

[ATTACH COMMUNITY MEETING REPORTS AND LETTERS]

December 9, 2019

ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

Re: **Development Input Meeting** for Williams Corner Mixed Use Conditional District located at corner of Lystra Road and US Highway 15-501 North; Meeting Date: December 23, 2019 from 4:30 pm to 6:30 pm

Dear Adjacent Property Owner:

This letter is to invite you to a community meeting open house regarding a proposed mixed use project on approximately +/- 118 acres we are proposing near your property, on Parcel Numbers 18901, 18758, 18757, 80023, 65382, 76461, 60704, 18789, 18892, 76464, 18747, 18760, 18889, 18891, and 18748. This will be a revision to the previously approved Williams Corner project generally in the same location that will create a mixed-use district project. **An informal community meeting in the form of an open house will be held on December 23, 2019 from 4:30-6:30 pm at the Hall London House, 128 Hillsboro Street, Pittsboro, NC 29312 (this is the law office of Bradshaw Robinson Slawter LLP).** Detailed directions are attached. The proposed project will be served by Chatham County water and by Old North State Water Company (wastewater). Plans of our proposed revisions to the development will be shown and you will have the opportunity to voice your concerns and ask questions of people knowledgeable about the details of our project. Our plans may be revised based on your input before we submit to the County.

This meeting is required as part of the County zoning process; however County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. If you are an adjoiner, you will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting, you may contact the person noted below.

Respectfully,



For More Information, Please Contact:

Chris Ehrenfeld
919-883-5502
chris@boldnc.com

DIRECTIONS TO COMMUNITY MEETING

From the traffic circle in Pittsboro, take the 15-501 North/Hillsboro St. exit off the circle as though you are heading to Chapel Hill, NC. The meeting place two blocks from the circle on the left. It is a two-story, white historic house at the corner of Hillsboro St. and Thompson St. Address: 128 Hillsboro St., Pittsboro, NC 27312

FIRST COMMUNITY MEETING REPORT

REPORT OF COMMUNITY MEETING REQUIRED BY THE CHATHAM COUNTY ZONING ORDINANCE

To: Chatham County ZONING ADMINISTRATOR

Date: December 23, 2019

Proposed Zoning: Mixed Use Conditional District (Williams Corner)

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) December 9, 2019. A copy of the written notice is also attached.

The meeting was held at the following time and place: From 4:30 p.m. – 6:30 p.m. at 128 Hillsboro St., Pittsboro, NC 27312 (Law Offices of Bradshaw Robinson Slawter LLP)

The persons in attendance at the meeting were: See attached Attendance List

The following issues were discussed at the meeting: See attached List of Issues

As a result of the meeting, the following changes were made to the rezoning petition: _____

Expanded Wilder Ridge building structure setbacks from 100' to 300'. Expanded Legend Oaks building setback from 100' to 200' and made 320' the minimum distance from closest residential lot line to the nearest building face.

Reduced the height of buildings closest to Wilder Ridge and Legend Oaks from 4 stories down to 3 stories. Placed all 4 story buildings in the interior of the project.

Moved the two apartment community centers to the interior of the project.

Date: December 23, 2019

Applicant: ZR Chatham, LLC

By: *N. P. [Signature]*, Agent

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Birchett, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

A receipt or stamp from the US Postal Service that shows the date of the mailings shall also be provided with this application.

LIST OF ISSUES RAISED
WILLIAMS CORNER COMMUNITY MEETING
DECEMBER 23, 2019

1. Multi-family buildings:

- + number of multi-family units
- + rental residents and impact on property values
- + rented housing vs. housing in which equity can be built (townhomes and SF homes vs. apartments)
- + height of multi-family buildings and impact on adjoiners
- + distance of multi-family buildings from external boundary (100' setback insufficient)
- + traffic impact (particularly of northern section and impact on Legend Oaks traffic circle)
- + location of multi-family community center building (too close to Wilder Ridge rear property lines)
- + Possible dogs on the apartment site (safety of Wilder Ridge children)
- + Possibility of privacy fencing or brick wall perimeter?
- + Impact of multi-family on school capacities
- + Consideration of senior apartments instead?
- + Apartment rental rates

2. Traffic Impact:

- + Impact of multi-family on Legend Oaks traffic circle
- + Overall traffic and impact on safety of intersection at Lystra Road
- + Possible traffic impact of storage units
- + Recent TIA?
- + Number of traffic lights
- + Length of Legend Oaks "left-over" turn lane

3. Wastewater Utility:

- + Concern regarding ONSWC

4. Storage Facility use (the people they attract)

5. Stormwater:

- + Design concern for Wilder's Ridge based on topo
- + Water safety for children

6. Lystra Road Sinkhole: Concern about local soil conditions.

7. Market need for multi-family in northeast Chatham?

8. Concern over architectural standards.

9. Differences between existing approved plan and currently proposed plan.
10. Will trail network be connected to existing subdivisions?
11. Emergency access to Legend Oaks (one way in and one way out)
12. Protection of Legend Oaks berm along southern boundary of Legend Oaks ROW.
13. Concern for parking lot lighting.
14. Additional berming for Legend Oaks?
15. Will there be an EIA?
16. +Impact of project on satellite septic fields in Legend Oaks
17. Restrictions as to end users?
18. Concerns regarding grading.

