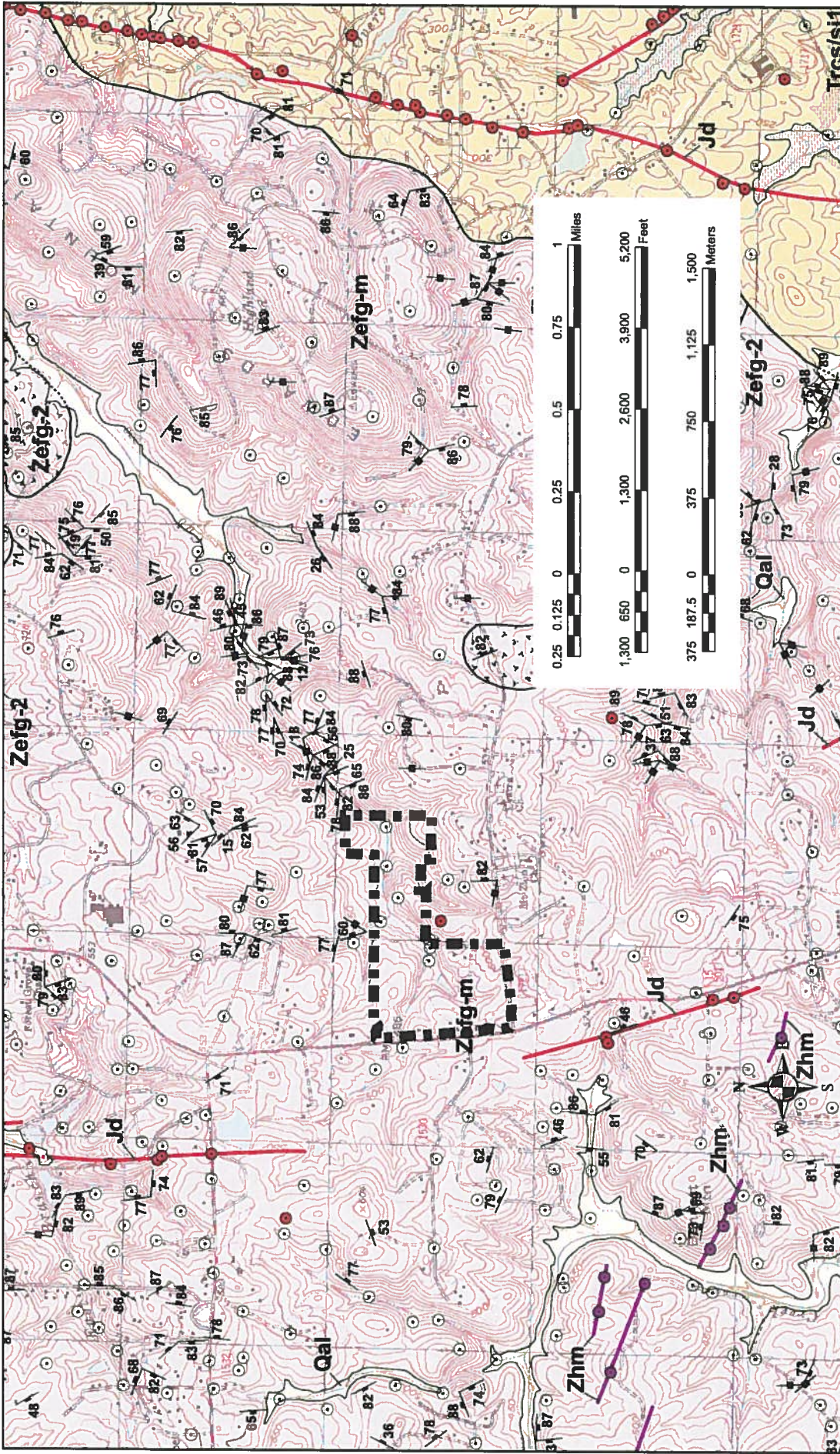
 <p>WETLANDS & WATERS, INC.</p> <p>Exhibit 1.0</p>	Project Name: Williams Corner	
	Owner / Developer: ZR Chatham LLC	
	City / County: Chapel Hill/Chatham	
	Tax PIN(s): 18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18891, 18889, 18760, 18747	
	Coordinates: Lat: 35.837641	Long: -79.085279

Scale: Graphic



1:24,000 SCALE
 CONTOUR INTERVAL 10 FEET

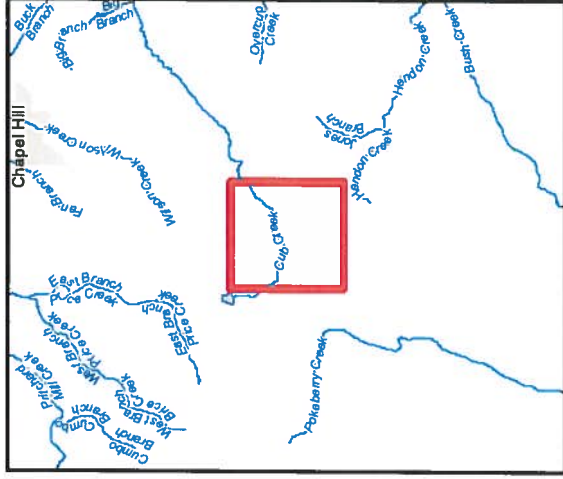
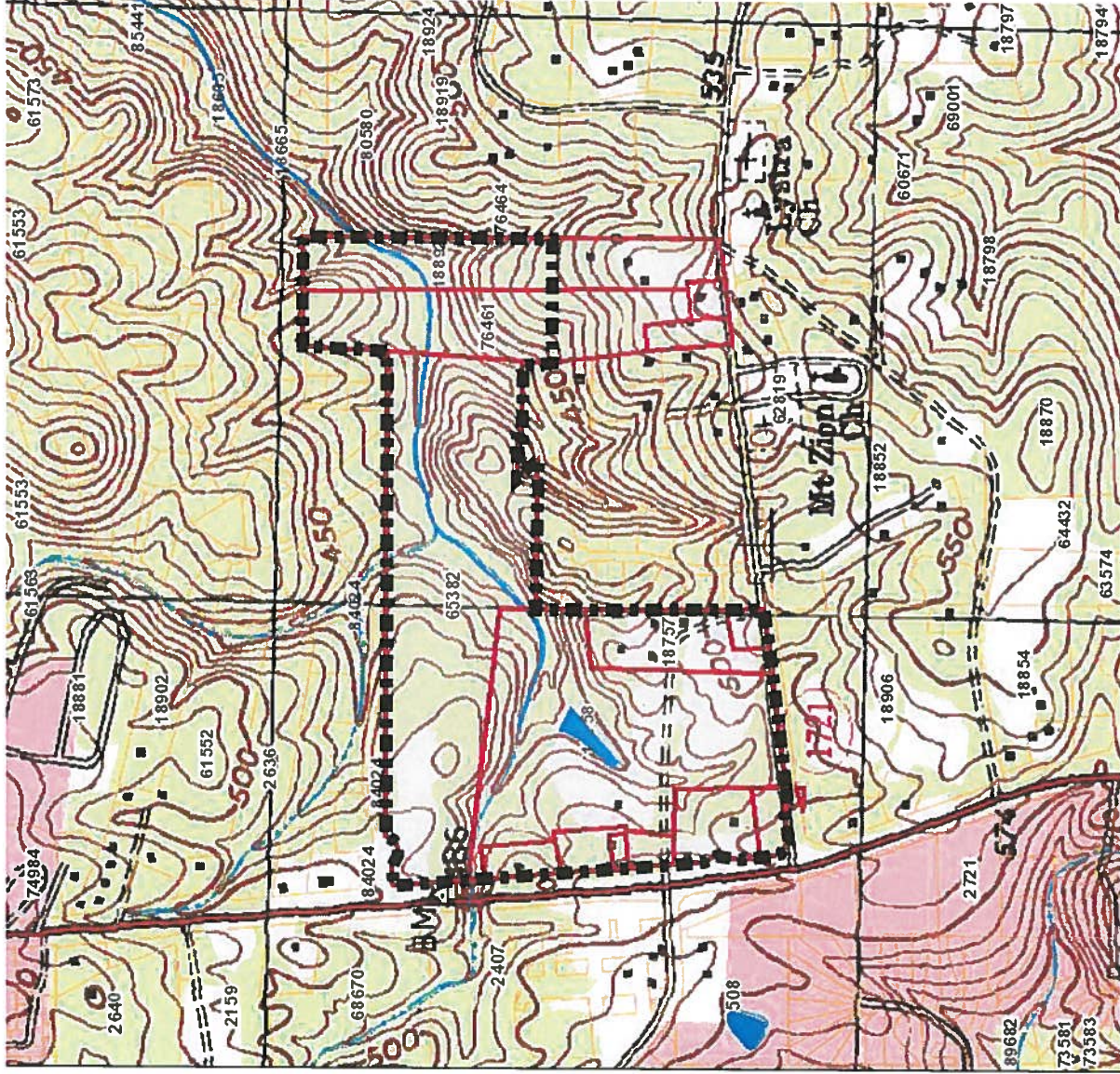


