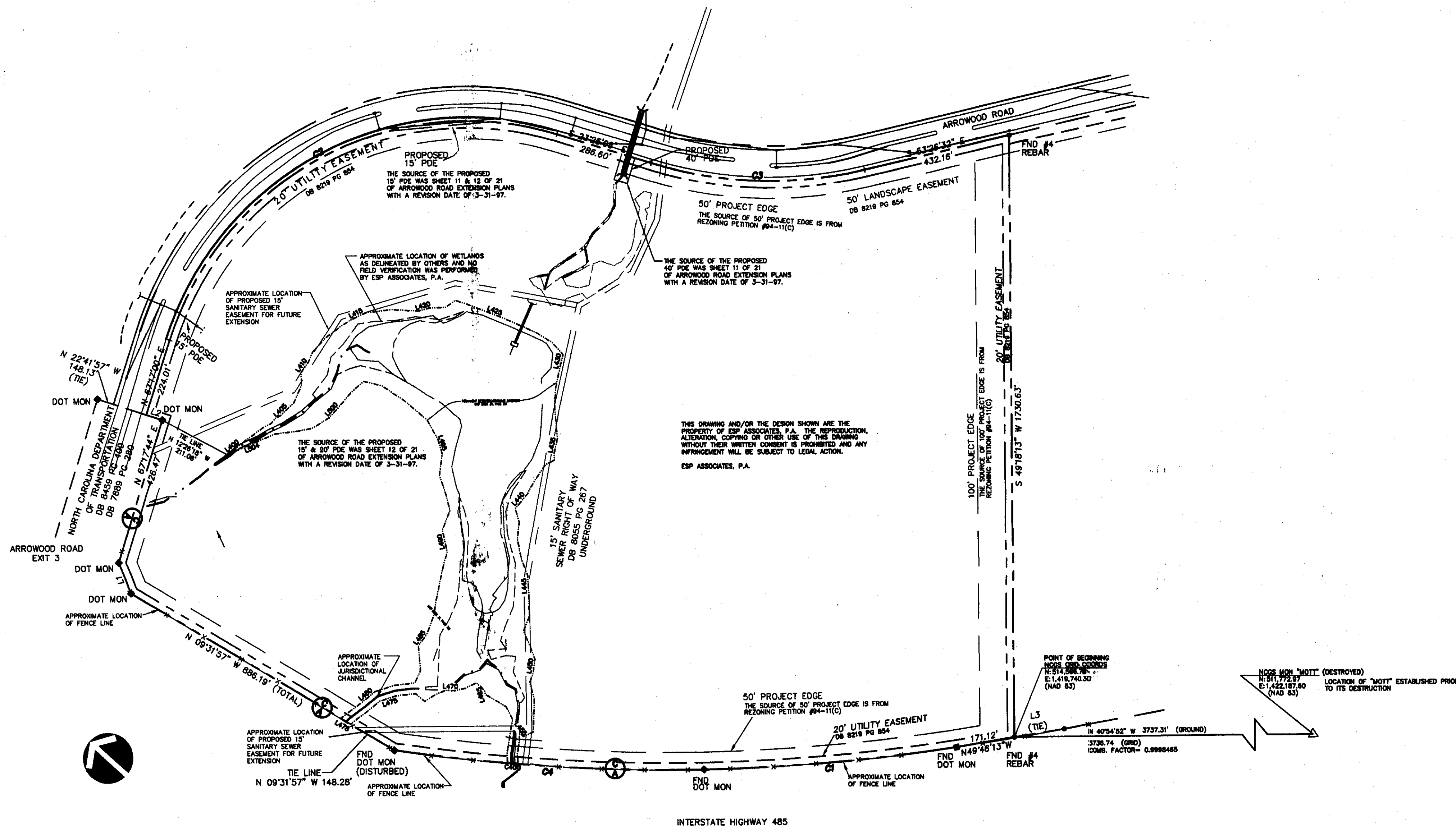




LINE	BEARING	LENGTH
L400	S76°59'34"E	53.35'
L401	S76°19'19"E	76.57'
L402	S68°29'06"E	25.32'
L403	N88°48'06"E	19.80'
L404	S69°09'51"E	19.20'
L405	S85°09'10"E	16.77'
L406	S81°41'22"E	33.39'
L407	N73°04'49"E	31.90'
L408	N75°40'05"E	22.93'
L409	N48°40'39"E	36.84'
L410	N84°53'09"E	37.15'
L411	N73°23'50"E	32.17'
L412	S87°24'13"E	55.23'
L413	S77°24'15"E	54.97'
L414	S73°02'01"E	50.70'
L415	S68°26'59"E	50.96'
L416	S47°08'09"E	48.53'
L417	S48°59'38"E	29.77'
L418	S38°36'04"E	43.06'
L419	S38°33'29"E	35.16'
L420	S58°03'34"E	28.60'
L421	S42°39'52"E	49.16'
L422	S74°55'18"E	34.92'
L423	S22°16'30"E	38.97'
L424	S19°12'01"E	51.54'
L425	S19°33'39"E	55.34'
L426	S16°37'08"E	54.06'
L427	S16°13'15"E	52.92'
L428	S08°40'10"E	52.75'
L429	S06°26'06"W	48.31'
L430	S63°03'12"W	44.37'
L431	S61°50'41"W	51.47'
L432	S53°41'57"W	51.60'
L433	S45°18'33"W	53.72'
L434	S44°25'30"W	41.50'
L435	S62°18'00"W	43.03'
L436	S49°16'32"W	19.69'
L437	N68°33'19"W	29.90'
L438	S84°29'14"W	55.10'
L439	S78°04'42"W	43.36'
L440	N89°22'50"W	53.47'
L441	S33°58'22"W	40.71'
L442	S55°14'32"W	47.47'
L443	S39°10'37"W	52.47'
L444	S29°01'47"W	49.30'
L445	S46°12'40"W	59.86'
L446	S48°20'27"W	60.44'
L447	S72°41'30"W	43.42'
L448	S25°43'28"W	40.17'
L449	S28°43'25"W	47.67'
L450	S58°13'22"W	41.27'

LINE	BEARING	LENGTH
L451	S69°09'41"W	27.45'
L452	S34°19'55"W	49.02'
L453	S50°54'27"W	95.06'
L454	N64°19'06"W	32.52'
L455	N10°24'21"E	16.17'
L456	S51°09'36"W	20.58'
L457	S57°58'50"W	42.05'
L458	S46°06'25"W	28.95'
L459	N46°06'25"E	27.71'
L460	N57°58'50"E	43.38'
L461	N59°49'08"E	55.99'
L462	N22°02'23"E	40.86'
L463	N08°38'10"W	33.80'
L464	N11°22'55"W	35.74'
L465	N35°05'42"E	10.70'
L466	N10°26'01"E	14.49'
L467	N02°37'43"W	19.30'
L468	N65°54'11"W	34.08'
L469	N54°12'07"W	30.20'
L470	N39°43'15"W	31.29'
L471	N64°00'35"W	37.23'
L472	N71°50'45"W	30.01'
L473	N00°39'18"W	34.64'
L474	N46°24'14"W	56.44'
L475	N57°25'54"W	48.48'
L476	N79°00'19"W	47.86'
L477	N76°26'56"W	60.86'
L478	N09°31'57"W	32.61'
L479	S76°26'56"E	72.97'
L480	S79°00'19"E	52.91'
L481	S57°25'54"E	56.93'
L482	S47°00'30"E	60.99'
L483	N74°58'24"E	39.38'
L484	N44°22'41"E	70.35'
L485	N85°36'04"E	44.41'
L486	N70°17'56"E	53.54'
L487	N58°49'45"E	37.66'
L488	N61°49'43"E	102.77'
L489	N64°11'00"E	49.92'
L490	N37°51'51"E	64.64'
L491	N72°03'54"E	60.62'
L492	N34°48'10"E	59.05'
L493	N29°36'32"E	45.39'
L494	N57°11'49"E	62.43'
L495	N32°45'06"E	46.64'
L496	N20°20'44"E	62.14'
L496A	N00°25'46"W	86.34'
L496B	N07°07'02"W	78.06'
L497	N26°45'54"W	53.46'
L498	N81°19'00"W	49.26'
L499	N89°51'58"W	50.50'
L500	N87°51'48"W	45.35'
L501	N71°48'12"W	56.96'
L502	N50°51'46"W	54.18'
L503	N45°57'53"W	54.22'
L504	N63°12'42"W	152.63'