WILLIAMS CORNER COMMUNITY MEETING ATTENDANCE

December 23, 2019

Name	Address	Contact Info Email/phone	Adjoiner?
Robert and Jill Dower	300 Legend Oaks Dr.	robdower@gmail.com	
Laura Bradley	26 N. Duelling Oaks Dr.	roysterbradley77@gmail.com	
Andrew Pelliccio	18 Little Bend Court, Chapel Hill	andrew.j.pelliccio@gmail.com	
Maureen Fahy	625 Legend Oak Dr.	mbfahy5@gmail.com	
Dennis & Carol Bauman	214 Lystra Ridge Rd	baumancd@gmail.com	
Lucy Whitehead	463 Old Piedmont Cir	lucy.whitehead13@gmail.com	
Robert Waldrop	261 Henley Rd, Chapel Hill 27517	robert.p.waldrop@gmail.com	
Jenny Kelly	249 Lystra Estates Dr., CH 27517	jslong56@hotmail.com	
Priscilla Godwin Hanson	152 N. Duelling Oaks Dr.	pdeltalucy@aol.com	
Anna Marie Ambrose	217 Holly Ridge, CH 27516	ambrose@aol.com	
Reneé Halberg	44 laurel Grove Ct, CH 27517	hudsonriverchild@gmail.com	
Gabriella Rousso	65 Beech Slope Court CH 27517	gbergrouso@gmail.com	

WILLIAMS CORNER COMMUNITY MEETING ATTENDANCE

December 23, 2019

Name	Address	Contact Info Email/phone	Adjoiner?
Patricia Van Hoy	210 Middleton Pl	Pat.vanhoy@gmail.com	
David Goldston	151 Wilder Rdg	david@dfgoldston.com	Y
Linda Goldston	151 Wilder Rdg	linda@dfgoldston.com	Y
Bert Garrido	76 S. Duelling Oaks Dr.	bertgarrido@yahoo.com	Y
Griselle Garrido	76 S. Duelling Oaks Dr.	Griselle_g@yahoo.com	Y
Rusiana & Jay Mosesson	368 Legends Oaks Dr.		
Bob Kennedy	402 Legend Oaks Dr.	Rbkennedy1950@gmail.com	
Chuck & Julie Esther	43 Wilder Ridge	charlesresther@gmail.com	
David & Malinda Fraley	758 Legend Oaks Dr.	Fraleys2003@yahoo.com	
Elliott Sleight	1932 Clearwater Lake Rd.	Elliott.sleight@gmail.com	N
Iain & Marrassa Bruce	464 Legend Oaks Dr.	mcwbruce@gmail.com	
Elliott Pauli	101 Wilder Ridge	elliottpauli@hotmail.com	
Jon McCarthy	15 Old Wilde Ln	Porfeow87@gmail.com	
John Bengivennie			
Jenny Kelly			

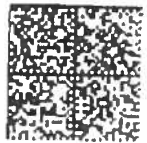
WILLIAMS CORNER COMMUNITY MEETING ATTENDANCE

December 23, 2019

Name	Address	Contact Info Email/phone	Adjoiner?
Brian Burbank	104 Wilder Rdge	Briannmtb10@gmail.com	
Traci Fallecker	25 Wilder Rdg	tfaecker@hotmail.com	
Raid Wahieb	25 Wilder Rdg	rwahieb@yahoo.com	
Megan Parker	71 Grassy Creek Way	parkermegainlynn@gmail.com	
Laurie Slade	1265 Legend Oaks Dr.	Slade.laurie@yahoo.com	
Randy Green	CLT, NC	rwgreen@astorprop.com	
Dan Jones	150 Wilder Ridge	Chfd1dj@att.net	
Ellen Newman	101 S. Duelling Oaks Drive	Ellen.newman@pfizer.com	
Ron Malone	101 S. Duelling Oaks Drive	Ronald.malone@takeda.com	
Katy Hrdlicka	346 Legend Oaks Dr	kathrynhrh@gmail.com	
Caron & Steven Choate	10 Wilder Ridge	Caron.choate@gmail.com	
Robert & Patricia Nayder	73 S. Flanders St.	robert@trianglecf.org	

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C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

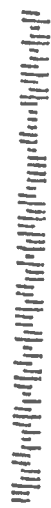
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ZR CHATHAM LLC
2416 EAST 37TH STREET NORTH
WICHITA KS 67219

67219-353618



**REPORT OF COMMUNITY MEETING REQUIRED BY
THE CHATHAM COUNTY ZONING ORDINANCE
(SECOND MEETING)**

To: Chatham County ZONING ADMINISTRATOR

Date: January 29, 2020

Proposed Zoning: Mixed Use Conditional District (Williams Corner)

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) January 13, 2020. A copy of the written notice is also attached.

The meeting was held at the following time and place: From 6:00 p.m. – 7:00 p.m. at 10100 Governors Drive Chapel Hill 27517

The persons in attendance at the meeting were: See attached Attendance List

The following issues were discussed at the meeting: See attached List of Issues

As a result of the meeting, the following changes were made to the rezoning petition: _____

Date: January 29, 2020

Applicant: ZR Chatham, LLC

By: _____

Please submit this Report to the Chatham County Planning Department located at 80-A East Street, Dunlap Building or mail it to Angela Birchett, Zoning Administrator, PO Box 54, Pittsboro, NC 27312.

A receipt or stamp from the US Postal Service that shows the date of the mailings shall also be provided with this application.

**LIST OF ISSUES RAISED
SECOND WILLIAMS CORNER COMMUNITY MEETING
JANUARY 29, 2020**

Williams Corner – Second Community Meeting Revised Site Plan

Objections/ Comments / Suggestions from Attendees

January 29, 2020

Opened meeting by describing the significant site plan changes since the first Community Meeting. Showed revised site plan. Opened the floor to questions.