**WETLANDS
 & WATERS, INC.**

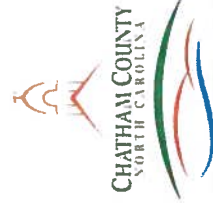
Exhibit 1.1

Project Name:	Williams Corner
Owner / Developer:	ZR Chatham LLC
City / County:	Chapel Hill/Chatham
Tax PIN(s):	18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18891, 18889, 18760, 18747
Coordinates:	
Lat: 35.837641	Long: -79.085279
Scale:	Graphic
Date:	10/21/2019


Chatham County Tax Map



Service Layer Credits: USGS, Chatham County, Chatham County GIS
Chatham County, Chatham County GIS



Date: 10/11/2019
Time: 3:46:07 PM

 <p>WETLANDS & WATERS, INC.</p> <p>Exhibit 1.2</p>		Project Name: Williams Corner	
		Owner / Developer: ZR Chatham LLC	
City / County: Chapel Hill/Chatham		Scale: Graphic	
Tax PIN(s): 18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18891, 18889, 18760, 18747		Date: 10/21/2019	
Coordinates: Lat: 35.837641 Long: -79.085279		Scale: Graphic	

Oct 14, 2019



North Carolina Floodplain Mapping Program



- Legend**
- Panels
 - Flood Hazard Areas
 - Political Areas
 - AE
 - Stream Centerline
 - Floodway (AE)
 - Cross Sections
 - 0.2 % Chance Annual Flood Hazard
 - Levee
 - Future Conditions 1% Annual Chance Flood Hazard


WETLANDS & WATERS, INC.	
Exhibit 1.3	
Project Name:	Williams Corner
Owner / Developer:	ZR Chatham LLC
City / County:	Chapel Hill/Chatham
Tax PIN(s):	18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18889, 18760, 18747
Coordinates:	Lat: 35.837641 Long: -79.085279
Scale:	Graphic
Date:	10/21/2019

Custom Soil Resource Report
Soil Map



Map Scale: 1:7,200 if printed on A landscape (11" x 8.5") sheet.
Map projection: Web Mercator. Corner coordinates: WGS84. Edge: UTM Zone 17N WGS84.
N
0 100 200 300 400 500 600
0 300 700 1400 2100
Meters
Feet

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
VaB	Vance sandy loam, 2 to 6 percent slopes	17.4	14.9%
W	Water	1.0	0.9%
WeB	Weduwe sandy loam, 2 to 6 percent slopes	4.8	4.1%
WeC	Weduwe sandy loam, 6 to 10 percent slopes	20.3	17.4%
WeD	Weduwe sandy loam, 10 to 15 percent slopes	25.8	22.2%
WeE	Weduwe sandy loam, 15 to 25 percent slopes	47.1	40.5%
Totals for Area of Interest		116.3	100.0%



WETLANDS & WATERS, INC.