LEGEND
MBS = MINIMUM BUILDING SETBACK
PDE = PUBLIC DRAIN EASEMENT
CSSR = CMUD SANITARY SEWER R/W
C.M. = CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
CMUD = CHARLOTTE MECKLENBURG UTILITY DEPARTMENT
FND= FOUND
DOT MON=NORTH CAROLINA DEPARTMENT OF TRANSPORTATION MONUMENT
TDE = TEMPORARY DRAINAGE EASEMENT
(C/A) = CONTROL ACCESS

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

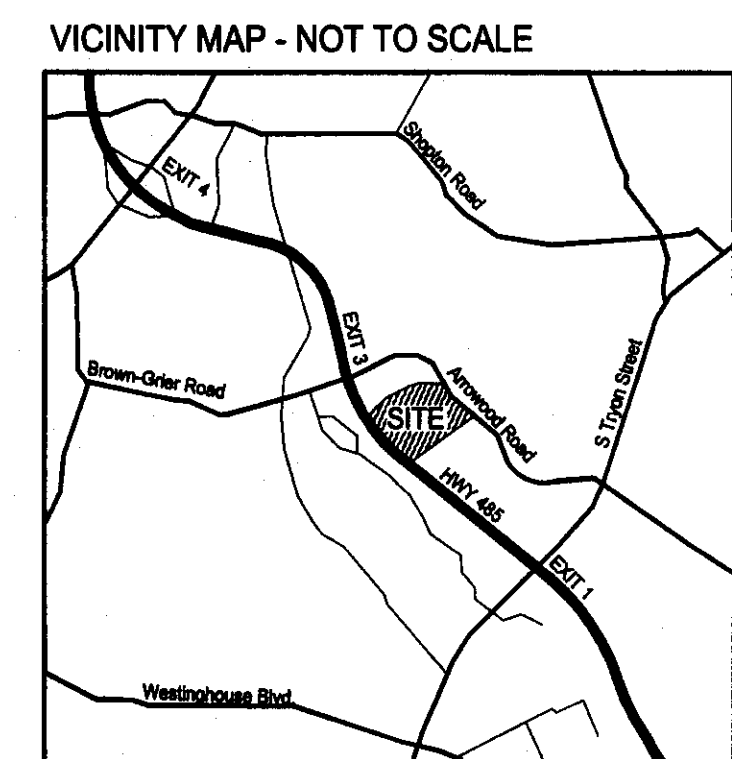
10915 Southern Loop Boulevard
Pineville, NC 28134 (704) 583-4949

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C400	5564.29'	30.32'	15.16'	30.32'	N35°36'35"W	00°18'44"

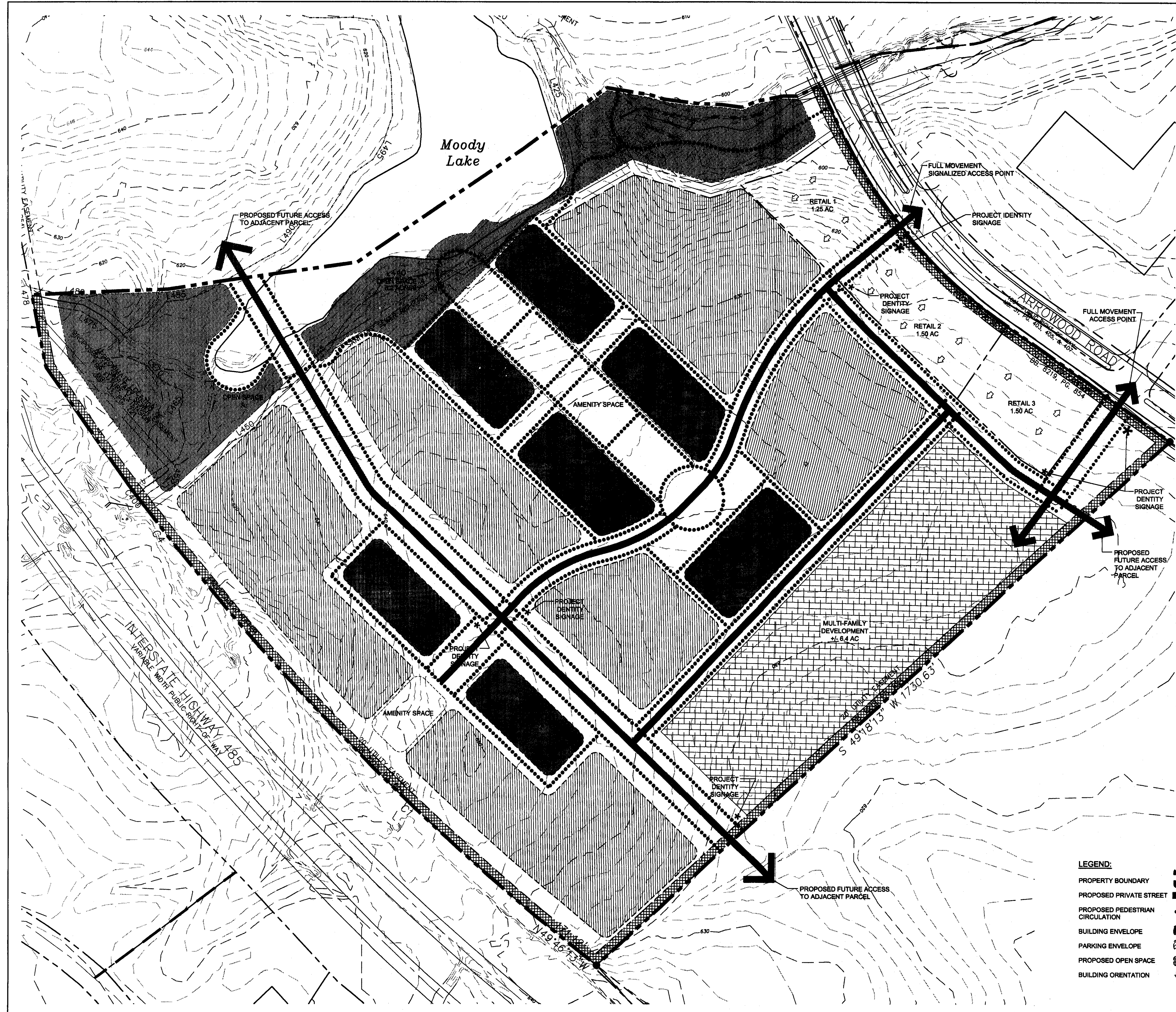
LINE	LENGTH	BEARING
L1	95.62'	N 27°41'54" E
L2	48.69'	N 22°41'57" W
L3	145.69'	S 49°46'13" E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	5564.29	739.70	370.40	739.16	N 45°08'53" W	07°37'00"
C2	905.00	1410.51	893.99	1272.02	S 68°04'04" E	89°17'59"
C3	1200.00	628.81	321.80	621.64	S 38°25'50" E	30°01'24"
C4	5564.29	904.30	453.15	903.30	N 36°40'41" W	09°18'42"

NO.	DATE	REVISION	BY
WHITEHALL CORPORATE CENTER PHASE II OWNER: MOODY LAKE OFFICE PARK DEVELOPMENT L.P. LOCATED IN STEELE CREEK TOWNSHIP MECKLENBURG COUNTY, NORTH CAROLINA AAC REAL ESTATE SERVICES, INC. 5950 FAIRVIEW ROAD SUITE 200 CHARLOTTE, NC (704) 556-1632			
PROJECT NO. NG22			DATE 07-27-99
SCALE 1"=200'			DRAWN BY TFB
CHECKED BY COB			DATE OF SURVEY 07-21-99 TO 07-24-99
DRAWING NO. NG22-DET.DWG			SHT 1 OF 1