- Briar Chapel folks worried about waste water going into their neighborhood
- How many storage units going in?
- How many apartments?
 - Traffic issues with 500+ apartments
 - Max height allowed for buildings
- How much of the site plan is enforceable vs. changeable if a different a developer takes over?
- Possibility of developer going bankrupt and stalling construction?
- What changed between 2006 plan and new plan?
- Will apartments be market rate?
- What is the zoning currently?
- What percent of the apartments will be 1,2, and 3 bedrooms?
- Parking deck or parking lot?
- Why the decision for offsite waste water treatment vs on site?
- Was the empty land acquired to maintain 24% developed, and will the disapproval of off-site waste water treatment affect the 24-76% rule?
- How many buildings will be built?
- Permit for a new wastewater treatment plan
 - Would it result in another public hearing?
- Traffic info to back up claims?
- Where are the entrances?
 - Polks Village entrance and too close to Lystra
- Widening of Lystra road
 - Eastbound traffic on Lystra
- Where getting water from in Chatham county?
- Traffic circle by Legend Oaks
- Storm water treatment and run off
- How many apts behind Legend Oaks?
- When construction starting and how long will it take?
- What improvements to the community due to the development?
- Traffic by Chatham Downs and how going to get out?
- How long did they do the traffic study?
- Legal question about traffic circle built with Legend Oaks that relied on prior site plan

- Visibility between apts and Legend Oaks with berm
 - what changes made since December
- Explain the setback further
- Will it look like the Alta blue apt by Nantucket grill - and how many students get educated?
- Does traffic study have to be reviewed and approved by NCdot?
- How to protect students with bus stops of Legend Oaks and Wilder Ridge?
- Have seen people die on Lystra and have seen people pass on double yellow line
- Sewer line done poorly and going to ruin Jordan Lake when people already got sick from human waste
- Where will the sewer pipeline go?
- Why are building apts if said are doing more commercial?
- Why six story apartments?
- Why changed from townhomes to apts?
- Are you going to be selling the property or why are you doing this process?
- Speak to why couldn't do 75 townhomes increased from 40?
- How convinced are you that apts are really needed since other apts are in Chapel Hill?
- How can a teacher afford a high end apartment?
- Sewer treatment package plan just wanting to get it off our property?
- Can you move the apts further or make it only 1 story or do underground parking?
- Why this location for apts?
- Is there a plan B if this isn't approved?
- How do you know that tenants will come especially with Polks Village having vacant space
- Has the County ever suggested using more public transit?
- What would market rents be in apts there if open now?
- Nothing to keep you from doing section 8 apartments
- Could it make a profit if still proceed with 40 townhomes?

January 13, 2020

ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

Re: **Second Development Input Meeting** for Williams Corner Mixed Use Conditional District located at corner of Lystra Road and US Highway 15-501 North; Meeting Date: January 29, 2019 from 6:00-7:00 pm

Dear Adjacent Property Owner:

This letter is to invite you to a second community meeting regarding Williams Corner, the proposed mixed use project on approximately +/- 118 acres near your property, on Parcel Numbers 18901, 18758, 18757, 80023, 65382, 76461, 60704, 18789, 18892, 18747, 18760, 18889, 18891, and 18748. We held a first meeting on December 23, 2019 that was well-attended and informative. **The purpose of this second meeting is to show our updated plans which include some modifications based on your prior input.**

This will be a revision to the previously approved Williams Corner project generally in the same location that will create a mixed-use district project. **A community meeting with a presentation beginning at 6:00 pm will be held on Wednesday, January 29, 2020 at 10100 Governors Drive, Chapel Hill, NC 27517 (this is the Governors Club Realty office). The meeting will last from 6:00 p.m. until 7:00 p.m.** Detailed directions are attached. The proposed project will be served by Chatham County water and by Old North State Water Company (wastewater). Updated plans of our proposed revisions to the development will be shown and you will have the opportunity to voice your concerns and ask questions of people knowledgeable about the details of our project. Our plans may be revised based on your input before we submit to the County.

Community meetings are required as part of the County zoning process; however County staff will not participate in the meeting. We are planning to submit our official plans to the County Planning Department in the near future. If you are an adjoiner, you will receive a notice from the County about this submittal once the application has been made.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting, you may contact the person noted below.

Respectfully,



For More Information, Please Contact:

Chris Ehrenfeld
919-883-5502
chris@boldnc.com

DIRECTIONS TO COMMUNITY MEETING

Turn onto Governors Drive from Mount Carmel Church Road as though you are entering the Governors Club development. Before you arrive at the Governors Club gate, turn right into the driveway for 10100 Governors Drive to arrive at the meeting location.



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AMH ROMAN TWO NC LLC
30601 AGOURA RD
STE 200
AGOURA HILLS CA 91301

TIMOTHY COMPTON
SARAH COMPTON
131 WILDER RIDGE RD
CHAPEL HILL NC 27517

CYNTHIA BLAND BIGGAR
RAYMOND G BIGGAR
15 SCHOONER WAY
SACO ME 07072

MICHAEL PAUL CUCHIARA
MAUDE LUCILLE CUCHIARA
69 WILDER RIDGE
CHAPEL HILL NC 27517

THOMAS W BOOKMYER
LAURA C BOOKMYER
118 PEAK VIEW PLACE
CHAPEL HILL NC 27517

THOMAS ANTHONY CURTIS
ANNA ALICIA KOBLANSKY
118 WILDER RIDGE
CHAPEL HILL NC 27517

BRIAN DOUGLAS BURBANK
SARA CATHERINE NORDSTROM
104 WILDER RIDGE
CHAPEL HILL NC 27517

D R HORTON INC
2000 AERIAL CENTER PARKWAY
STE 110
MORRISVILLE NC 27560

SYLVIA C BURGESS
595 BURGESS RD
APEX NC 27523-5640

ETHAN DOUGLAS
20A & 20B ANNA BELLE DRIVE
CHAPEL HILL NC 27517

WILLIAM EDWIN BURGESS JR
DAWN ELISE BURGESS
645 LYSTRA RD
CHAPEL HILL NC 27517

ROBERT H DOWEN III
JILL M DOWEN
300 LEGEND OAKS DR
CHAPEL HILL NC 27517

HOYT CLIFTON COLLINS
465 SAM JONES RD
CHAPEL HILL NC 27517

CHARLES R ESTHER JR
JULIE K ESTHER
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CHAPEL HILL NC 27517

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 RAID WAHIEB
 25 WILDER RIDGE
 CHAPEL HILL NC 27517