Exhibit 2.1

Project Name: Williams Corner

Owner / Developer: ZR Chatham, LLC

City / County: Chapel Hill/Chatham

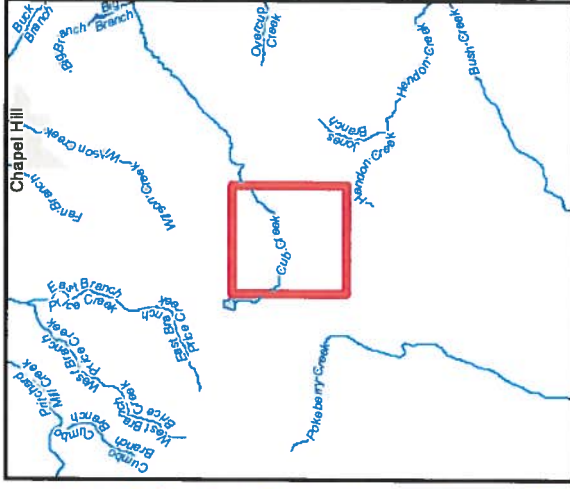
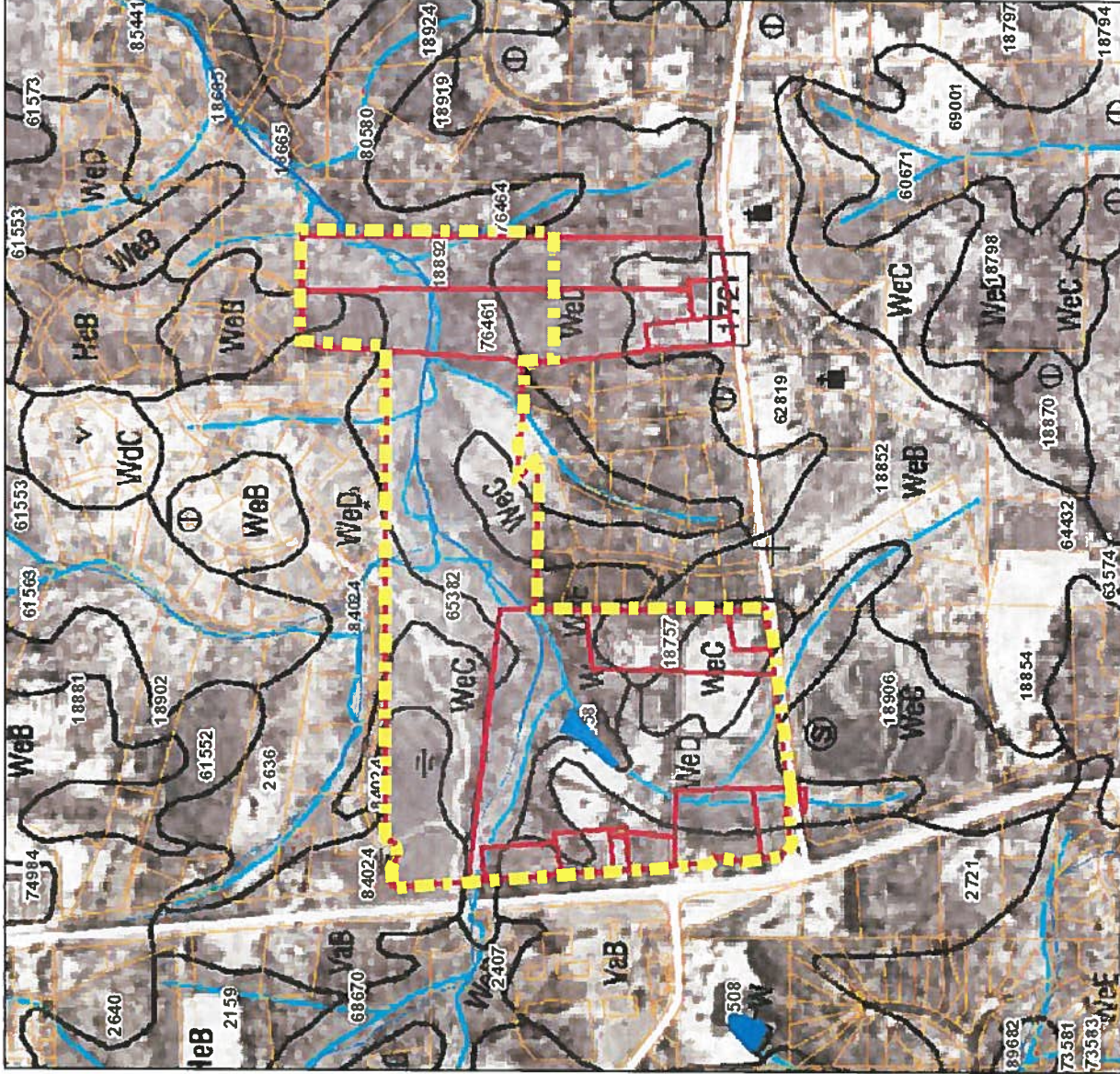
Tax PIN(s): 18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18891, 18889, 18760, 18747

Coordinates: Lat: 35.837641 Long: -79.085279

Scale: Graphic

Date: 10/21/2019

Chatham County Tax Map



Service Layer Credits: Chatham County,
Chatham County GIS
NRCS, Chatham County, Chatham County



Date: 10/11/2019
Time: 3:47:15 PM

Project Name: Williams Corner

Owner / Developer: ZR Chatham, LLC

City / County: Chapel Hill/Chatham

Tax PIN(s): 18892, 76461, 18789, 60704, 65382, 18758, 18748, 18757, 80023, 18901, 18748, 18891, 18889, 18760, 18747

Coordinates:
Lat: 35.837641 Long: -79.085279

Scale: Graphic

Date: 10/21/2019



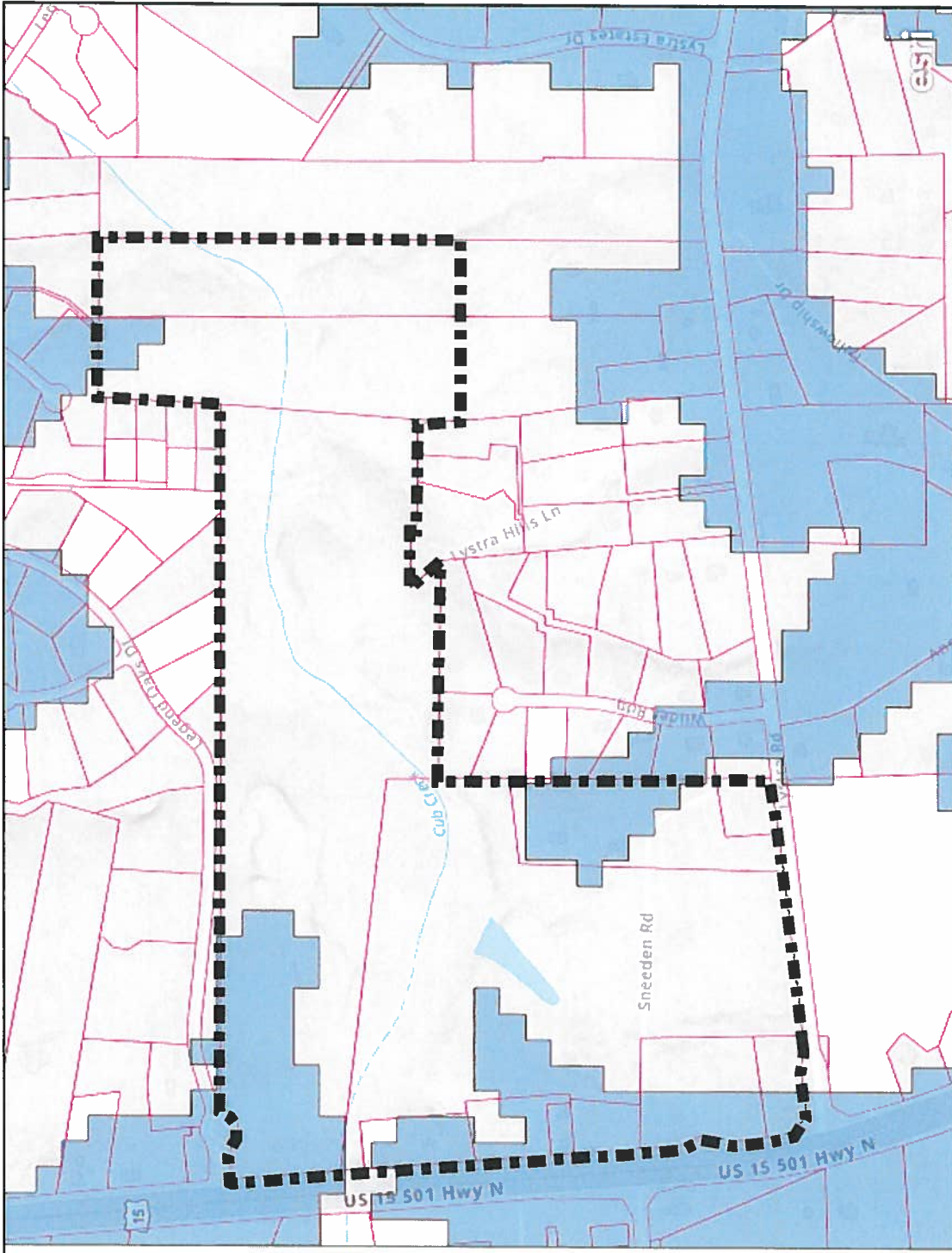
**WETLANDS
& WATERS, INC.**

Exhibit 2.2

PrimeFarmlandNC



Parcels (Polygons) -
Parcels



600ft

Esri, NASA, NGA, USGS, FEMA | Town of Cary, State of North Carolina DOT, BuildingFootprintUSA, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