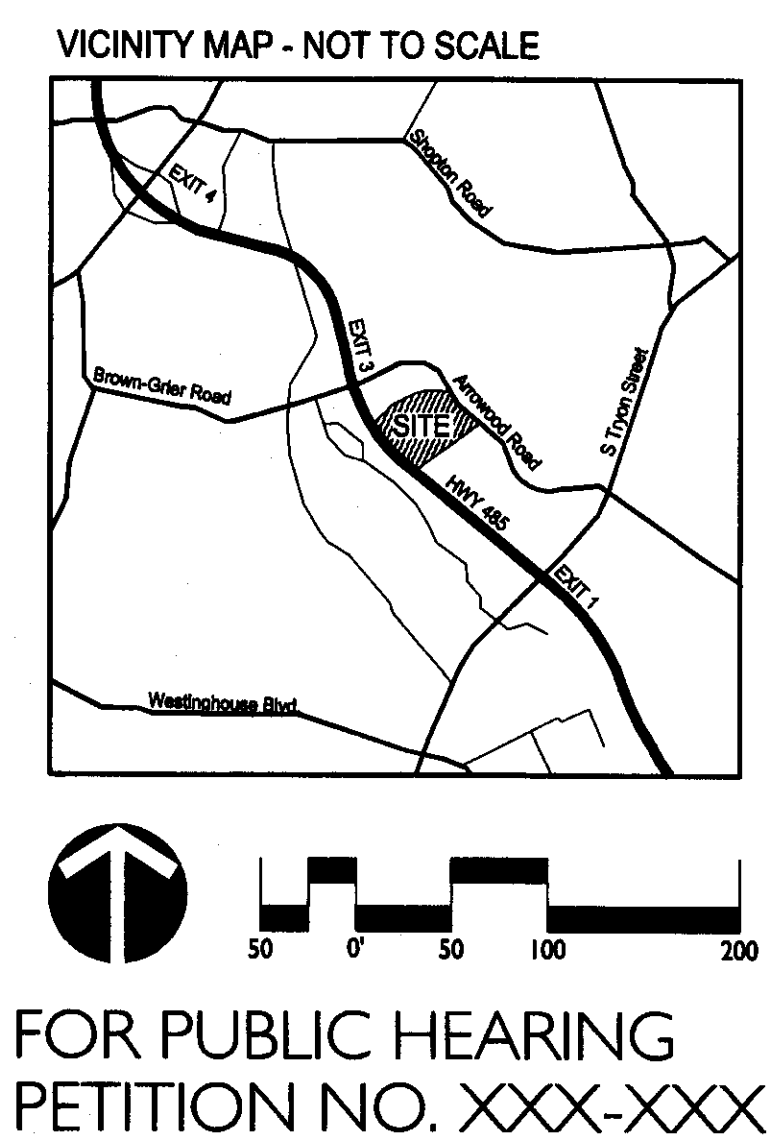


FOR PUBLIC HEARING
PETITION NO. XXX-XXX



- SITE DEVELOPMENT SUMMARY:**
- 1) TAX PARCEL ID #: A PORTION OF 201-451-05
- 2) DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING DISTRICTS:
SOUTHWEST DISTRICT
- 3) TOTAL SITE SF (ACREAGE): +/- 2,630,000 SF (60.3 AC)
- 4) EXISTING ZONING & USES: CONDITIONAL BUSINESS PARK - BP(CD)
- VACANT
- 5) PROPOSED ZONING & PERMITTED USES:
MIXED USE DEVELOPMENT DISTRICT (OPTIONAL) "MUDD-O"
- OFFICE
- MULTIFAMILY
- RETAIL
- 6) PROPOSED SETBACKS/BUFFERS:
ARROWOOD ROAD: 20' SETBACK
INTERSTATE 485: 20' BUFFER
- 7) INTERNAL DIMENSIONAL REQUIREMENT:
MINIMUM SETBACK REQUIREMENTS: 14 FEET FROM BACK OF CURB
MINIMUM SIDE YARD REQUIREMENTS: 0 FEET
MINIMUM REAR YARD REQUIREMENTS: 0 FEET
MAXIMUM BUILDING HEIGHT REQUIREMENTS: 180 FEET,
- 8) PROPOSED OFFICE BUILDING SQUARE FOOTAGE:
2,300,000 SQFT
- 9) PROPOSED RETAIL BUILDING SQUARE FOOTAGE:
50,000 SQFT OF FREE STANDING RETAIL
- 10) PROPOSED MULTI-FAMILY DENSITY:
25 UNITS PER ACRE
- 11) PROPOSED OPEN SPACE:
230,000 SQFT MINIMUM
- PARKING REQUIREMENTS:**
MINIMUM PARKING PER SECTION 9.8507 OF THE ORDINANCE
- GENERAL NOTES:**
PROPERTY BOUNDARY SURVEY PROVIDED BY:
ESP ASSOCIATES, P.A.
10915 SOUTHERN LOOP BOULEVARD
PINEVILLE, NC 28134
704.583.4848
- ADJACENT PARCEL INFORMATION & TREE COVER PROVIDED BY:
2004 MECKLENBURG COUNTY DELD. DATA.
- SEE SHEET TDS.2.3 FOR AIRPORT OVERLAY PLAN

- LEGEND:**
- PROPERTY BOUNDARY
 - PROPOSED PRIVATE STREET
 - PROPOSED PEDESTRIAN CIRCULATION
 - BUILDING ENVELOPE
 - PARKING ENVELOPE
 - PROPOSED OPEN SPACE
 - BUILDING ORIENTATION



DEVELOPMENT GUIDELINES
THE AMERICAN ASSET CORPORATION PROPERTY AT INTERSTATE HIGHWAY 485 / ARROWOOD ROAD
GENERAL PROVISIONS

1.THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET FOR THE "WHITEHALL CORPORATE CENTER - PHASE II" SUBMITTED BY THE AMERICAN ASSET CORPORATION (THIS "TECHNICAL DATA SHEET"). DEVELOPMENT OF THE PROPERTY IDENTIFIED ON THIS TECHNICAL DATA SHEET (THE "PROPERTY" OR THE "SITE") AND THE INDIVIDUAL COMPONENTS TO BE LOCATED THEREON WILL BE GOVERNED BY THE CONDITIONS OF THIS TECHNICAL DATA SHEET AND THOSE PLANS AND DRAWINGS EXPRESSLY INCORPORATED HEREIN BY REFERENCE AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THIS TECHNICAL DATA SHEET, THE DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT (MUDD-O) CLASSIFICATIONS SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

2.THE DEVELOPMENT DEPICTED ON THE SCHEMATIC SITE PLAN ATTACHED AS TDS.2.0 IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES ON THE SITE AND ILLUSTRATE DESIGN PRINCIPALS. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINTS OUTLINED ON THE ILLUSTRATIVE SITE PLAN ARE SCHEMATIC AND, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS, MAY BE ALTERED OR MODIFIED DURING DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE LINES ESTABLISHED ON THE SHEET TDS.1.1. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND OFF-STREET PARKING SPACES MAY BE LOCATED INSIDE AND OUTSIDE BUILDING ENVELOPES TO THE EXTENT PERMITTED BY THE ORDINANCE. ALL SUCH CHANGES ARE SUBJECT TO APPROVAL PER THE ORDINANCE.

PERMITTED USES

1. THE SITE MAY BE DEVELOPED FOR ANY USES AND ITS ACCESSORY USES WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER THE ORDINANCE FOR MIXED USE DEVELOPMENT DISTRICT; SUBJECT, HOWEVER, TO THE FOLLOWING VARIATION(S) FROM THE MIXED USE DEVELOPMENT DISTRICT (MUDD) MINIMUM STANDARDS FOR DESIGN AND DEVELOPMENT AS PART OF THIS MUDD (OPTIONAL) APPLICATION IN CONNECTION WITH DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THE TECHNICAL DATA SHEET AND THE CONCEPTUAL SCHEMATIC SITE PLAN TO WHICH THESE DEVELOPMENT STANDARDS ARE ATTACHED:

2. THE PETITIONER REQUESTS A DEVIATION FROM SECTION 9.8505(5) OF THE ORDINANCE FOR BUILDINGS LOCATED WITHIN BUILDING ENVELOPES 1 THRU 7 DEPICTED ON TDS.1.1. THESE BUILDINGS MAY EXTEND UP TO 180-FEET IN HEIGHT. BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE GRADE ALONG EACH FAÇADE OF THE BUILDING TO THE ROOF LINE, EXCLUSIVE OF THE PARAPET, ARCHITECTURAL FEATURE OR MECHANICAL/SERVICE FEATURE LOCATED ABOVE THE ROOF LINE.

3. THE PETITIONER REQUESTS A DEVIATION FROM SECTION 9.8504 OF THE ORDINANCE. IN ADDITION TO THE USES PERMITTED BY SECTION 9.8504, THE PETITIONER SHALL BE ALLOWED THE USE OF SIGNAGE, BULLETIN BOARDS, KIOSKS AND SIMILAR STRUCTURES FOR COMMERCIAL AND OFFICE USES.