DANIEL LEE JONES, CO-TRUSTEE
 NANETTE CARYL JONES, CO-TRUSTEE
 DANIEL JONES & NANETTE JONES LIVING TRUST
 150 WILDER RIDGE
 CHAPEL HILL NC 27517

DAVID FRALEY
 MALINDA MINOR FRALEY
 758 LEGEND OAKS DR
 CHAPEL HILL NC 27517

DAVID FREDRIC GOLDSTON, TRUSTEE
 LINDA RAMSEY GOLDSTON, TRUSTEE
 151 WILDER RIDGE
 CHAPEL HILL NC 27517

LEGEND OAKS PARTNERS LLC
 PO BOX 17102
 RALEIGH NC 27619

STEPHEN G GRAHAM
 KAREN A GRAHAM
 776 LEGEND OAKS DR
 CHAPEL HILL NC 27517

LEGEND OAKS PARTNERS LLC
 6131 FALLS OF NEUSE ROAD
 STE 200
 RALEIGH NC 27609

HBP PROPERTIES LLC
 5210 DRIFTWOOD LANE
 MOREHEAD CITY NC 28557

LYSTRA CHURCH
 686 LYSTRA RD
 CHAPEL HILL NC 27514

MICHAEL HRDLICKA
 KATHRYN RICHARDS-HRDLICKA
 346 LEGEND OAKS DR
 CHAPEL HILL NC 27517

RONALD C MALONE
 ELLEN B NEWMAN
 101 S DUELLING OAKS DR
 CHAPEL HILL NC 27517

CAROLYN H IKENBERRY
 4 THE GLEN
 CHAPEL HILL NC 27514

MIC CHATHAM LLC
 C/O ASTON PROPERTIES INC
 610 EAST MOREHEAD ST, STE 100
 CHARLOTTE NC 28202

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CHAPEL HILL NC 27517

JAY F MOSESSON
RUSIANA MOSESSON
368 LEGEND OAKS DR
CHAPEL HILL NC 27517

BENJAMIN J SAREN
ALISON K SAREN
185 LYSTRA HILLS LN
CHAPEL HILL NC 27517

MT ZION MISSION BAPT CHURCH INC
530 LYSTRA RD
CHAPEL HILL NC 27514

SARAH JESSIE SHORT
160-B LYSTRA HILLS LN
CHAPEL HILL NC 27517

ISAIAH N NDONG
JEANNETTE M NDONG
55 S DUELLING OAKS DR
CHAPEL HILL NC 27517

JAMES STANGLE
518 WEST LOCUST ST
DAVENPORT IA 52803

ELLIOTT R PAULI
JENNIFER MITCHELL PAULI
101 WILDER RIDGE
CHAPEL HILL NC 27517

JANE WHITAKER STURDIVANT
25 POLKS LANDING RD
CHAPEL HILL NC 27516

POLKS VILLAGE INC
5210 DRIFTWOOD LN
MOREHEAD CITY NC 28557

TALMAN PROPERTIES LLC
189 PEAKVIEW PL
CHAPEL HILL NC 27517-6129

LINDA ROTHMAN
11 WILDER RIDGE RD
CHAPEL HILL NC 27517

ARIKA M VAIL
512 LEGEND OAKS DRIVE
CHAPEL HILL NC 27517

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DANIEL VAN DER LELIE
SAFIYH TAGHAVI
95 LEGEND OAKS DR
CHAPEL HILL NC 27517

KI-BONG & INJA UM
CAROLINE Y UM
54 WILDER RIDGE
CHAPEL HILL, NC 27517

TERI LYNN WALLACE
800 LEGEND OAKS DR
CHAPEL HILL NC 27517

MELANIE EDWARDS DAWES
40 WILDER RIDGE
CHAPEL HILL, NC 27517

POLLY PARRISH WISE
LISA PARRISH BRYANT
706 BECKETT ST
DURHAM NC 27712

STEVEN WAYNE CHOATE
CARON CARTER CHOATE
10 WILDER RIDGE
CHAPEL HILL, NC 27517

ANN R ZAPPA
11155 US 15-501 N
CHAPEL HILL NC 27514

ZR CHATHAM LLC
2416 EAST 37TH STREET NORTH
WICHITA KS 67219

PAUL KAI-WAN LEE
JULIA HING-MUI LEE
593 LEGEND OAKS DR
CHAPEL HILL NC 27517

CARR JENNIFER L
2142 LYSTRA RD
CHAPEL HILL NC 27517

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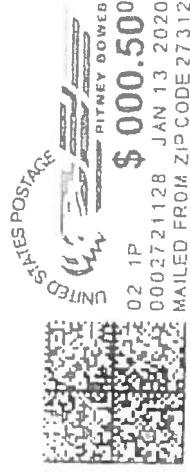
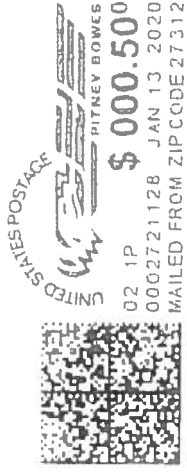
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AMH ROMAN TWO NC LLC
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STE 200
AGOURA HILLS CA 91301

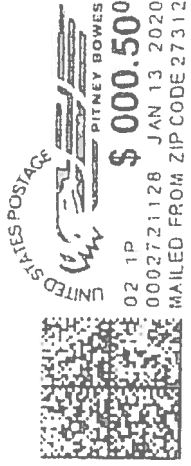
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Chapel Hill, NC 27517