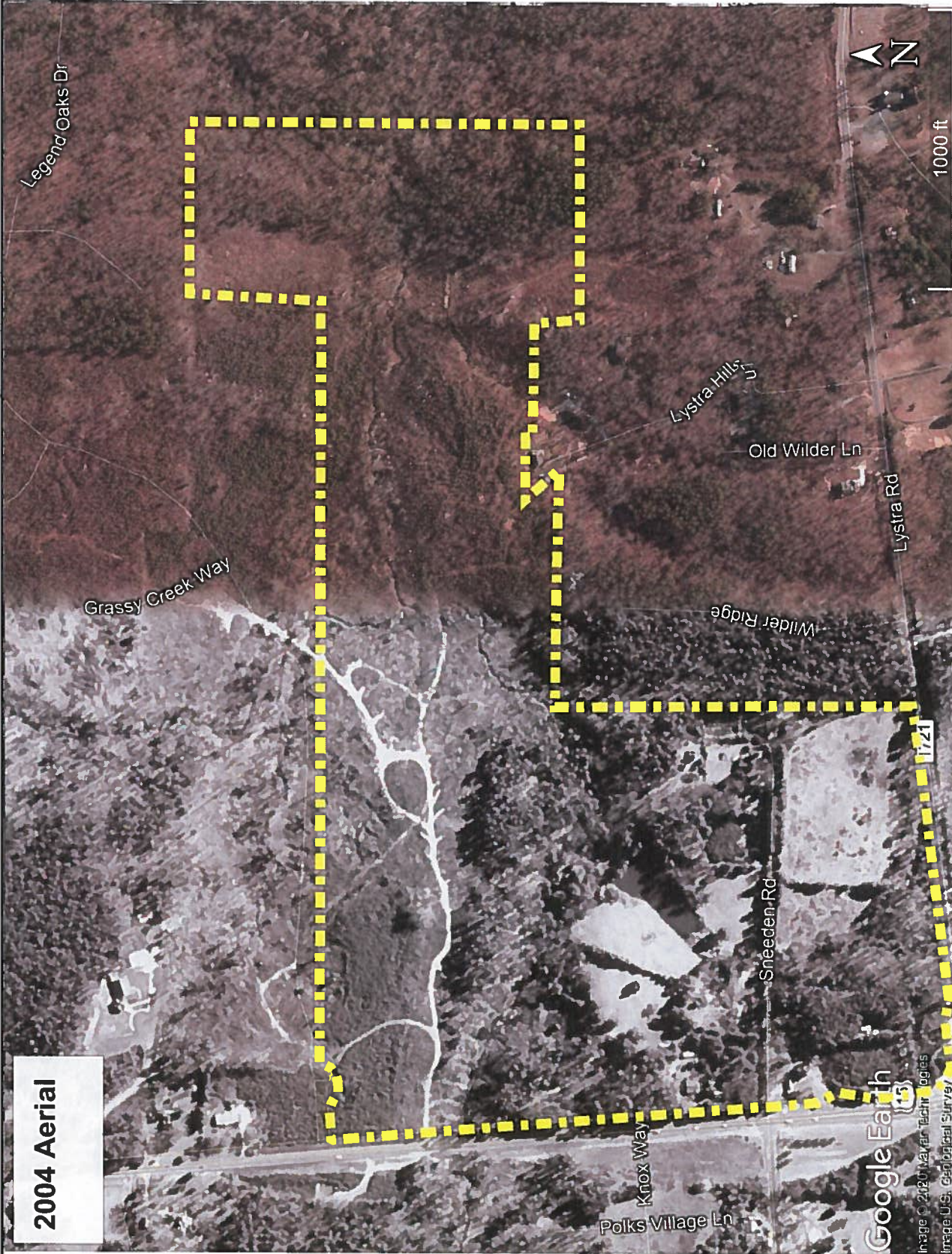


**WETLANDS
& WATERS, INC.**

Exhibit 2.3

Project Name: Williams Corner	
Owner / Developer: ZR Chatham, LLC	
City / County: Chapel Hill/Chatham	
Tax PIN(s): 18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18891, 18889, 18760, 18747	
Coordinates: Lat: 35.837641	Long: -79.085279
Scale: Graphic	Date: 10/21/2019

2004 Aerial



Project Name:	Williams Corner
Owner / Developer:	ZR Chatham, LLC
City / County:	Chapel Hill/Chatham
Tax PIN(s):	18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18891, 18889, 18760, 18747
Coordinates:	Lat: 35.837641 Long: -79.085279
Date:	10/21/2019
Scale:	Graphic