4. THE PETITIONER REQUESTS A DEVIATION FROM SECTION 9.8506(2.C.1.B.1) OF THE ORDINANCE TO ALLOW FOR UNIQUE SIGNAGE SYSTEMS ON THE SITE. IN ADDITION TO THE SIGNAGE STANDARDS PERMITTED BY SECTION 9.8506(2.C.), THE PETITIONER SHALL BE ALLOWED TO CONSTRUCT TWO DETACHED, GROUND-MOUNTED PROJECT/TENANT IDENTIFICATION SIGNS IN THE LOCATIONS GENERALLY DEPICTED ON TDS.1.1. THE PRIMARY PROJECT/TENANT IDENTIFICATION SIGN ALONG ARROWOOD ROAD MAY BE UP TO 18-FEET IN HEIGHT AND 216 SQUARE FEET IN SIGNAGE AREA SIZE (PER SIDE FOR A DOUBLE SIDED ENTRANCE SIGN). ALL OTHER DETACHED PROJECT/TENANT IDENTIFICATION SIGNS SHALL BE LIMITED TO 7-FEET IN HEIGHT AND 60 SQUARE FEET IN SIGNAGE AREA SIZE. PROJECT IDENTIFICATION SIGNS MAY NOT BE LOCATED WITHIN THE PUBLIC RIGHTS-OF-WAY OR SIGHT TRIANGLES. PETITIONER RESERVES THE RIGHT TO SEEK ADDITIONAL DETACHED PROJECT/TENANT IDENTIFICATION SIGNS TO BE PLACED ALONG PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE PLANNED DEVELOPMENT FLEXIBILITY OPTION IN SECTION 13.110 OF THE ORDINANCE.

5. IN ADDITION TO THE SIGNAGE STANDARDS PERMITTED BY SECTION 9.8506(2.C.), THE PETITIONER SHALL BE ALLOWED TO CONSTRUCT ONE MONUMENT STYLE BUILDING IDENTIFICATION SIGN FOR EACH OF THE BUILDINGS PROPOSED FOR THE SITE. THESE SIGNS MUST BE LOCATED ALONG INTERIOR STREETS AND MAY BE UP TO 7-FEET IN HEIGHT AND 60 SQUARE FEET IN SIZE. IN ADDITION, WAY FINDING AND DIRECTIONAL SIGNS MAY BE PERMITTED IN ACCORDANCE WITH THE ORDINANCE REQUIREMENTS FOR THE MUDD DISTRICT. THIS SIGNAGE SHALL BE LOCATED OUTSIDE OF ALL REQUIRED SIGHT TRIANGLES.

6. THE SIGNS GENERALLY DEPICTED ON TDS.1.1 ARE CONCEPTUAL IN NATURE. THE LOCATIONS OF THESE SIGNS MAY BE ALTERED. HOWEVER, IN NO EVENT WILL THE NUMBER OF SIGNS OUTLINED ON TDS.1.1 BE INCREASED WITHOUT RECEIPT OF AN ADMINISTRATIVE APPROVAL FROM THE PLANNING DEPARTMENT. ADMINISTRATIVE APPROVALS OF DEVIATIONS FROM THE STANDARDS FOR SIGNAGE SET FORTH IN THESE REZONING NOTES MAY BE GRANTED BY THE PLANNING DEPARTMENT. THIS SIGNAGE SHALL BE LOCATED OUTSIDE OF ALL REQUIRED SIGHT TRIANGLES.

7. THE PETITIONER REQUESTS THE OPTIONAL PROVISION TO ALLOW BLANK BUILDING WALLS ON THOSE PORTIONS OF BUILDINGS ABUTTING OR DIRECTLY ORIENTED TO PARKING STRUCTURES.

BUFFERS

1. NO BUILDINGS, PARKING SPACES OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN BUFFER AREAS, HOWEVER, WATER QUALITY/LOW IMPACT DEVELOPMENT(LID) FACILITIES, SUCH AS RAIN GARDENS, MAY BE WITHIN THE BUFFERS.

2. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE WALLS, FENCES, PEDESTRIAN SIDEWALKS OR PATHWAYS OR THE INSTALLATION OF UTILITY LINES OR FACILITIES, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS.

SETBACKS, SIDE YARDS AND REAR YARDS

1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-O DISTRICT.

2. ALL PUBLIC STREETS SHALL BE DESIGNED WITH A MINIMUM BUILDING AND PARKING SETBACK OF FOURTEEN (14) FEET.

SCREENING AND LANDSCAPING AREAS

1. SITE WILL COMPLY WITH CHAPTER 21 OF THE TREE ORDINANCE.

2. LANDSCAPE AREAS WILL BE PLANTED ON THE SITE TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

3. STREET TREES SHALL BE INSTALLED ALONG ALL PUBLIC STREETS PER SECTION 21-14 C(3) OF THE CHARLOTTE TREE ORDINANCE.

4. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN THE ORDINANCE. REQUIRED LANDSCAPE OF TREES AND SHRUBS LOCATED WITHIN THE BUFFER AREA SHALL CONFORM TO THE ORDINANCE.

5. LIMITED AMOUNT OF CLEARING SHALL BE ALLOWED WITHIN THE BUFFER/SETBACK AREAS TO PROMOTE THE GROWTH OF EXISTING VEGETATION AND/OR ENHANCE THE AESTHETIC APPEAL OF THE SITE.

6. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

7. TO THE EXTENT ECONOMICALLY FEASIBLE, THE PETITIONER SHALL EXERCISE REASONABLE EFFORTS TO PRESERVE ALL TREES 8 INCHES IN CALIPER OR GREATER WITHIN THE SETBACKS ALONG THE ROADWAYS EXCEPT TO THE EXTENT THAT SUCH PRESERVATION CONFLICTS WITH THE INSTALLATION OR REPLACEMENT OF UTILITIES, DRIVEWAY ACCESS AND OTHER SIMILAR SITE ELEMENTS. BUFFERS, SCREENING, AND SETBACKS WILL MEET THE MINIMUM REQUIREMENTS OF CHAPTER 21 OF THE CITY OF CHARLOTTE TREE ORDINANCE, AS WELL AS CHAPTER 12.3 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

8. ALL BUFFERS AND SETBACKS SHALL BE MAINTAINED BY THE OWNER AS TREE PRESERVATION AREAS THAT MAY BE SUPPLEMENTED TO ENHANCE THE APPEARANCE OF THE PROJECT. LIKEWISE, BUFFERS AND SETBACKS TO BE MAINTAINED BY THE PROPERTY OWNER MAY BE MODIFIED AS ALLOWED IN THE ORDINANCE.

PARKING FACILITIES

1. OFF STREET PARKING AND ON STREET PARKING SHALL MEET THE MINIMUM AND MAXIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

2. BIKE RACKS WILL BE PROVIDED PER THE ORDINANCE.

3. SHARED PARKING BETWEEN THE OFFICE AND MULTI-FAMILY USES SHALL BE ALLOWED.

4. THE STRUCTURED PARKING FACILITIES DEPICTED ON TDS.2.0 MAY BE SUBSTITUTED WITH SURFACE PARKING AREAS AT THE DISCRETION OF THE PETITIONER.

LIGHTING

1. PETITIONER AGREES TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG INTERNAL PRIVATE STREETS, BUT MAY EXCLUDE PEDESTRIAN SCALE LIGHTING FROM RESIDENTIAL ALLEYS. THE MAXIMUM HEIGHT OF ANY FREESTANDING PEDESTRIAN LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 15 FEET.

2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERECTED ALONG ARROWOOD ROAD) SHALL BE FULLY SHIELDED AND DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND OUTSIDE OF THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.

3. NO WALL PACK LIGHT FIXTURES WILL BE ALLOWED ON ANY STRUCTURES PLACED ON THE SITE.

SIGNS

TEMPORARY CONSTRUCTION SIGNAGE CANNOT BE LOCATED WITHIN THE REQUIRED SETBACK, AND MUST BE REMOVED NO LATER THAN 60 DAYS FOLLOWING THE RECEIPT OF THE CERTIFICATE OF OCCUPANCY FOR THE STRUCTURE ADDRESSED BY THE SIGNAGE.

OPEN SPACE

1. IN OPEN SPACE AREAS LOCATED WITHIN THE PROPERTY THE PETITIONER SHALL CONSTRUCT IMPROVEMENTS TO INCLUDE SIDEWALKS, PEDESTRIAN LIGHTING, ADDITIONAL HARDSCAPE MATERIALS AND/OR ART/SCULPTURE.