CYNTHIA BLAND BIGGAR
RAYMOND G BIGGAR
15 SCHOONER WAY
SACO ME 07072



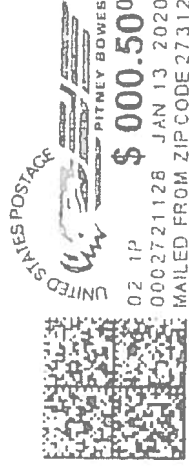
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LAURA C BOOKMYER
118 PEAK VIEW PLACE
CHAPEL HILL NC 27517



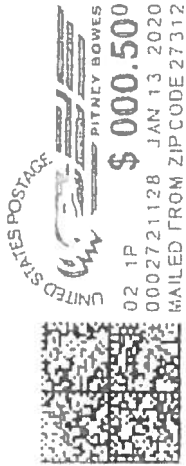
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SARA CATHERINE NORDSTROM
104 WILDER RIDGE
CHAPEL HILL NC 27517



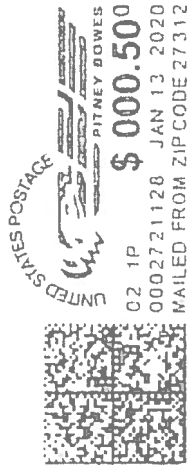
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APEX NC 27523-5640

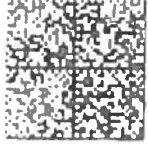


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DAWN ELISE BURGESS
645 LYSTRA RD
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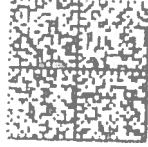


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NC 27517

ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517



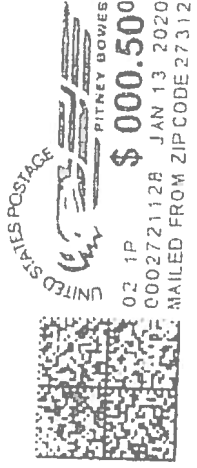
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NC 27517

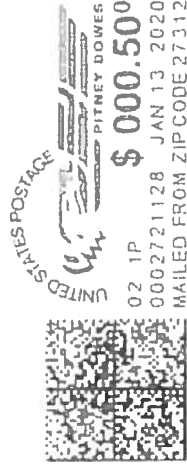
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

MICHAEL PAUL CUCHIARA
MAUDE LUCILLE CUCHIARA
69 WILDER RIDGE
CHAPEL HILL NC 27517



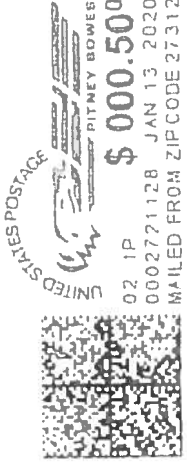
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

THOMAS ANTHONY CURTIS
ANNA ALICIA KOBLANSKY
118 WILDER RIDGE
CHAPEL HILL NC 27517



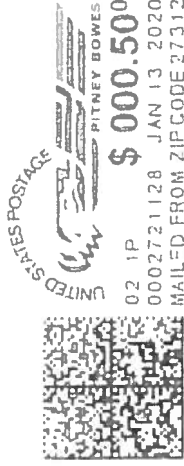
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

D R HORTON INC
2000 AERIAL CENTER PARKWAY
STE 110
MORRISVILLE NC 27560



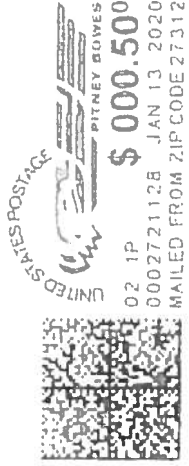
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C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

ETHAN DOUGLAS
20A & 20B ANNA BELLE DRIVE
CHAPEL HILL NC 27517



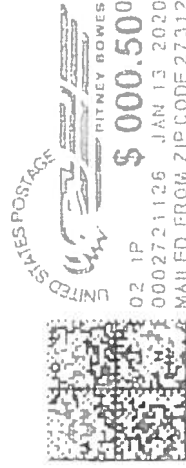
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C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

ROBERT H DOWEN III
JILL M DOWEN
300 LEGEND OAKS DR
CHAPEL HILL NC 27517



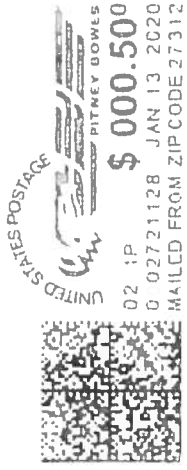
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

CHARLES R ESTHER JR
JULIE K ESTHER
43 WILDER RIDGE RD
CHAPEL HILL NC 27517



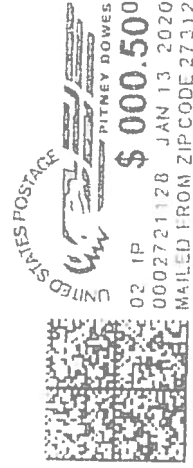
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C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

TRACI LYNN FALLECKER
RAID WAHIEB
25 WILDER RIDGE
CHAPEL HILL NC 27517



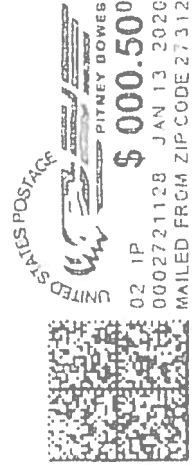
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

DAVID FRALEY
MALINDA MINOR FRALEY
758 LEGEND OAKS DR
CHAPEL HILL NC 27517



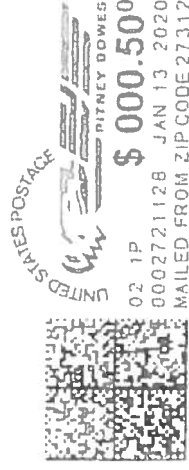
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