Exhibit 3.1

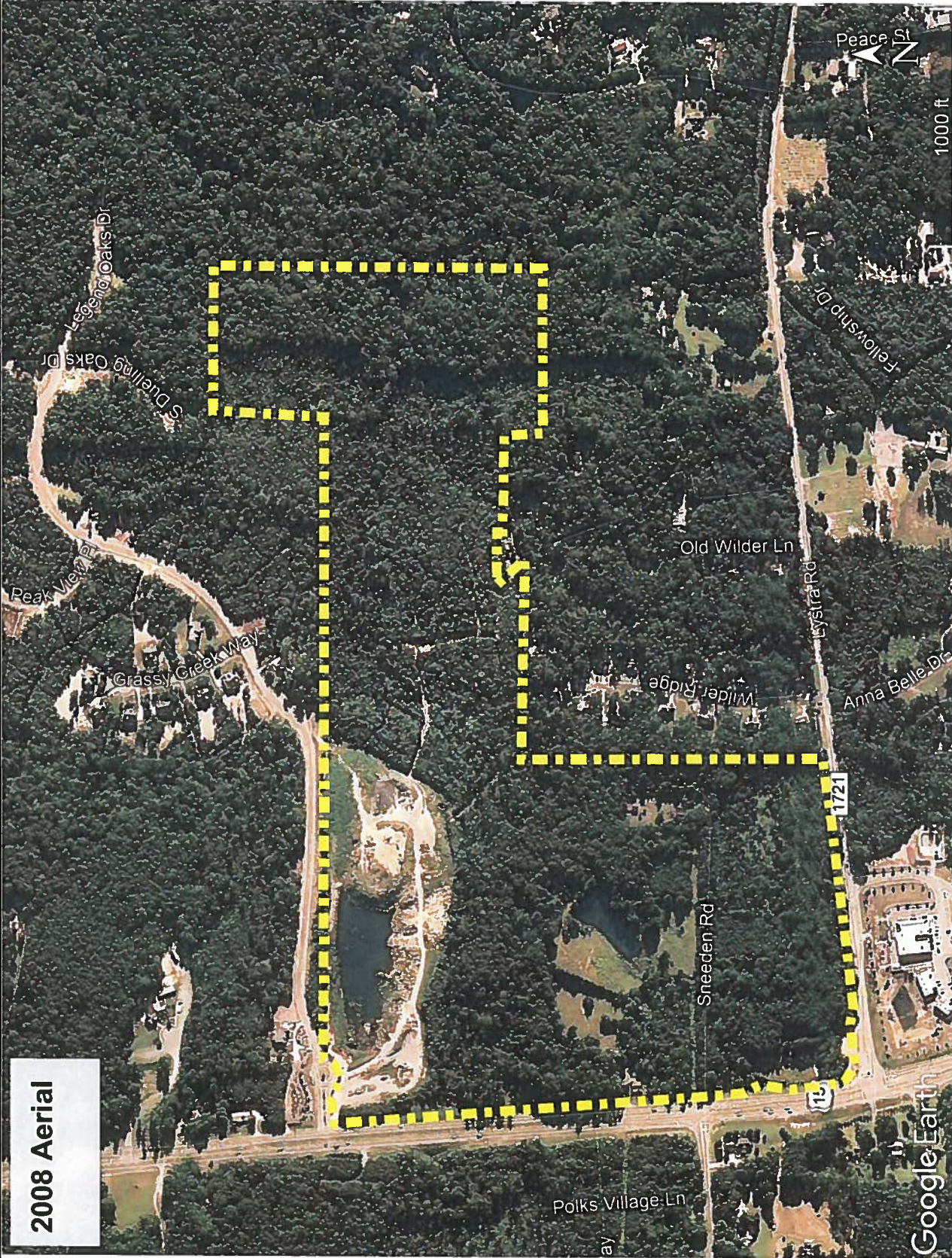
2005 Aerial



Project Name:	Williams Corner
Owner / Developer:	ZR Chatham, LLC
City / County:	Chapel Hill/Chatham
Tax PIN(s):	18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18891, 18889, 18760, 18747
Coordinates:	Lat: 35.837641 Long: -79.085279
Date:	10/21/2019
Scale:	Graphic



2008 Aerial

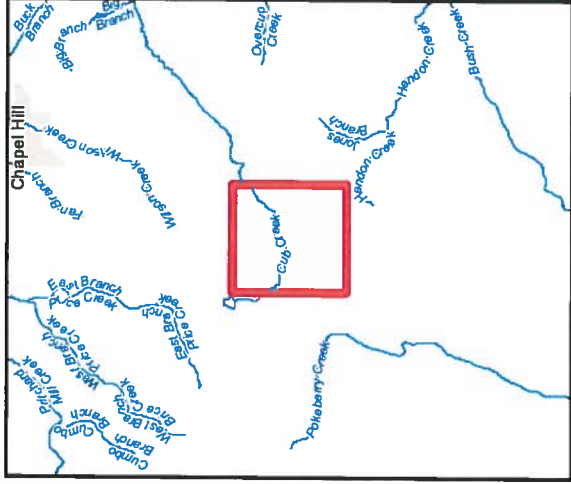
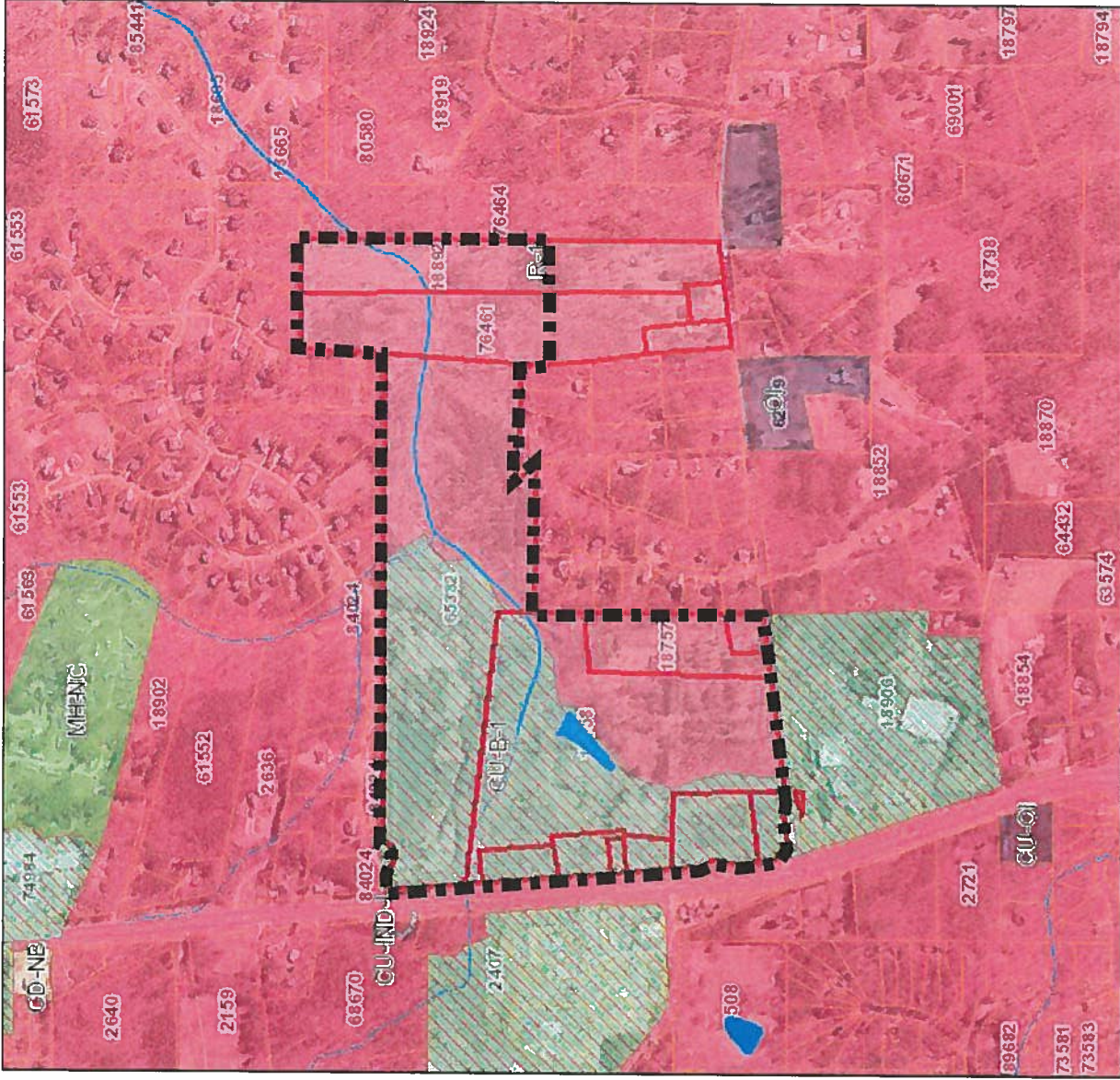