2. AMENITY SPACE(S) SHALL BE USED FOR FESTIVAL, SPECIAL EVENTS, CONCERTS OR OTHER ACTIVITIES DESIRED BY THE DEVELOPER. WHEN AMENITY SPACE IS NOT USED FOR SAID ACTIVITIES, THE SPACE SHALL BE ALLOWED FOR THE USE OF VEHICULAR PARKING AND MANEUVERING.

ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS

1. ALL OFFICE BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATIONS TO THE USE OF EACH BUILDING).

2. THE FIRST FLOOR OF ALL BUILDINGS SHALL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE INTEREST AND ACTIVITY.

3. BUILDING ELEVATIONS FOR THE OFFICES LOCATED IN THE DEVELOPMENT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT DURING THE SITE PLAN APPROVAL PHASE PRIOR TO ISSUANCE OF BUILDING PERMITS. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED PLANS AGAINST THE APPROVED CONDITIONAL PLANS TO ASSURE COMPLIANCE WITH DESIGN PRINCIPALS ILLUSTRATED ON THE PLANS.

SOLID WASTE

1. THE PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. THE PLAN SHALL SPECIFY THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

2. OFFICE, RETAIL AND MULTI-FAMILY COMPLEXES MUST MEET ALL REQUIREMENTS AS STATED IN THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR AND RECYCLING AREAS

FIRE PROTECTION

1. ALL NEW BUILDINGS SHALL COMPLY WITH THE LAND USE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT.

2. ALL NEW BUILDINGS SHALL COMPLY WITH THE WATER SUPPLY REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT.

3. ALL NEW BUILDINGS SHALL COMPLY WITH THE ACCESS REQUIREMENTS OF THE NORTH CAROLINA STATE FIRE CODE AND THE CHARLOTTE FIRE DEPARTMENT.

AIR QUALITY

1. DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCAQ DUE TO POSSIBLE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE. A LETTER OF NOTIFICATION AND THE REQUIRED FORMS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAQ.

2. THE PROPOSED PROJECT MAY BE SUBJECT TO CERTAIN AIR QUALITY PERMIT REQUIREMENTS IN ACCORDANCE WITH MECKLENBURG COUNTY AIR POLLUTION CONTROL ORDINANCE (MCAPOC) REGULATION 2.0805 - "PARKING FACILITIES". A LETTER OF NOTIFICATION AND COPY OF THE REGULATIONS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAQ.

SIDEWALKS AND INTERNAL STREETS

1. INTERNAL PRIVATE STREETS SHALL BE DESIGNED TO HAVE SIDEWALKS A MINIMUM OF 5 FEET IN WIDTH PROVIDED THAT ANY DEVIATION FROM THE MINIMUM 5 FEET SIDEWALK WIDTH SHALL RELATE TO PEDESTRIAN WALK AREAS OF AN APPROPRIATE WIDTH INCLUDED AS PART OF THE ABOVE DESCRIBED SIGNIFICANT DESIGN FEATURES.

2. AS CONCEPTUALLY DEPICTED ON THE SCHEMATIC SITE PLAN, THE PETITIONER SHALL INSTALL INTERNAL SIDEWALKS ON THE SITE THAT WILL PROVIDE PEDESTRIAN CONNECTIONS BETWEEN OFFICE BUILDINGS.

AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, THE ILLUSTRATIVE SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH SECTION 6.206 OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION

1. IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTERESTS AND ASSIGNS.

2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" OR "OWNER", SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER AND OWNER.

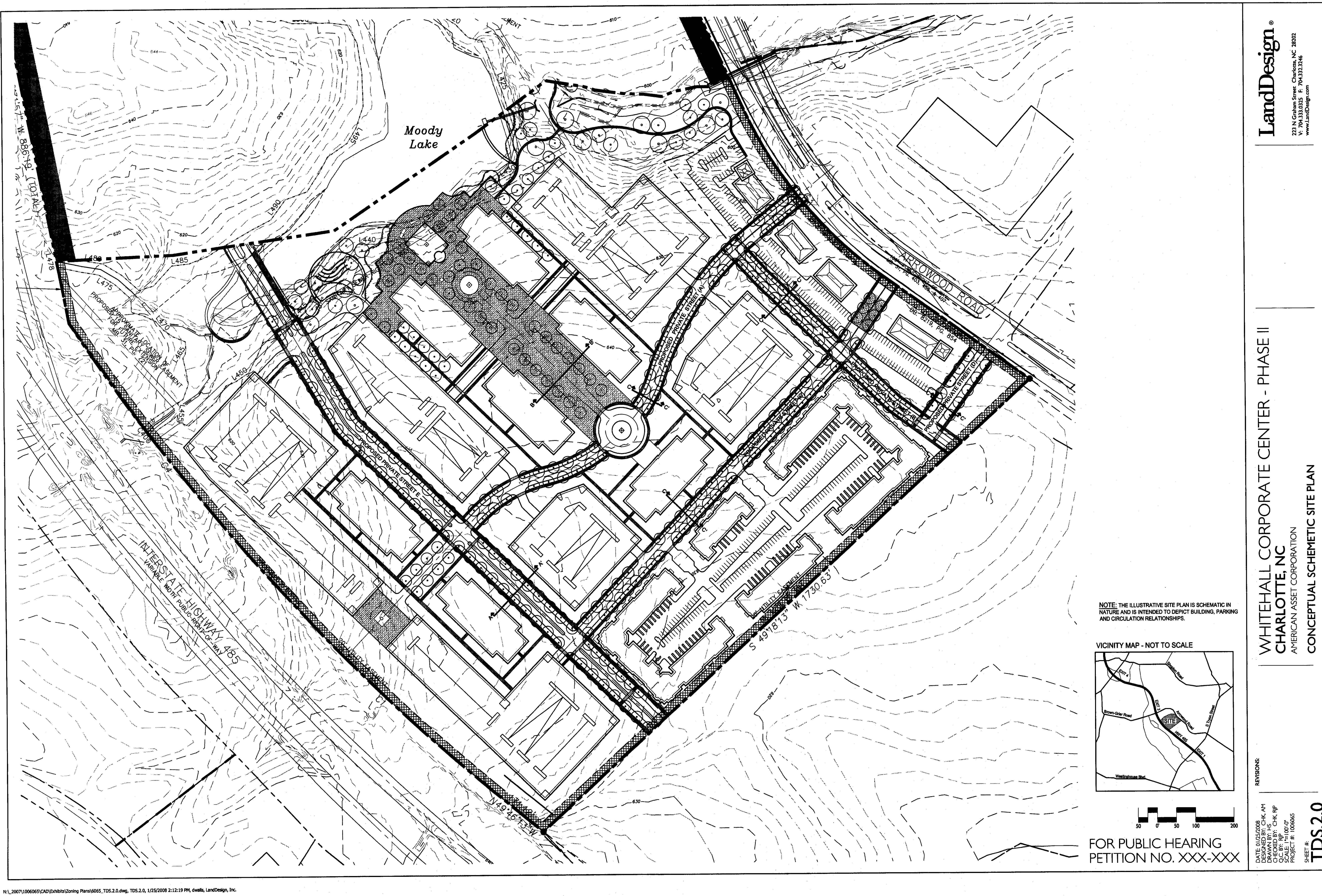
REVISIONS:

DATE: 01/25/2008
DESIGNED BY: CHK, AM
DRAWN BY: JS
CHECKED BY: CHK, RP
Q.C. BY: RP
SCALE: 1"=100'-0"
PROJECT #: 108065

SHEET #:

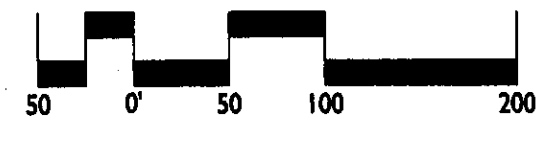
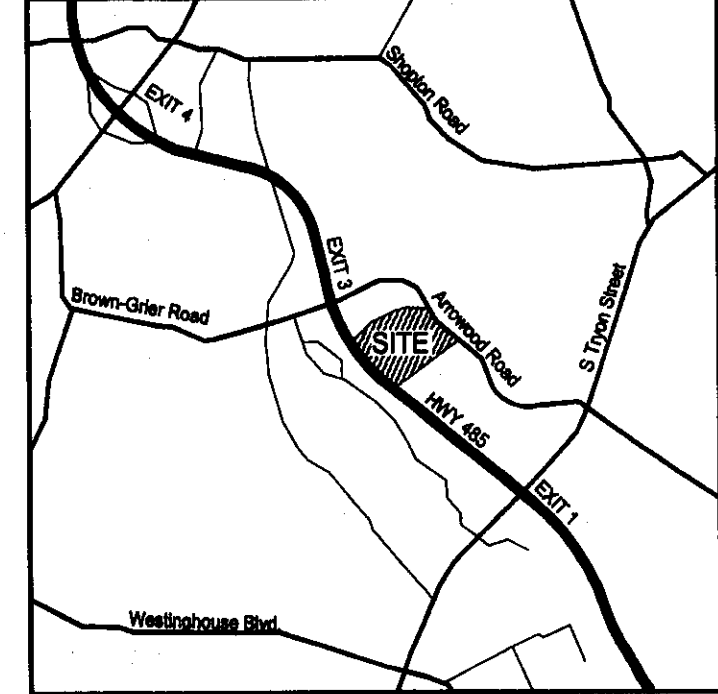
TDS.I.1

FOR PUBLIC HEARING
PETITION NO. XXX-XXX



NOTE: THE ILLUSTRATIVE SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

VICINITY MAP - NOT TO SCALE



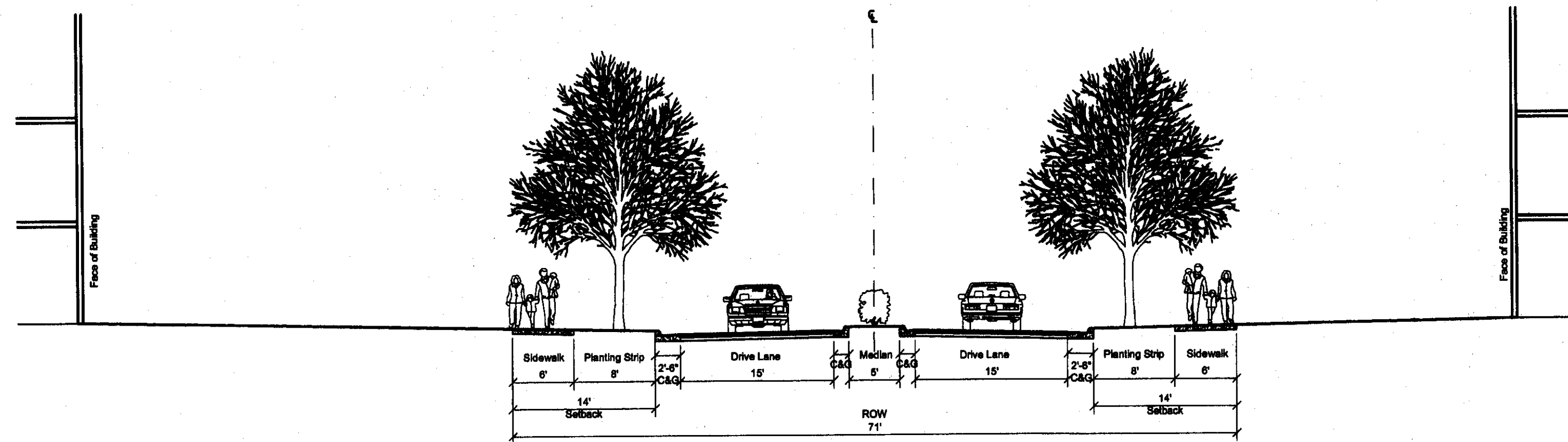
FOR PUBLIC HEARING
PETITION NO. XXX-XXX

WHITEHALL CORPORATE CENTER - PHASE II
CHARLOTTE, NC
AMERICAN ASSET CORPORATION
CONCEPTUAL SCHEMATIC SITE PLAN

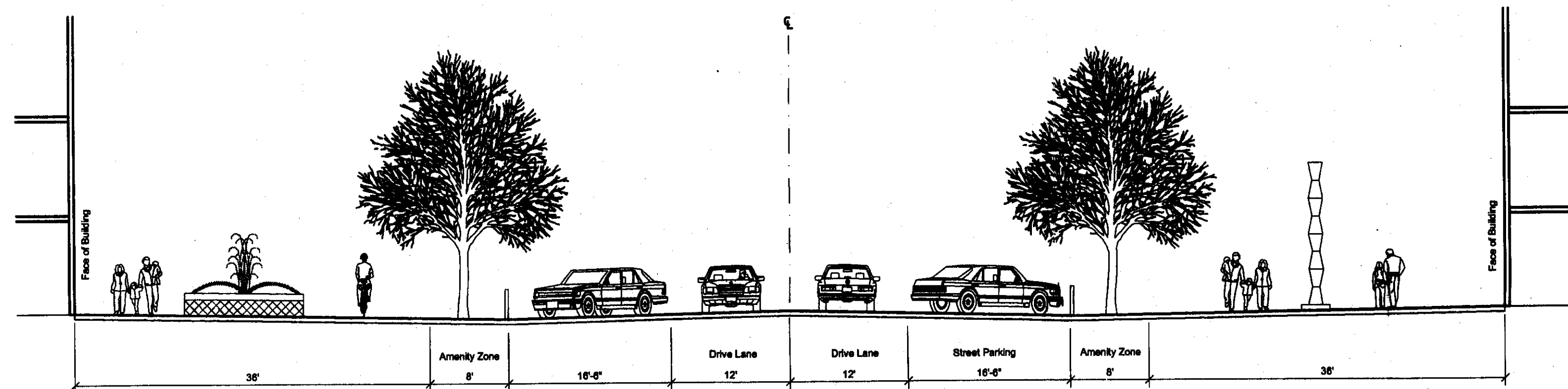
REVISIONS:

DATE 01/25/2008
DESIGNED BY: CHK, AN
CHECKED BY: CHK, RP
SCALE 1"=100'-0"
PROJECT #: 100665
SHEET #:

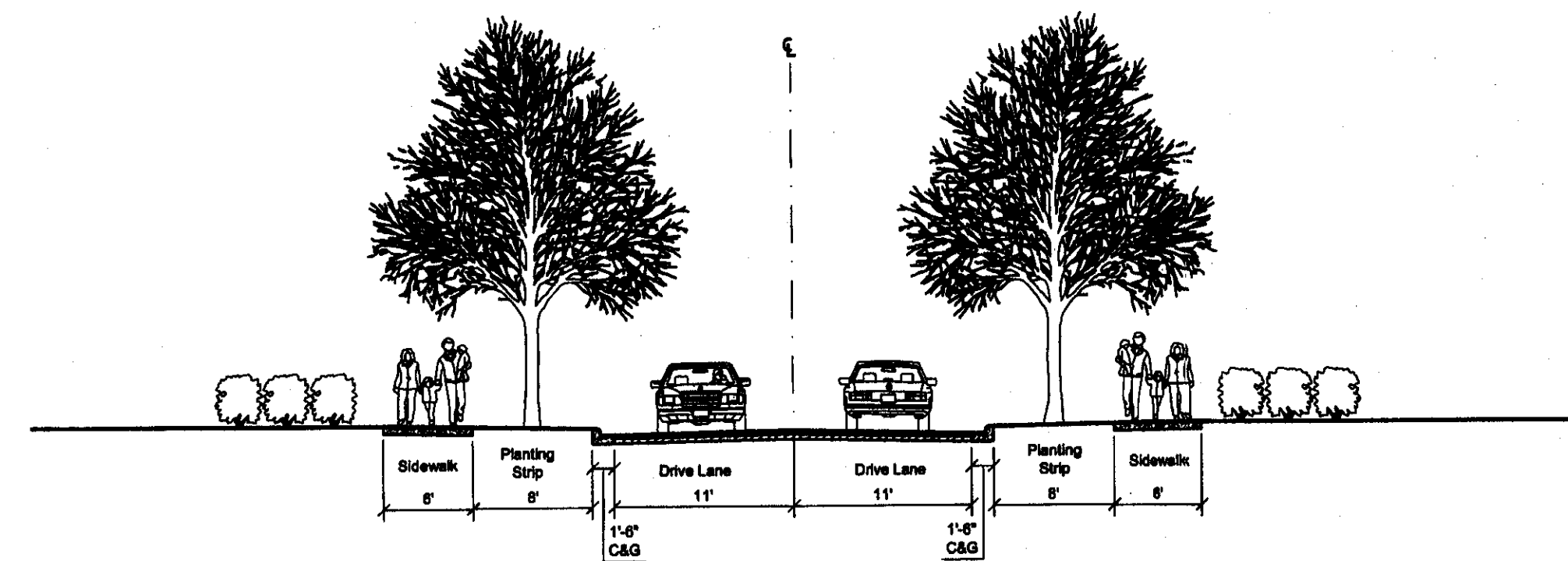
TDS.2.0



PROPOSED PRIVATE STREET E
A - A' Cross-Section



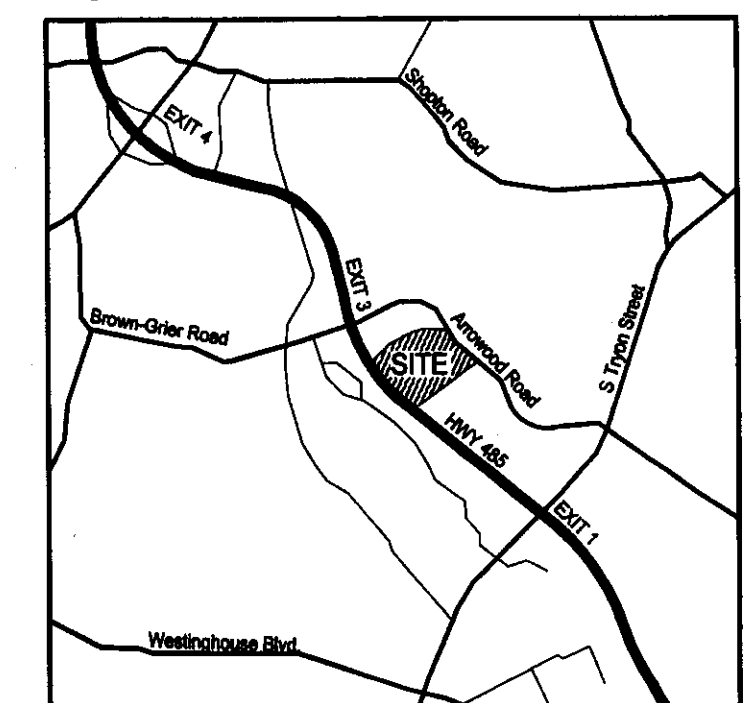
PLAZA
B - B' Cross-Section



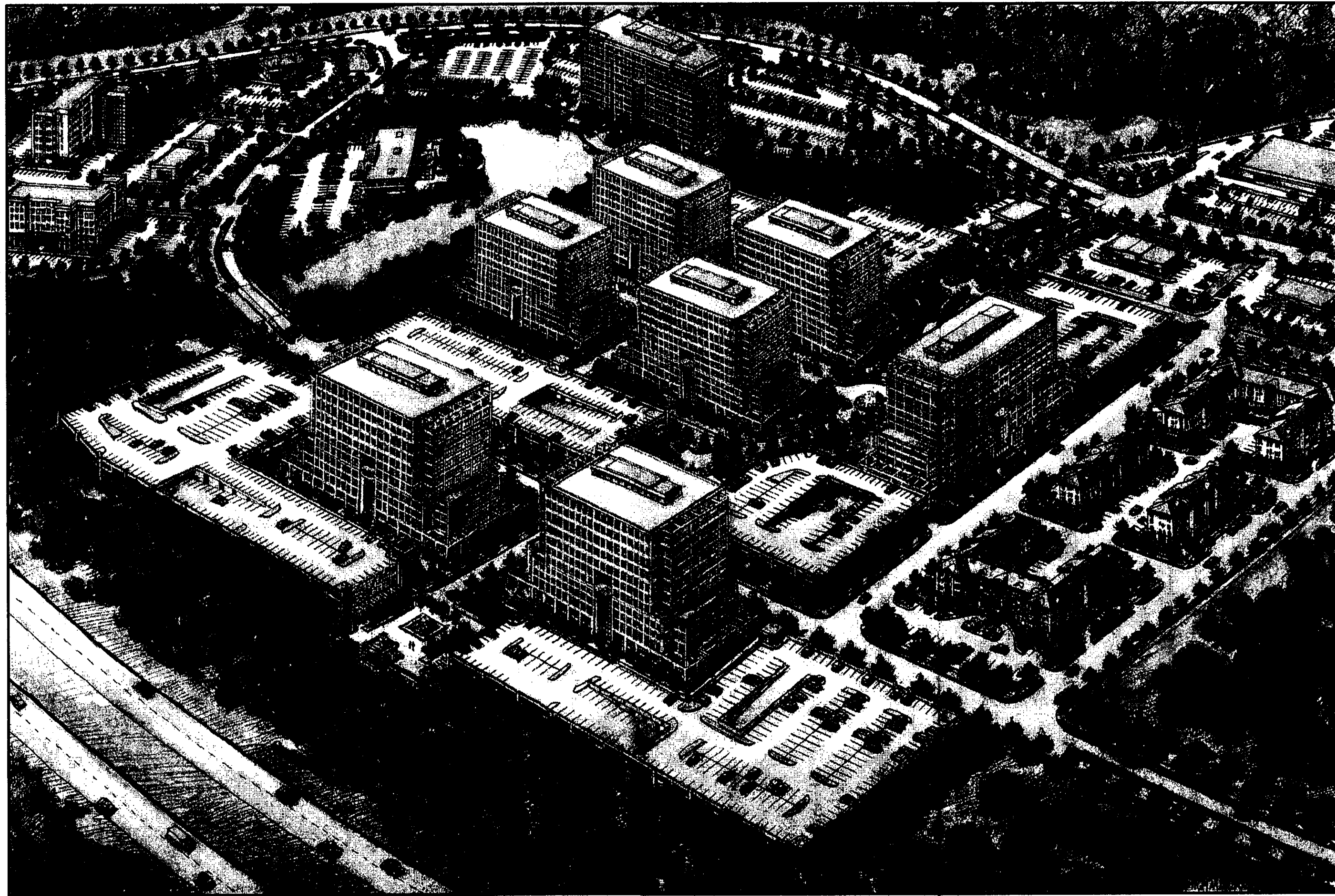
PRIVATE STREET 'A' 'B' 'C' AND 'D'
C - C' Cross-Section

NOTE: THE ILLUSTRATIVE SECTIONS ARE SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

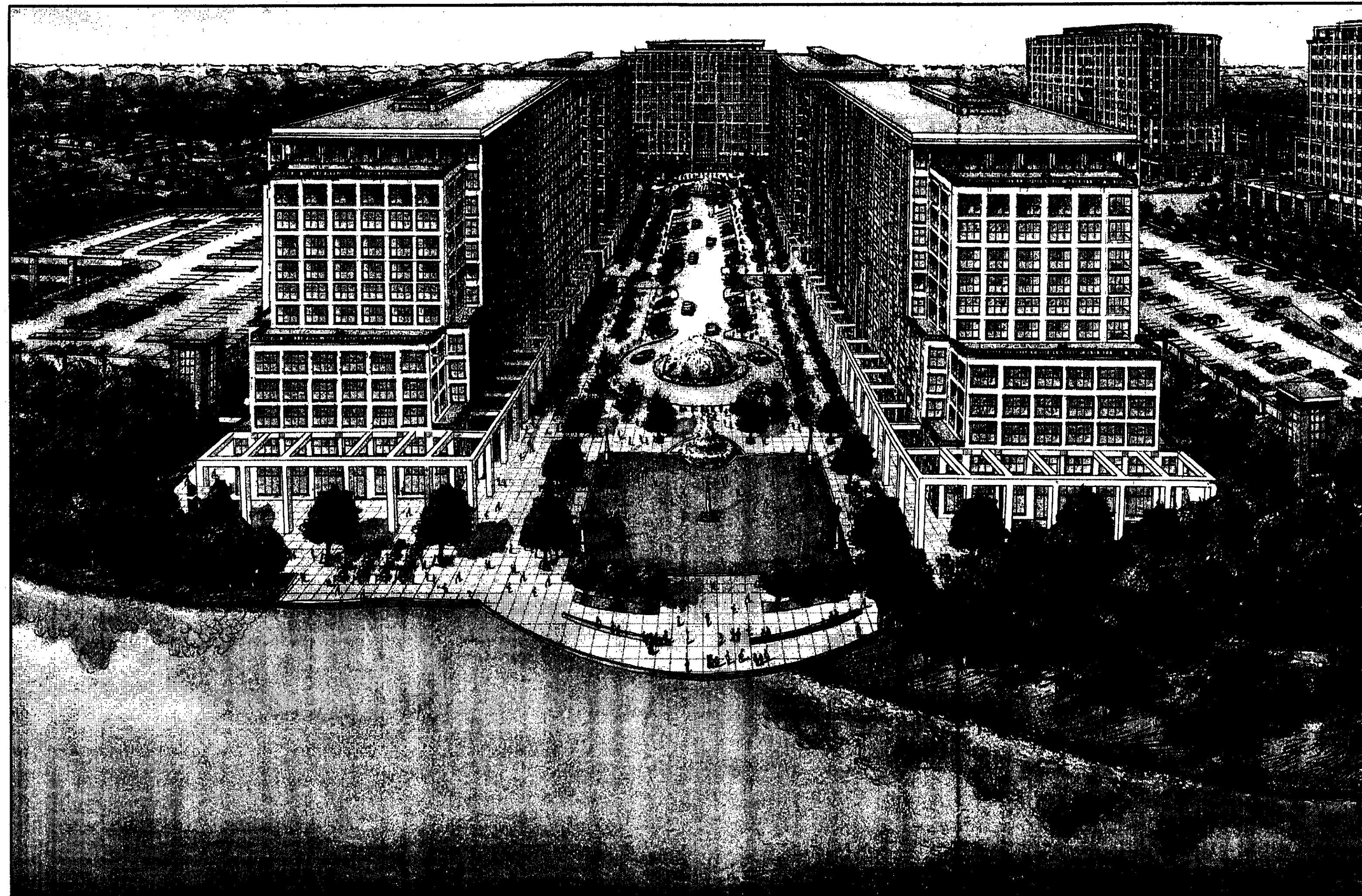
VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. XXX-XXX



