MEMORANDUM

TO: Neighborhood Meeting Attendees

FROM: Jarrod B. Edens, PE
       Edens Land Corp

DATE: December 8, 2014

RE: Neighborhood Meeting Summary

On October 2nd, 2014 a neighborhood meeting was held at Jewish Community Center Senior Lounge room to discuss a proposed Future Land Use Plan amendment and Rezoning request to be filed with the City of Durham. The development is for the following parcels along Cornwallis Road totaling approximately 41.92 acres:

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The meeting began at 7:00PM with approximately 35 individuals attending. The following is a summary of items discussed:

- Jarrod Edens of Edens Land Corp and Bob Anderson of Pulte Homes gave a brief presentation summarizing the proposed development. Specific items mentioned were:
  - Location of the project
  - The proposed development (rezoning the proposed tract area to a PDR zone for approximately 6-7 units / acre).
  - Site is approximately 42 acres but the net developable area is only approximately 30 acres.
  - 220-230 Townhome units proposed.
  - 2-3 persons/unit, 3 bedroom maximum.
  - Approximately 50/50 split of 1 car & 2 car garage units.
Following the presentation, questions were asked by the attendees:

- How many and where are the driveway entrances to the project?
  - We are planning for 2 entrances, located at each end of the site along Cornwallis Road. One right-in/right-out drive to be located approximately 300 feet west of the US 15/501 off-ramp intersection, and the other being a full access drive located approximately 750 feet further west.

- Will there be any traffic lights added?
  - No, these driveway locations would not meet NCDOT signal warrants.

- Will these be rental units?
  - No, these will be “for sale” townhome units. However, buyers of the units could choose to rent them in the future if they so desired.

- What is the price range on the units?
  - The starting price will range approximately $200,000 to $250,000.

- What is the proposed building square footage area?
  - Approximately 1,200 sf – 1,600 sf.

- Will there be a buffer along the western property line?
  - Yes, a buffer will be provided 10’-20’ in width as a combination of constructed buffer and/or preservation of natural vegetation.

- Will there be sidewalks along Cornwallis Road?
  - Yes, sidewalk will be installed along the frontage of the development.

- Will there be any road widening of Cornwallis Road?
  - A left turn lane on Cornwallis Road will be provided at the westernmost driveway.

- Will there be a trail system?
  - There is a proposed greenway trail system through the site as recommended by the Durham Trails and Greenways Master Plan. The developer plans to dedicate a greenway easement so that the city can build the trail system in the future to connect to other existing trails.

- How many stories will the townhome units be?
  - 2 stories.

- What is the targeted market for these units?
  - Graduate students, young professionals, and young families.

- Any backyards for the units?
  - Yes, each unit will have decks or patios.

- Who handles the maintenance?
  - The homeowners’ association.

- Have there been any market studies on the impact values to adjacent properties by this development?
  - No market studies have been performed.

- Is the purchase of the existing properties based on rezoning approval?
  - Yes.

- How are you handling water runoff treatment?
  - We are required by the Durham UDO and other state regulations to treat the stormwater run-off with the incorporation of water quality devices throughout the development.
Who handles the maintenance of water quality ponds?
- The HOA is responsible for this. Also, yearly inspections will be performed as required by the City of Durham.

There are worries about change to character of the natural environment. Can we save trees on site?
- This is dependent on building unit locations, grading requirements, water quality pond sizes and tree locations on site. This will not be determined until the site plan approval stage after the rezoning is approved.

Who owns the existing cell towers and its access?
- This is owned by other property owners not part of this development. They will be provided access through the development.

What is the approval timing?
- Approximately 8-10 months for the rezoning and land use amendment.

How long will construction last?
- Construction will most likely begin in late 2015 / early 2016.

Will there be a clubhouse/pool/open space?
- Yes.

Will Pulte build the units in the development?
- Yes.

Increase of students by this development?
- There will be most likely be some increase. Durham staff determines this as part of their staff report to City Council.

Traffic / bike safety along Cornwallis Road?
- We will be adding a 4' bike lane along the frontage of our site.

Have you contacted Duke University?
- We have not talked to them directly. We did notify Duke about this meeting.

Conclusion / issues to address:
1. Tree cover / buffers.
2. Proposed driveway locations / sight visibility along Cornwallis Road.
3. Greenway location.
5. Stormwater impacts to Sandy Creek / Jordan Lake.
6. Verify all parcels that are part of rezoning request. (note these have been verified and the correct list is stated at the beginning of this memo)

The meeting ended at approximately 8:35 pm.

Please feel free to contact me at (919) 316-1855 or by email at jarrod.edens@edensland.com if you have any questions.