Project Name: Williams Corner	
Owner / Developer: ZR Chatham, LLC	
City / County: Chapel Hill/Chatham	
Tax PIN(s): 18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18891, 18889, 18760, 18747	
Coordinates: Lat: 35.837641 Long: -79.085279	Date: 10/21/2019
Scale: Graphic	



Exhibit 3.3


Chatham County Tax Map



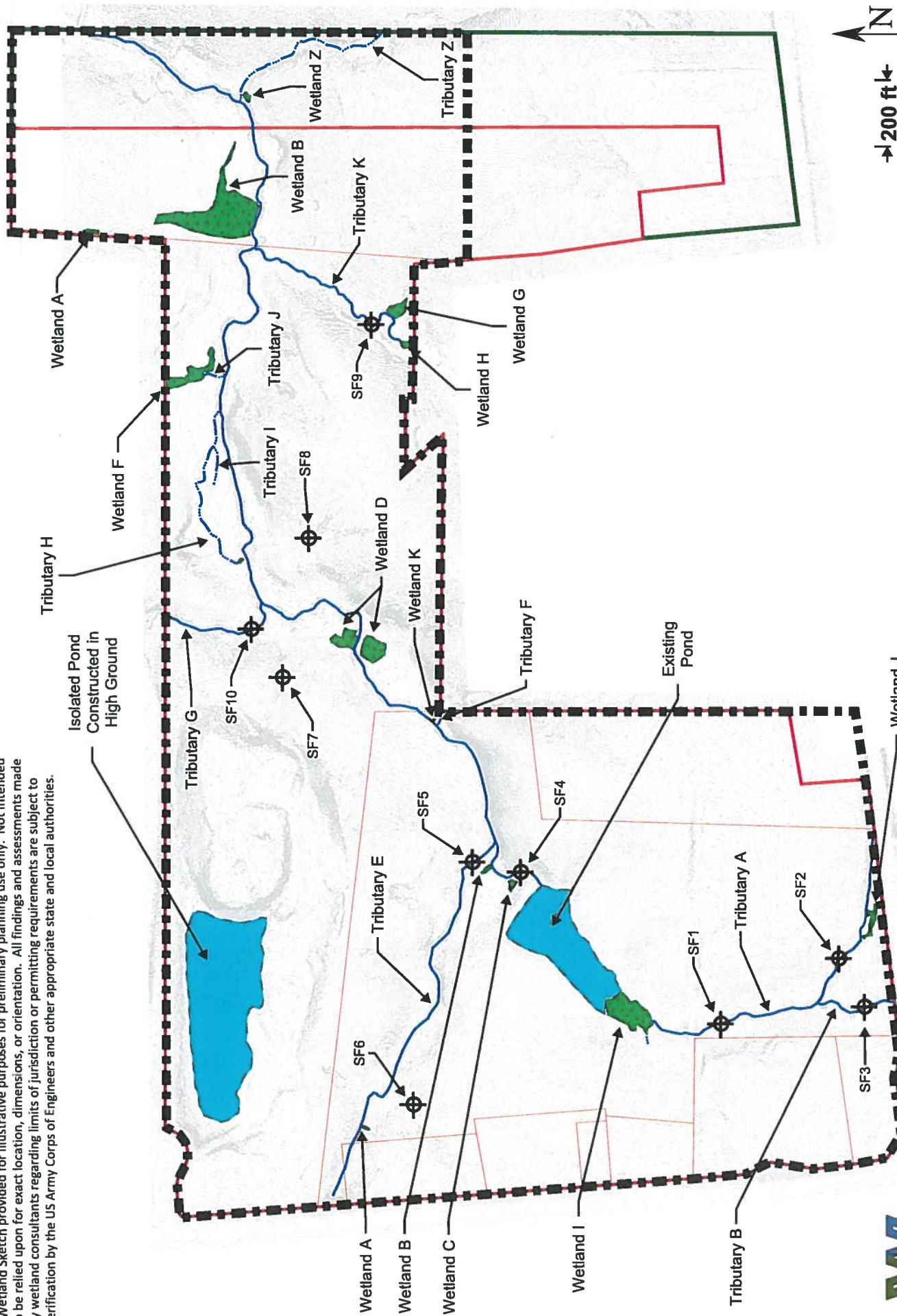
Service Layer Credits: Chatham County,
Chatham County Tax Department
Chatham County, Chatham County GIS



Date: 10/11/2019
Time: 3:49:41 PM

 <p>WETLANDS & WATERS, INC.</p> <p>Exhibit 3.4</p>		Project Name: Williams Corner	
		Owner / Developer: ZR Chatham, LLC	
City / County: Chapel Hill/Chatham		Scale: Graphic	
Tax PIN(s): 18902, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18889, 18760, 18747		Date: 10/21/2019	
Coordinates: Lat: 35.837641 Long: -79.085279		Scale: Graphic	

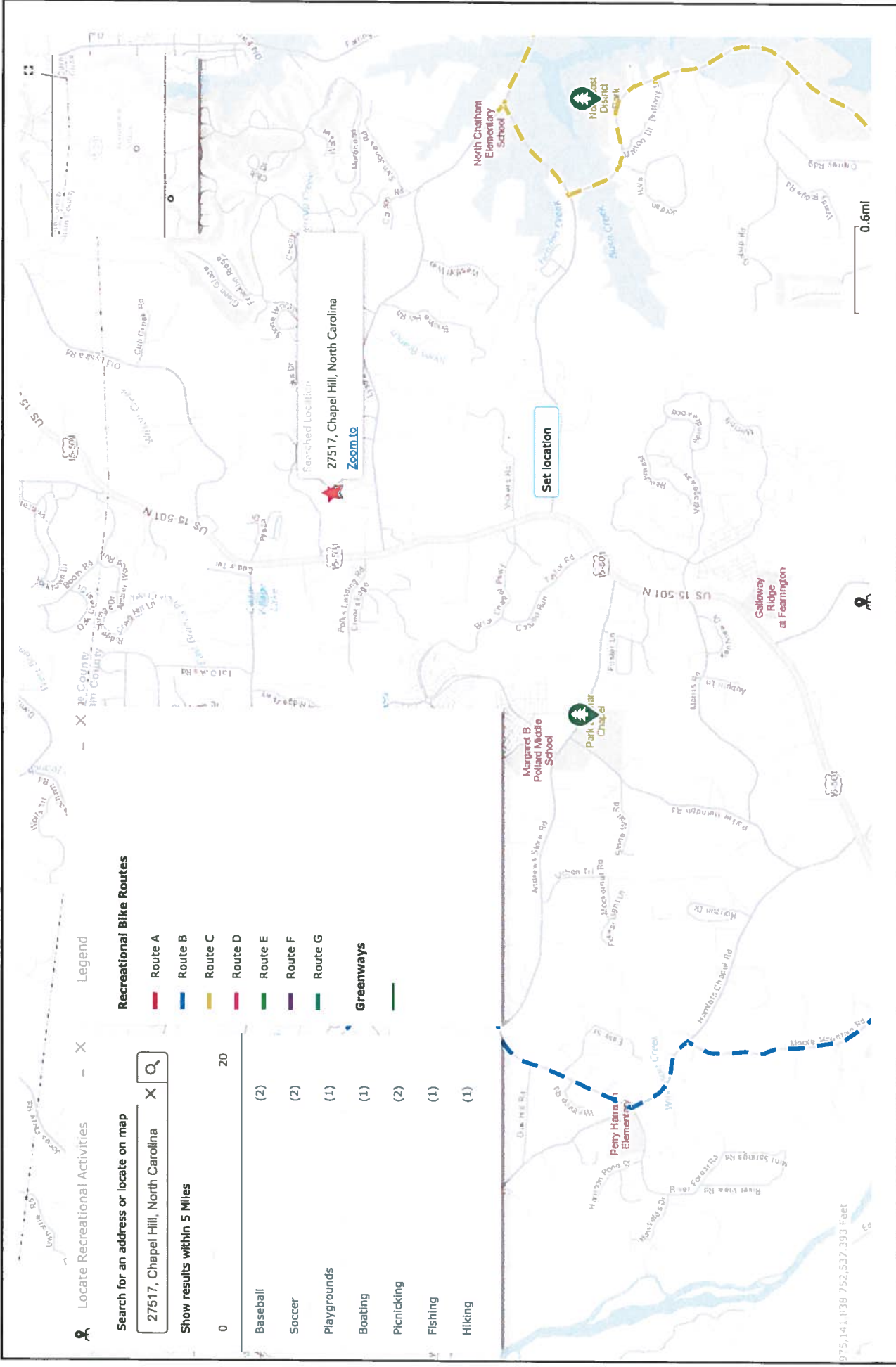
*Wetland Sketch provided for illustrative purposes for preliminary planning use only. Not intended to be relied upon for exact location, dimensions, or orientation. All findings and assessments made by wetland consultants regarding limits of jurisdiction or permitting requirements are subject to verification by the US Army Corps of Engineers and other appropriate state and local authorities.