BIRDSEYE PERSPECTIVE TOWARD THE NORTH



PERSPECTIVE OF AMENITY SPACE AT MOODY LAKE

FOR PUBLIC HEARING
PETITION NO. XXX-XXX

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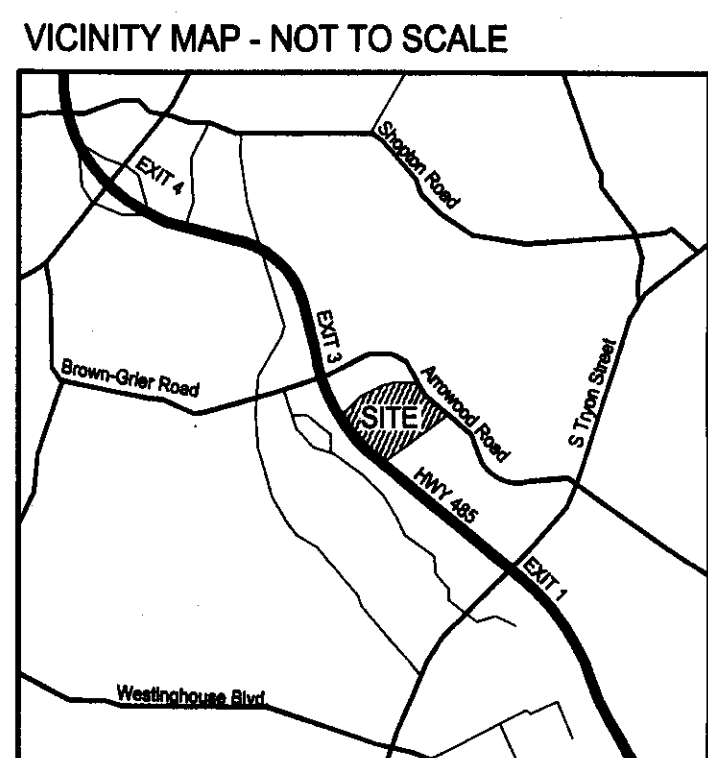
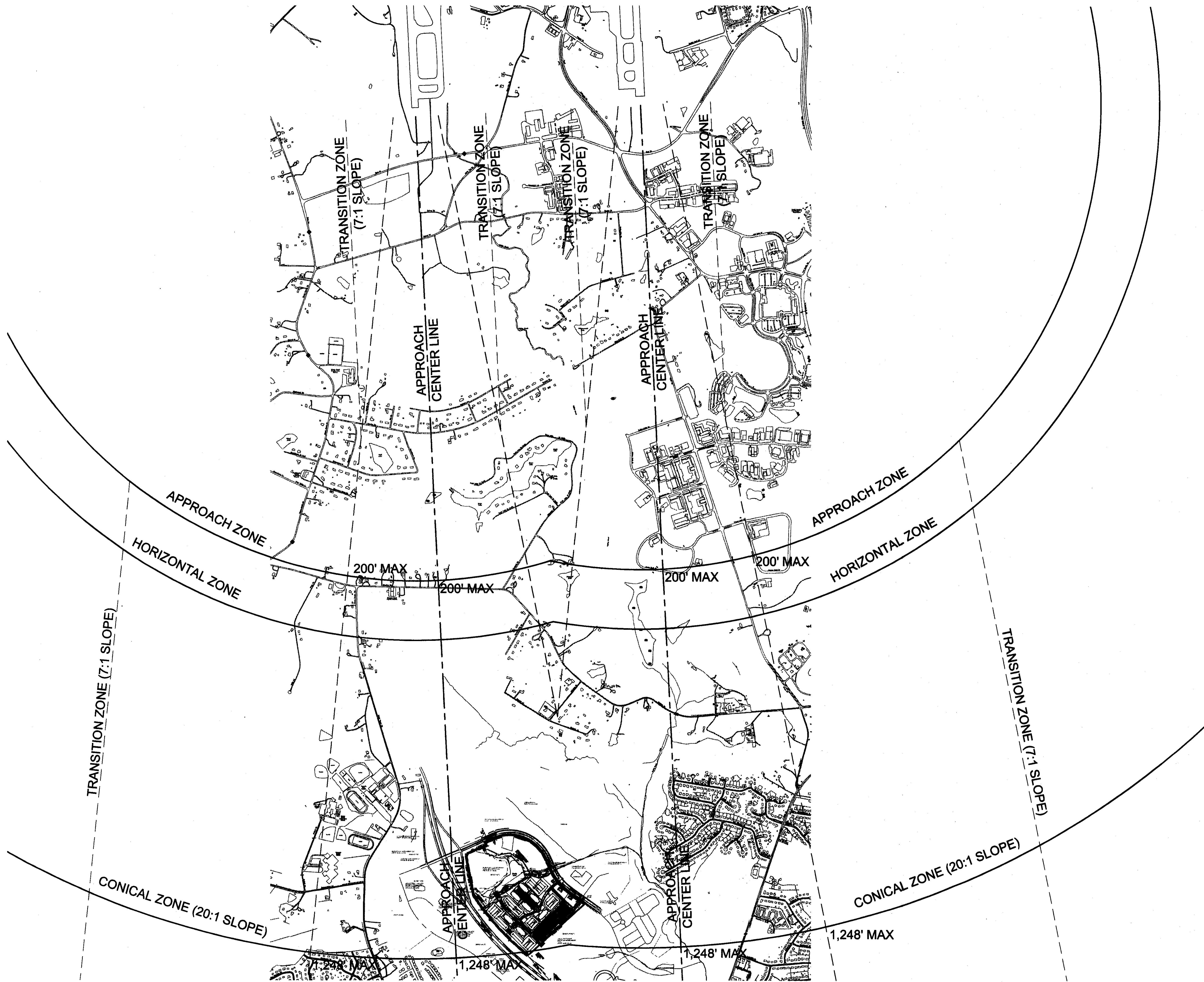
PERSPECTIVES

REVISIONS:

DATE: 01/25/2008
DESIGNED BY: CHK
DRAWN BY: HS
CHECKED BY: CHK, RP
SCALE: 1"=40'
PROJECT #: 1006065

SHEET #

TDS.2.2



FOR PUBLIC HEARING
PETITION NO. XXX-XXX

DATE 01/25/2008
DESIGNED BY: CLK-HS
CHECKED BY: CLK
SCALE: 1"=1000'-0"
PROJECT #: 100665
SHEET #:
TDS. 2.3

WHITEHALL CORPORATE CENTER - PHASE II
CHARLOTTE, NC
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AIRPORT OVERLAY PLAN

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