET
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2007-156 17706256
MCINTYRE BRIAN P
LORI ANN MCINTYRE
18400 PENINSULA CLUB DRIVE
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2007-156 17705318
MILLER GREG
MICHELLE MILLER
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2007-156 17706248
OKHOVAT POORAN
SARA THORNTON
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2007-156 17706510
PATEL MUKESH
ANITA PATEL
552 BEACON KNOLL LN
FORT MILL SC 29708

2007-156 17706225
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2007-156 17706278
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2007-156 17705317
PRICE CLINT DAVID
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2007-156 17706265
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2007-156 17706263
SHIPLEY JAMES
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2007-156 17706268
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2007-156 17705130
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5719 WINTERCREST LN
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SHEIRY SOLIMAN
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2007-156 17706284
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2007-156 17706255
STRAUSE LEONARD
4016 POMFRET LANE
CHARLOTTE NC 28211

2007-156 17705133
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PHYLLIS H STRICKLAND
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2007-156 17706274
STUART JOHN K
14327 BALLANTYNE COUNTRY CLUB DR
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2007-156 17705208
SUMERELL AMY SHANNON
JOHN SPAINHOUR
5610 WINTERCREST LN
CHARLOTTE NC 28209

2007-156 17706249
SWICEGOOD STEVEN LLOYD
ANGELA W SWICEGOOD
12511 OVERLOOK MOUNTAIN DRIVE
CHARLOTTE NC 28216

2007-156 17705124
THOMPSON JASON D
JENNIFER E THOMPSON
3112 ARUNDEL DR
CHARLOTTE NC 28209

2007-156 17705129
TIEDEMANN STEPHEN
5711 WINTERCREST LN
CHARLOTTE NC 28209-3641

2007-156 17706514
TILLER WILLIAM P
4401 TOWN AND COUNTRY DR
CHARLOTTE NC 28226

2007-156 17706504
TRIMBUR BRUCE J
VALERIE K TRIMBUR
20202 BASCOM RIDGE DR
CORNELIUS NC 28031

2007-156 17706201
TRP PARK VIEW PROPERTY LLC
% TRP INVESTMENTS LLC
772 BURR OAK DR
WESTMONT IL 60559

2007-156 17706275
TURNER JAMES S
ROBIN M TURNER
9108 AGNES PARK LANE
HUNTERSVILLE NC 28078

2007-156 17706301
U S STEEL & CARNEGIE PEN FUND
% MAERSK-SEALAND
PO BOX 880
MADISON NJ 07940-0880

2007-156 17706276
UTSEY DEREK M
MELISSA A UTSEY
418 ATHERTON STREET
CHARLOTTE NC 28203

2007-156 17705128
VINSON GAIL J
5701 WINTERCREST LN
CHARLOTTE NC 28209

2007-156 17706288
VOULGARELIS MICHAEL
215 E 37TH ST
SAVANNAH GA 31401

2007-156 17705206
WHITE JOHN DEWAYNE
5624 WINTERCREST LN
CHARLOTTE NC 28209-3640

2007-156 17706273
WHITE KELLY MAC
TIFFANY S WHITE
235 BRANDYWINE RD
CHARLOTTE NC 28209

2007-156 17706271
WHITESIDE ELIZABETH A
4620 PIEDMONT ROW DR
CHARLOTTE NC 28210

2007-156 17706252
WHITFIELD FRED
% JOE HONEYCUTT
6846 MORRISON BV
CHARLOTTE NC 28211

2007-156 17705134
WILLIAMS J MORRIS JR
5815 WINTERCREST LN
CHARLOTTE NC 28209

2007-156 17706253
WILSON WORTH W
SUE ANN WILSON
4620 PIEDMONT ROW DR UNIT 313D
CHARLOTTE NC 28209

2007-156 17706515
WOOTEN DENNIS G
CANDACE LYNN WOOTEN
201 GAZEBO CT
WILMINGTON NC 28409

2007-156 17706241
YENTSCH ALAN C
DEBRA A YENTSCH
26839 ROBERT BURNS LN
SALISBURY MD 21801

2007-156 17706525
ZAVALA ROSA M
MANUEL J MORENO
673 COULWOOD DR
CHARLOTTE NC 28214

2007-156 17706260
ZIOLO JOSEPH R
DOREEN ZIOLO
5031 PECO RD
CHARLOTTE NC 28277

KEITH H MACVEAN
CHARLOTTE-MECKLENBURG PLANNING
COMMISSION
600 EAST 4TH STREET 8TH FLOOR
CHARLOTTE NC 28202

Andy Dulin
Charlotte City Council District 6
3200 Wickersham Rd.
Charlotte, NC 28211