Wetlands & Waters, Inc.

Owner / Developer	ZR Chatham LLC	Project Name	Williams Corner
City / Town	Chapel Hill	Tax PIN(s)	18747, 18760, 18891, 18889, 18748, 18901, 65382, 18757, 18758, 76461
County	Chatham	State	NC
Coordinates (Lat/Long)	35.83756 / -79.08443	AID / ORM	2014-01501
		Scale:	graphic
		Date:	10/21/19

Exhibit 4.1



		Project Name: Williams Corner	
Owner / Developer: ZR Chatham LLC		City / County: Chapel Hill/Chatham	
Tax PIN(s): 18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18891, 18889, 18760, 18747		Coordinates:	
Lat: 35.837641	Long: -79.085279	Scale: Graphic	Date: 10/21/2019

Exhibit 5.1



Latitude: 35.83738719°N
 Longitude: 79.0784176°W
 Elevation: 158.34m
 Accuracy: 24.7m
 Time: 10-17-2019 14:57
 Note: Williams

Powered by NoteCam

Project Name:	Williams Corner
Owner / Developer:	ZR Chatham, LLC
City / County:	Chapel Hill/Chatham
Tax PIN(s):	18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18889, 18760, 18747
Coordinates:	Scale: Graphic
Lat: 35.837641	Long: -79.085279
Date:	10/21/2019




Exhibit 6.1



Latitude: 35.83850904°N
 Longitude: 79.07834318°W
 Elevation: 124.07m
 Accuracy: 11.8m
 Time: 10-17-2019 14:42
 Note: Williams
 Springhead

Powered by NoteCam

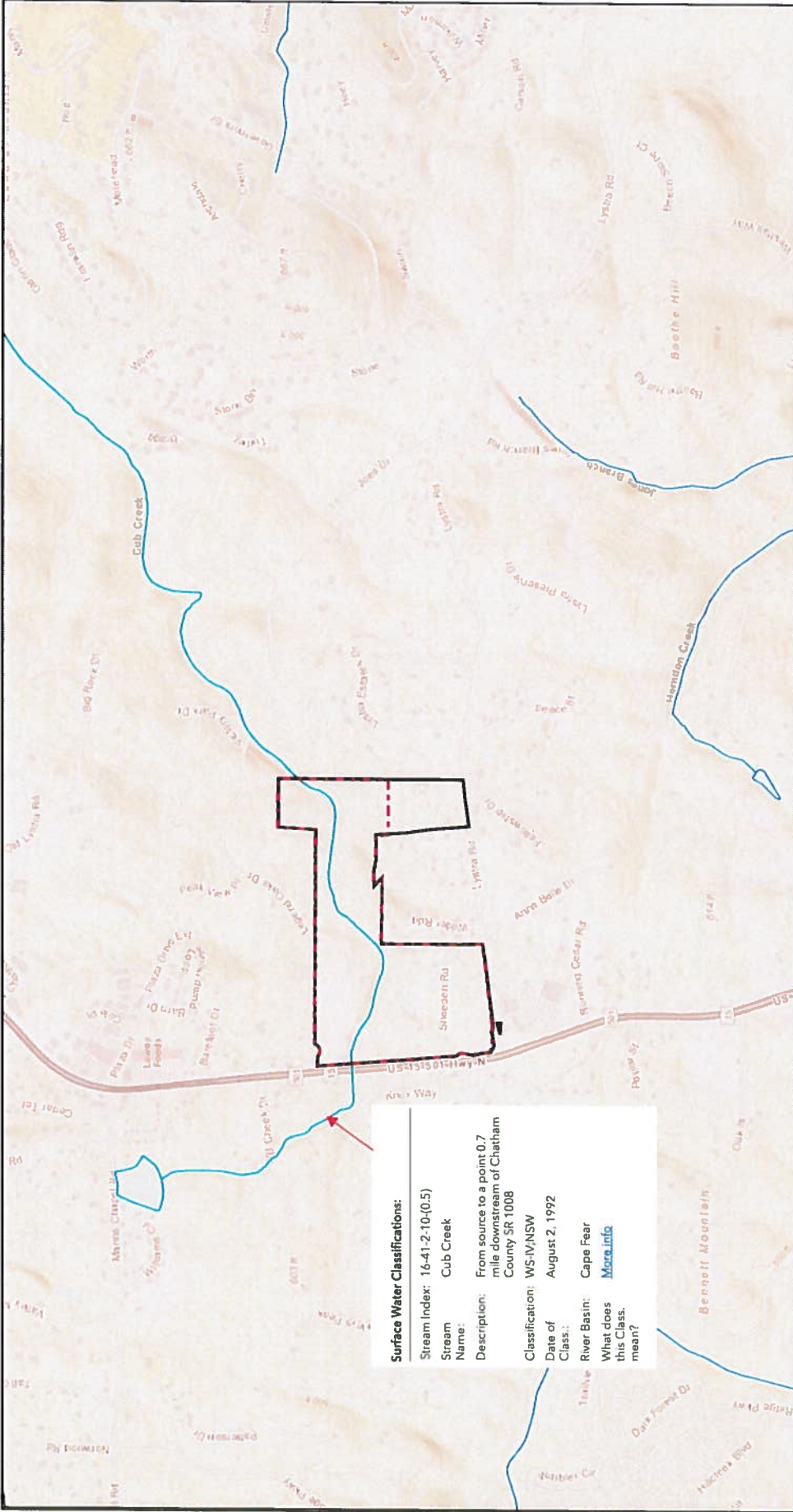
 WETLANDS & WATERS, INC.		Project Name: Williams Corner	
		Owner / Developer: ZR Chatham, LLC	
		City / County: Chapel Hill/Chatham	
		Tax PIN(s): 18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18891, 18889, 18760, 18747	
Coordinates: Lat: 35.837641 Long: -79.085279		Scale: Graphic	
		Date: 10/21/2019	
Exhibit 6.2			



