

ROBINSON BRADSHAW & HINSON

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May 15, 2008

Ms. Tammie Keplinger
c/o Charlotte-Mecklenburg Planning Commission
City-County Office Building
600 East Fourth Street
Charlotte, NC 28207

Re: Doral II Limited Partnership/Rezoning Petition #2008-92

Dear Tammie:

I wish to report on the "community meeting" we held last night in connection with the above-referenced rezoning petition. The meeting was held at the Cavalier Apartments Clubhouse, adjacent to the Doral property which is the subject of this petition, and was attended by approximately 30 people. It began at 7:00 p.m. and ended about 8:45 p.m.

The people and entities invited to the meeting were all of the names identified on the two lists sent to me by your office for that purpose (consisting of nearby neighbors, businesses and homeowners associations, as shown on Exhibits A and B, attached hereto). A sample of the letter sent to all of those people and entities, dated April 30, 2008, inviting them to that meeting, is also attached hereto as Exhibit C. Finally, a list of the people who attended that meeting (and signed a list identifying their names, addresses and phone numbers) is attached hereto as Exhibit D.

At the meeting I (along with Scott Fitzgerald of Doral, and John Graham of Tricore Properties, who are the developers of this project) explained our plans, then responded to questions from those who attended. During that discussion we were asked principally about two things: (1) whether our project would have a negative impact upon the "storm water problems" that have occurred with such frequency on the Cavalier/Doral Apartments sites, and in the Chantilly neighborhood, during the past 10 years or so (and we responded that it would not, based on what we know and have been told, working with the County over the past several years in connection with the proposed Cavalier acquisition, and the County's planned "park development" of the Cavalier site); and (2) whether a road would be built "connecting" our proposed Doral site project with Laburnum Avenue (on the other side of the Cavalier site), as one of CDOT's "site plan comments" has suggested (to which we responded that we hoped not, and intended to vigorously contest that suggestion because of its impracticality, our belief that it would be adverse to the park development at Cavalier, and the fact that it would not enhance—and, in our opinion, would be detrimental to—our client's project).

Attorneys at Law

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On the first point, we suggested that if they had further questions about the water impact, those concerned should contact David Canaan or Tim Troutman in the County's Storm Water department to discuss this further with them; and I plan to do so as well. On the second point, we also explained that the decision concerning the connecting road was something we had not yet resolved with the planners, but intended to do all in our power to resolve it by communicating not only how strongly we objected to the proposed connecting road, but also how strongly all present in our meeting last night objected as well (*i.e.*, they voted unanimously that they opposed the road when asked for a "show of hands" on the issue, and several said they intended to oppose the project regardless of its other merits, if the road remained an issue at the June 16 public hearing).*

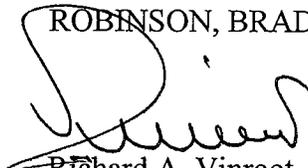
The only other questions I recall were with regard to the 32,000 square footage of "retail" space at the front of the project, *i.e.*, what kind of retail tenants might occupy that space and whether there would be sufficient parking to support such tenants, etc. Our responses were that we anticipated small restaurants and upscale shops which would complement the "A" quality apartments and \$275,000 to \$325,000 town home units to be built there, and that the amount of parking would be in accordance with the applicable zoning requirements and thus adequate to support such retail usage.

I would estimate that 75% or more of our meeting was consumed by the "connecting road" discussion, 10% or so by our "water" discussion, and the 15% balance by our initial presentation and responses to the retail, parking and other miscellaneous questions presented and responded to thereafter.

If you have questions about any of this, please don't hesitate to call me at your convenience.

Best regards.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

Richard A. Vinroot

RAV/mlt
Enclosures

* As an example, at the end of the meeting one man stated to Scott Fitzgerald: "I love the project, but hate the road!"

Name

Address / Phone #

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704-375-9093

Jamie, Leigh Ann & James Neely

"

"

"

"

Send letter * DAVE BURKE

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Send letter * Sam & Shannon Blair

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hori Polite

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704-333-9115

Mark Burkhardt

915 Fugate

704-343-927

Jeff & Lauren Sawyers

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Carol Weiner

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PLEASE SEND LETTER

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* with letters

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* Please send letter & letters relating to connectivity for