DAVID FREDRIC GOLDSTON, TRUSTEE
LINDA RAMSEY GOLDSTON, TRUSTEE
151 WILDER RIDGE
CHAPEL HILL NC 27517



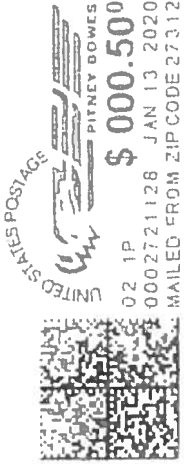
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C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

STEPHEN G GRAHAM
KAREN A GRAHAM
776 LEGEND OAKS DR
CHAPEL HILL NC 27517



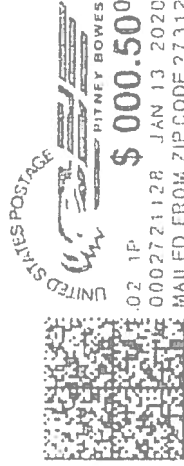
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

HBP PROPERTIES LLC
5210 DRIFTWOOD LANE
MOREHEAD CITY NC 28557



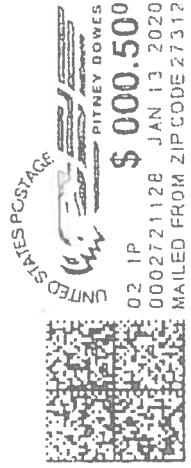
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

MICHAEL HRDLICKA
KATHRYN RICHARDS-HRDLICKA
346 LEGEND OAKS DR
CHAPEL HILL NC 27517



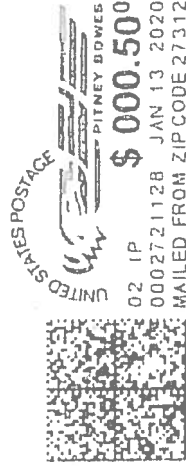
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

CAROLYN H IKENBERRY
4 THE GLEN
CHAPEL HILL NC 27514



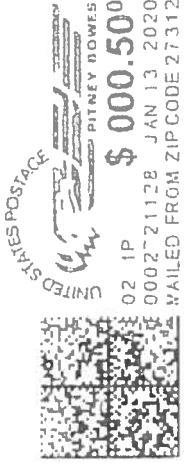
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

DANIEL LEE JONES, CO-TRUSTEE
NANETTE CARYL JONES, CO-TRUSTEE
DANIEL JONES & NANETTE JONES LIVING TRUST
150 WILDER RIDGE
CHAPEL HILL NC 27517



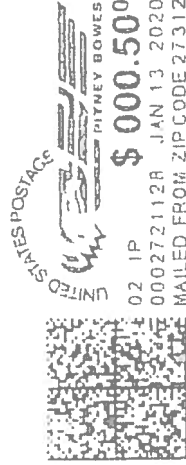
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

LEGEND OAKS PARTNERS LLC
PO BOX 17102
RALEIGH NC 27619



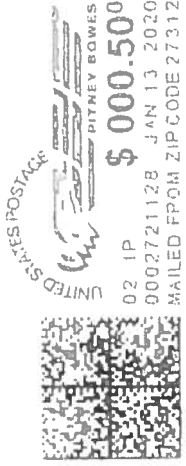
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

LEGEND OAKS PARTNERS LLC
6131 FALLS OF NEUSE ROAD
STE 200
RALEIGH NC 27609



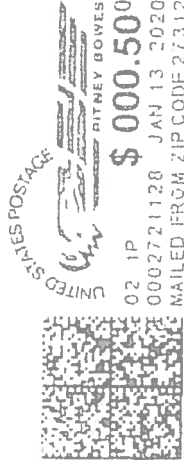
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

LYSTRA CHURCH
686 LYSTRA RD
CHAPEL HILL NC 27514



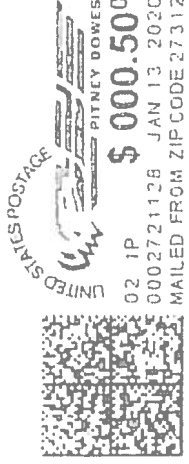
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
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RONALD C MALONE
ELLEN B NEWMAN
101 S DUELLING OAKS DR
CHAPEL HILL NC 27517

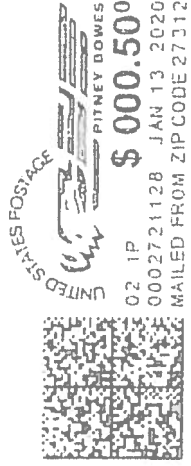


ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

MIC CHATHAM LLC
C/O ASTON PROPERTIES INC
610 EAST MOREHEAD ST, STE 100
CHARLOTTE NC 28202



ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517



CARTER L MINOR
DEBORAH D MINOR
598 LYSTRA RD
CHAPEL HILL NC 27514

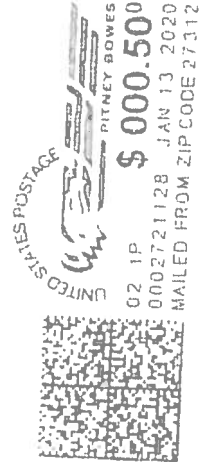
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517



JAY F MOESSON
RUSIANA MOESSON
368 LEGEND OAKS DR
CHAPEL HILL NC 27517

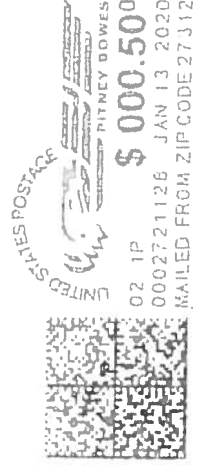
ZR Chatham, LLC
C/o Chris Eihrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