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Crescent Resources, LLC
400 S. Tryon Street, Suite 1300
Charlotte, NC 28285

Johnny W. Harris
Lincoln Harris
4201 Congress Street, Suite 175
Charlotte, NC 28209

Sue Fryler
Cole Jenest & Stone
200 South Tryon Street, Suite 1400
Charlotte NC 28202-3255

Chris Todd
Cole Jenest & Stone
200 South Tryon Street, Suite 1400
Charlotte NC 28202-3255

Randy Goddard
Kubilins Transportation Group, Inc.
800 West Hill Street, Suite 202
Charlotte NC 28208

Tricia Wingate
Kubilins Transportation Group, Inc.
800 West Hill Street, Suite 202
Charlotte NC 28208

Crescent/Piedmont Row Rezoning – 07-156
Community Meeting Notice
Adjoining Property Owners Mailing List
Date of Meeting: 11/5/07
Location of Meeting: Renaissance SouthPark
Hotel
Date of Mailing: 10/25/2007

2007-156
B.I.K.E.S. of Charlotte Mecklenburg
Mr. Don Faris
6000 Rose Valley Drive
Charlotte NC 28210

2007-156
Barclay Downs HOA
Mr. Eric Lavonas
507 Moncure Dr.
Charlotte NC 28209

2007-156
Beverly Woods Civic Association
Ms. Connie Farrell
3332 Champaign Street
Charlotte NC 28210

2007-156
Beverly Woods Civic Association
Ms. Sarah Plott
PO Box 12503
Charlotte NC 28220

2007-156
Beverly Woods East Civic Association
Ms. Mary Amos
3432 Cotillion Avenue
Charlotte NC 28210

2007-156
Briar Creek (Lower) HOA
Ms. Jo Ellen Bray
3118 Michael Baker Place
Charlotte NC 28209

2007-156
Closeburn/Glenkirk Neighborhood
Dr. Michael F. Miltich
5727 Glenkirk Road
Charlotte NC 28210

2007-156
Closeburn/Glenkirk Neighborhood
Mr. Roger Coates
5616 Glenkirk Road
Charlotte NC 28210

2007-156
Deering Oaks
Ms. Beth Carpenter
2400 Richardson Drive
Charlotte NC 28211

2007-156
Fairmeadows
Laura Williams
3132 Pendleton Avenue
Charlotte NC 28210

2007-156
Fairmeadows Neighborhood Assoc.
Mr. Fred Mrozek
3334 Sunnybrook Drive
Charlotte NC 28210

2007-156
Foxcroft HOA
Mr. Allen Nedrich
2101 Sedley Road
Charlotte NC 28211

2007-156
Glenkirk Neighborhood Association
Mr. Gregg Borachok
5700 Glenkirk Road
Charlotte NC 28210

2007-156
Heatherstone Neighborhood Association
Ms. Christine Woods
3635 Stokes Avenue
Charlotte NC 28210

2007-156
Huntingtowne Farms Neigh. Assoc.
Ms. Ashlynn Kelker
2741 Pencoyd Lane
Charlotte NC 28210

2007-156
Madison Park HOA
Mr. Martin Doss
5223 Londonderry Road
Charlotte NC 28210

2007-156
Montclair Neighborhood Association
Mr. Mark Francis
P.O. Box 240012
Charlotte NC 28210

2007-156
Morrocroft Estates Property Owners
Mr. Gordon Glasgow
7008 Old Dairy Lane
Charlotte NC 28211

2007-156
Myers Park HOA, Inc.
Ms. Susan Shaver
1727 Queens Road West
Charlotte NC 28207

2007-156
Neighbors Bordering Celanese
Ms. Demetra Dunlop
1814 Delchester Drive
Charlotte NC 28210