Historic Resources
Williams Corner

Project Name: Williams Corner	
Owner / Developer: ZR Chatham, LLC	
City / County: Chapel Hill/Chatham	
Tax PIN(s): 18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 18891, 18889, 18760, 18747	
Coordinates: Lat: 35.837641	Long: -79.085279
Scale: Graphic	Date: 10/21/2019

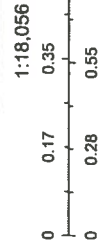
**WETLANDS
& WATERS, INC.**
Exhibit 6.3



Surface Water Classifications:
 Stream Index: 16-41-2-10-(0.5)
 Stream Name: Cub Creek
 Description: From source to a point 0.7 mile downstream of Chatham County SR 1008
 Classification: WS-IV,NSW
 Date of Class.: August 2, 1992
 River Basin: Cape Fear
 What does this Class. mean? [More info](#)

10/14/2019, 10:32:41 AM

— Surface Water Classifications
 River Basins
 CFP



1:18,056
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Exhibit 10.1

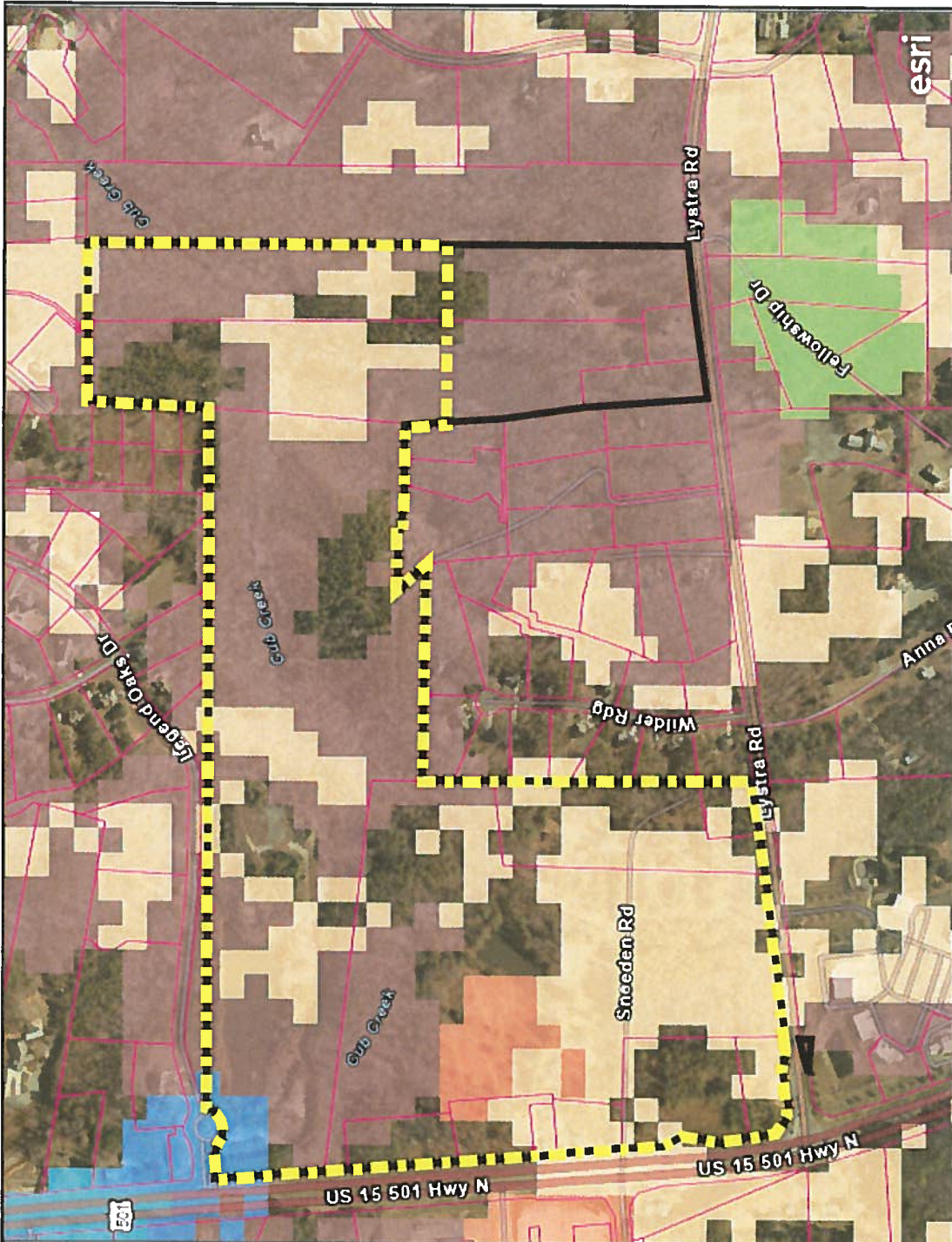
Project Name:	Williams Corner
Owner / Developer:	ZR Chatham LLC
City / County:	Chapel Hill/Chatham
Tax PIN(s):	18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 1889
Coordinates:	Scale: Graphic
Lat: 35.837641	Long: -79.085279
	Date: 10/21/2019

**Parcels (Polygons) -
Parcels**



**NC1Map_Landcover -
Landcover - 1996**

- High Intensity
- Low Intensity
- Cultivated
- Managed Herbaceous Cover
- Unmanaged Herbaceous Cover - Upland
- Unmanaged Herbaceous Cover - Wetland
- Evergreen Shrubland
- Deciduous Shrubland
- Mixed Shrubland
- Mixed Upland Hardwoods
- Bottomland Forest/Hardwood Swamps
- Other Broadleaf Deciduous Forest



NC CGIA, USDA FSA | Town of Cary, State of North Carolina DOT, BuildingFootprintUSA, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

WETLANDS & WATERS, INC.	
Exhibit 12.1	
Project Name: Williams Corner	Date: 10/21/2019
Owner / Developer: ZR Chatham LLC	Scale: Graphic
City / County: Chapel Hill/Chatham	Coordinates: Lat: 35.837641 Long: -79.085279
Tax PIN(s): 18892, 76461, 18789, 60704, 65382, 18758, 18757, 80023, 18901, 18748, 1889	