MT ZION MISSION BAPT CHURCH INC
530 LYSTRA RD
CHAPEL HILL NC 27514



ZR Chatham, LLC
C o Chris Eihrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

ISAIAH N NDONG
JEANNETTE M NDONG
55 S DUELLING OAKS DR
CHAPEL HILL NC 27517

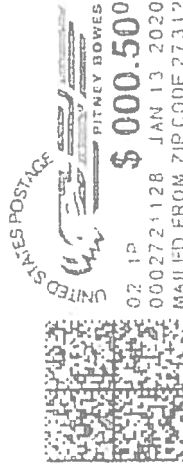
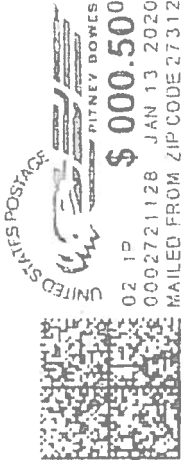


ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

ELLIOTT R PAULI
JENNIFER MITCHELL PAULI
101 WILDER RIDGE
CHAPEL HILL NC 27517

ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

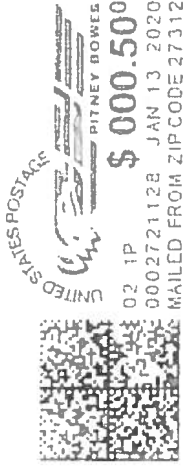
POLKS VILLAGE INC
5210 DRIFTWOOD LN
MOREHEAD CITY NC 28557



ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

LINDA ROTHMAN
11 WILDER RIDGE RD
CHAPEL HILL

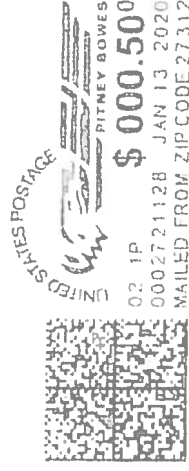
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C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
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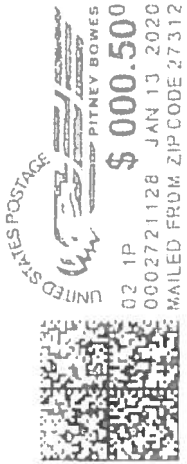
LUCIEN MICHAEL ROWE
840 LEGEND OAKS DR
CHAPEL HILL

NC 27517



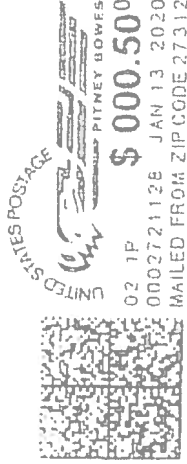
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C/o Chris Ehrenfeld (Bold Development Group)
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BENJAMIN J SAREN
ALISON K SAREN
185 LYSTRA HILLS LN
CHAPEL HILL NC 27517



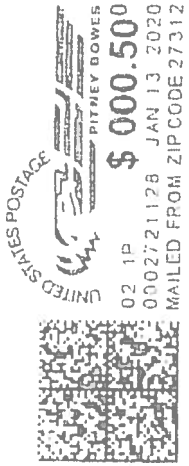
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C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

SARAH JESSIE SHORT
160-B LYSTRA HILLS LN
CHAPEL HILL NC 27517



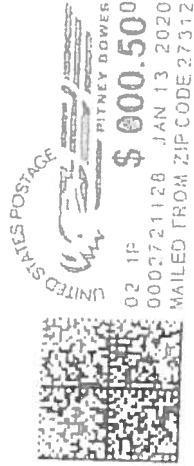
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50051 Governors Drive Suite A
Chapel Hill, NC 27517

JAMES STANGLE
518 WEST LOCUST ST
DAVENPORT IA 52803



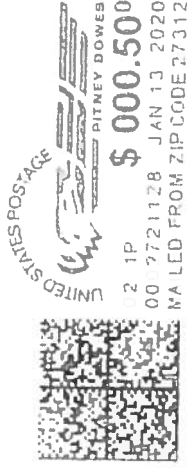
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C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

JANE WHITAKER STURDIVANT
25 POLKS LANDING RD
CHAPEL HILL NC 27516



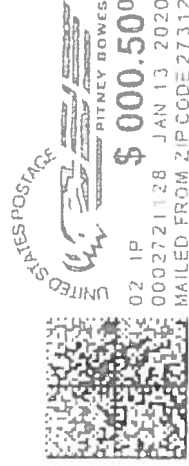
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C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

TALMAN PROPERTIES LLC
189 PEAKVIEW PL NC 27517-6129
CHAPEL HILL



ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

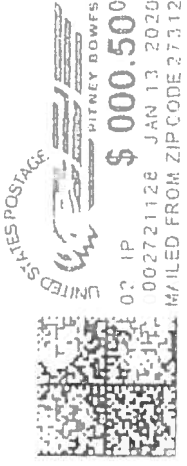
ARIKA M VAIL
512 LEGEND OAKS DRIVE NC 27517
CHAPEL HILL



ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

DANIEL VAN DER LELIE
SAFIYH TAGHAVI
95 LEGEND OAKS DR
CHAPEL HILL

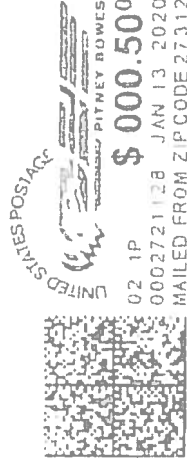
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ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
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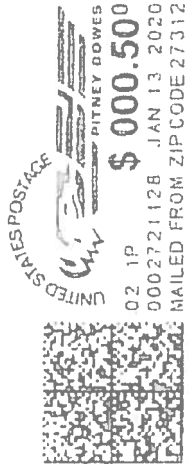
TERI LYNN WALLACE
800 LEGEND OAKS DR
CHAPEL HILL