2007-156
Olde Georgetowne
Ms. Patricia Heard
7930 Whistlestop Rd.
Charlotte NC 28210

2007-156
Park Phillips Townhomes Owners Assoc.
Catherine Duda
6715 Churchill Park Court
Charlotte NC 28210

2007-156
Parkdale League
Mrs. Margaret Lee
5400 Wintercrest Lane
Charlotte NC 28209

2007-156
Picardy HOA
Ms. Gina Collias
315 Garrison Drive
Kings Mtn. NC 28086

2007-156
Picardy HOA
Ms. Phyllis Strickland
5809 Wintercrest Lane
Charlotte NC 28209

2007-156
Quail Hollow II HOA
Mr. Tom H. Roberts
4020 Winterberry Place
Charlotte NC 28210

2007-156
Selwyn Neighborhood Association
Mr. Mike Upchurch
3217 Selwyn Avenue
Charlotte NC 28209

2007-156
Selwyn Village
Mr. Irwin Bostian
532-B Wakefield Drive
Charlotte NC 28208

2007-156
Selwyn/Colony Merchants Association
Mr. Jim Foster
2801 Selwyn Avenue
Charlotte NC 28209

2007-156
Sharon Hills Advocacy Group
Mr. Patrick George
6348 Sharon Hills Road
Charlotte NC 28210

2007-156
SouthPark Mall - Simon Properties
Mr. Randy Thomas
4400 Sharon Road
Charlotte NC 28211

2007-156
Southwest Area Neighborhood Coalition
Ms. Virginia Keogh
12301 Port Rush Lane
Charlotte NC 28273

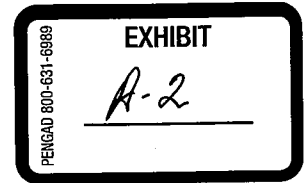
2007-156
Spring Valley
Mrs. Alberta Phipps
6411 Park Road
Charlotte NC 28210

2007-156
Starmount Neighborhood Association
Mr. Craig Harmon
Post Office Box 24364
Charlotte NC 28224

2007-156
Starmount Neighborhood Association
Ms. Jennifer Bennett
1438 Larkfield Lane
Charlotte NC 28210

2007-156
Wellesford
Ms. Darlene Jones
7715 Walthall Court
Charlotte NC 28210

Crescent/Piedmont Row Rezoning – 07-156
Community Meeting Notice
Neighborhood Leaders Mailing List
Date of Meeting: 11/5/07
Location of Meeting: Renaissance SouthPark
Hotel
Date of Mailing: 10/25/2007



NOTICE OF COMMUNITY MEETING
AND INFORMATION REGARDING REZONING PETITION NO. 2007-156

October 24, 2007

Subject: Rezoning Petition No. 2007-156
Petitioners: Crescent Resources and Lincoln Harris
Property: Phase II-Piedmont Town Center 7.6± acres
fronting on the west side of Carnegie Blvd.,
west of Piedmont Road Drive
Rezoning Request: MUDD-O to MUDD-O Site Plan Amendment
Date and Time of Community Meeting: Monday, November 5, 2007 at 7:00 P.M.
Location of Community Meeting: Renaissance SouthPark Hotel, Salon A
5501 Carnegie Boulevard

We represent the Petitioners, Crescent Resources and Lincoln Harris. The SouthPark site for the Piedmont Town Center was rezoned by the City Council to its current MUDD-O District in October of 2004. Since that date, the Petitioners have completed Phase I of the Center. Before moving on to Phase II, the Petitioners desire to change the mix of uses for Phase II of the Center to an emphasis on office use rather than residential use and to change the building configurations. For this reason, the Petitioners have filed a Petition with the City Council which seeks a Site Plan Amendment that would accommodate these changes.