NC 27517



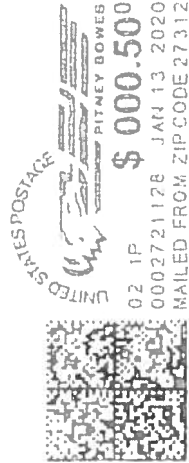
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C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

POLLY PARRISH WISE
LISA PARRISH BRYANT
706 BECKETT ST
DURHAM NC 27712



ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

ANN R ZAPPA
11155 US 15-501 N
CHAPEL HILL NC 27514

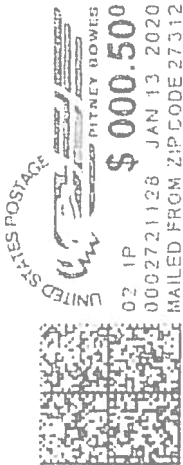
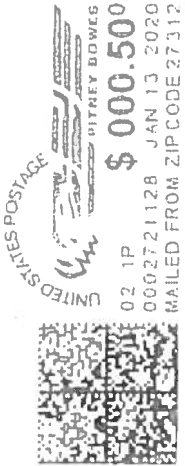


ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

ZR CHATHAM LLC
2416 EAST 37TH STREET NORTH
WICHITA KS 67219

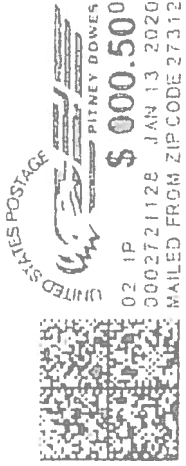
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

PAUL KAI-WAN LEE
JULIA HING-MUI LEE
593 LEGEND OAKS DR
CHAPEL HILL NC 27517



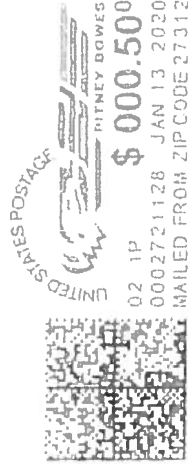
ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

CARR JENNIFER L
2142 LYSTRA RD
CHAPEL HILL NC 27517

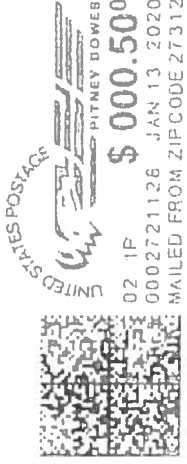


ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517

KI-BONG & INJA UM
CAROLINE Y UM
54 WILDER RIDGE
CHAPEL HILL, NC 27517

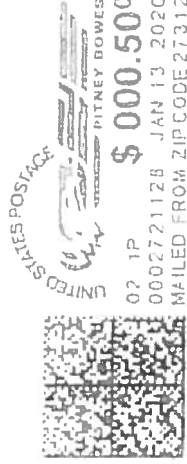


ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517



MELANIE EDWARDS DAWES
40 WILDER RIDGE
CHAPEL HILL, NC 27517

ZR Chatham, LLC
C/o Chris Ehrenfeld (Bold Development Group)
50051 Governors Drive Suite A
Chapel Hill, NC 27517



STEVEN WAYNE CHOATE
CARON CARTER CHOATE
10 WILDER RIDGE
CHAPEL HILL, NC 27517

PLEASE SIGN IN

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Jill Dowen	300 Legend Oaks Drive	jilldownen@gmail.com
Claire Lampila	232 Logbridge Rd	hiltonhead2@gmail.com
TIM STARK	132 CARDINAL RIDGE	
Camille Stark	132 Cardinal Ridge Rd	Castorx25@gmail.com
Susan Barry Friedman	20212 Bregg.	SUSANMD37@AOL.COM
Ellen Brown	22017 Turner	eabrown250@gmail
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Mark Maldenhauer	611 Lystra Estates Dr	loehrstillcrazy@aol
Chris Loehr	"	"
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Jeannette Ndong	55 S Duelling Oaks Dr	jeannettendong@yahoo.com
Laura Bradley	26 N Duelling Oaks Dr	rouskerbradley77@gmail.com
Ellen Newman	101 S Duelling Dr	elen.newman@pfizer.com
Lynn Hayes	612 Oak Island Dr	lynnhayes@gmail
Wanda & David Goldstein	151 Wilder Rdg.	

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NAME

TEL. &
EMAIL

Rich Hayes	612 Oak Island Dr, Chapel Hill, NC	richhayes3@bellsouth.net
David Maleschek	11-116 Governors Dr Chapel Hill	dmaleschek@net
Cynthia Atwood	12918 Morehead C.H. 27517	boyereld@2001.com
JOANNA PAGANO	42003 WORTH, C.H. 27517	JEPSTER@MSU.COM
DAVID ROUSSO	65 BEECH SLOPE CT, CH 27517	DAVID.ROUSSO@AHOON.COM
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Maggie Dunahue	280 Catdina Ridge	maggie@dunahue@gmail.com
Valerie Davis	517 Lystra Estates Dr, CH 27517	vall89@hotmail.com
GUY CHARRISON	919 817 9693	gc@guycharrison.com
Shi Yang	984 209 2537	542009rany@yahoo.com
Xiaochi Lin	919 485 0125	syxll104@bellsouth.net
Lynn Kenberry	919-967-6796	ikenbel@mindspring.com
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Andrew Pelliccio	908.709.0580	Andrew.j.pelliccio@gmail.com
Patricia Naylor	919-593-2685	pattinaylor65@gmail.com
Traci Fallicker	919 646-621-7673	tfallicker@hotmail.com

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DEBORAH MINOR	548 LYSTRA RD CH	deborahminor@gmail.com
KEU LAMPICA	232 LOGBRIDGE RD CH	—
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