Community Meeting Date and Location

A Community Meeting has been scheduled by the Petitioners for the purpose of discussing this Site Plan Amendment with interested nearby property owners and organizations. 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 Site. **Accordingly, we are extending an invitation to attend this Community Meeting which is scheduled to be held on Monday, November 5, 2007 at 7:00 P.M. in Salon A of the**

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4845-8543-9234.02

KENNEDY COVINGTON LOBDELL & HICKMAN, L.L.P.
CHARLOTTE RALEIGH RESEARCH TRIANGLE PARK ROCK HILL

www.kennedycovington.com
telephone 704.331.7400

HEARST TOWER, 47th FLOOR
214 NORTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202

NOTICE OF COMMUNITY MEETING
AND INFORMATION REGARDING REZONING PETITION NO. 2007-156
October 24, 2007
Page 2

Renaissance SouthPark Hotel, 5501 Carnegie Boulevard in Charlotte, North Carolina. Representatives of the Petitioners look forward to sharing their proposal with you at this Community Meeting and answering questions you may have with respect to their Petition.

Other Key Dates in the Rezoning Process

In addition to the November 5, 2007 Community Meeting, the following meetings have also been scheduled:

Public Forum:

The Open House Forum on this Petition is scheduled for Monday, November 12, 2007 at 5:00 P.M. on the 8th floor of the Government Center, 600 East Fourth Street, Charlotte, North Carolina. The Open House Forum provides another opportunity for informed discussions between the Petitioners and nearby property owners or other interested parties prior to the Public Hearing.

Public Hearing:

The Public Hearing on this Petition is scheduled for Monday, December 17, 2007 at 6:00 P.M. in the Meeting Chamber of the Government Center. However, the hour may be moved up to 5:00 pm due to the large number of hearings which are scheduled for that date. We should be able to give you a definite hour at our community meeting. The Public Hearing is the formal opportunity for those individuals who desire to express their feelings about the Rezoning Petition to Members of the City Council and Members of the Zoning Committee of the Charlotte-Mecklenburg Planning Commission.

Zoning Committee:

The Zoning Committee meeting is scheduled to be held on Wednesday, December 27, 2007 at 4:30 P.M. on the 8th floor of the Government Center. Because of the holiday season, this date may be changed. Again, we should have a final date by the time of the community meeting. At this meeting, the Zoning Committee will make a recommendation on the Site Plan Amendment. While the meeting is public and anyone who chooses to do so may attend, it is not a public hearing.

Charlotte City Council Decision Meeting:

The decision on this Site Plan Amendment is scheduled to be made by the City Council on Tuesday, January 22, 2008 at 6:00 P.M. in the Meeting Chamber of the Government Center unless the City Council for some reason defers the decision date.

NOTICE OF COMMUNITY MEETING
AND INFORMATION REGARDING REZONING PETITION NO. 2007-156
October 24, 2007
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The Petitioners may revise their Zoning Site Plan as a result of comments received at the Community Meeting and the Public Forum and comments received from the Charlotte-Mecklenburg Planning Staff and/or the Charlotte Department of Transportation, or as a result of modifications deemed necessary by the Petitioners for other reasons.

We hope you will be able to join us at the Community Meeting on November 5th. In the meantime, should you have questions or concerns about this matter, you may contact Bailey Patrick, Jr. at (704) 331-7454 or Laura Simmons at (704) 331-5784.

Kennedy Covington Lobdell & Hickman, LLP

cc: Mr. Keith MacVean
Crescent Resources
Lincoln Harris
LS3P Associates
ColeJenest & Stone
Kubilins Transportation Group

Piedmont Town Center XII -
Nov. 5, 2007 -

Sign In Sheet

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Paul Dyer ✓	pstrickland@gotecti.com	5809 Wintercrest Ln
Martina Calaway	CALAWAYJ@bellsouth.net	3046 EASTHAM LANE
Jack Calaway	" "	" "
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G. Collins		5811 Fairview Rd
William Dyer		5127 Fairview Rd
Betty D. Hilty ✓		5801 Fairview Rd
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Melanie Byrum	thebyrums@aht.net	3001 Arundel Dr
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ANDY DULIN	ADULIN1@CAROLINA.rr.com	3200 WICKERHAM RD 28211
Barley Patrick	BPATRICK@KennedyLivingston.com	434 Bonham Pl 28207
RANDY GODDARD	rgodderd@kubikinc.com	800 W. HILL ST. #202 CHIC, NC 28208

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Glenda Cagle ✓ gwcac@Carolina.rr.com 5801 Wintercrest Lane
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JOHNNY HARRIS

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