

UNIVERSITY PLACE TOWN CENTER

THE HAHN COMPANY

(AS AGENT FOR U.P.M.)

DEVELOPMENT NOTES

- General Provisions**
 - The Conditional Site Plan shall be prepared by the University Place Town Center and the Hahn Company. The Conditional Site Plan shall be prepared by the University Place Town Center and the Hahn Company. The Conditional Site Plan shall be prepared by the University Place Town Center and the Hahn Company.
 - Working size, shape and orientation as well as parking and circulation areas may vary from that depicted on the Conditional Site Plan. However, the maximum amount of building coverage, including parking and circulation areas, shall not exceed the amount shown on the Conditional Site Plan. The amount of building coverage shall be determined by the University Place Town Center and the Hahn Company.
 - In addition to the Conditional Site Plan and the University Place Town Center, the proposed development shall be subject to the University Place Town Center and the Hahn Company. The proposed development shall be subject to the University Place Town Center and the Hahn Company.
 - As indicated by the Conditional Site Plan, the proposed development shall be subject to the University Place Town Center and the Hahn Company. The proposed development shall be subject to the University Place Town Center and the Hahn Company.
 - The 30' setback area along Carley Boulevard shall be designed to provide for pedestrian circulation and the establishment of landscaping and pedestrian access. A uniform 30' setback area shall be maintained along the entire length of the building. The setback area shall be designed to provide for pedestrian circulation and the establishment of landscaping and pedestrian access.
 - Other setbacks, side and rear yards, unless otherwise stated, shall be treated in accordance with the applicable zoning ordinance. The setbacks shall be designed to provide for pedestrian circulation and the establishment of landscaping and pedestrian access.
 - As indicated by the Conditional Site Plan, the proposed development shall be subject to the University Place Town Center and the Hahn Company. The proposed development shall be subject to the University Place Town Center and the Hahn Company.
 - As indicated by the Conditional Site Plan, the proposed development shall be subject to the University Place Town Center and the Hahn Company. The proposed development shall be subject to the University Place Town Center and the Hahn Company.
- Setbacks**
 - Building setbacks, including but not limited to the building setback, shall be designed to provide for pedestrian circulation and the establishment of landscaping and pedestrian access. The setbacks shall be designed to provide for pedestrian circulation and the establishment of landscaping and pedestrian access.
 - Building setbacks, including but not limited to the building setback, shall be designed to provide for pedestrian circulation and the establishment of landscaping and pedestrian access. The setbacks shall be designed to provide for pedestrian circulation and the establishment of landscaping and pedestrian access.
 - Building setbacks, including but not limited to the building setback, shall be designed to provide for pedestrian circulation and the establishment of landscaping and pedestrian access. The setbacks shall be designed to provide for pedestrian circulation and the establishment of landscaping and pedestrian access.
- Other Provisions**
 - As indicated by the Conditional Site Plan, the proposed development shall be subject to the University Place Town Center and the Hahn Company. The proposed development shall be subject to the University Place Town Center and the Hahn Company.
 - As indicated by the Conditional Site Plan, the proposed development shall be subject to the University Place Town Center and the Hahn Company. The proposed development shall be subject to the University Place Town Center and the Hahn Company.
 - As indicated by the Conditional Site Plan, the proposed development shall be subject to the University Place Town Center and the Hahn Company. The proposed development shall be subject to the University Place Town Center and the Hahn Company.

LEGEND

- PUBLIC R/W AND LAKESHORE EDGE AREAS
- EXISTING VEGETATION SUBJECT TO REMOVAL
- EXISTING VEGETATION TO REMAIN
- FULL ACCESS PERMITTED
- RIGHT-IN RIGHT-OUT ONLY
- OUTPARCEL LOCATION

TECHNICAL DATA SHEET

CONCRETE R/W MONUMENT AT INTERSECTIONS OF W.T. HARRIS BLVD. AND U.S. HIGHWAY 29 R/W'S

ROBERT G. YOUNG, INC. PLANNING CONSULTANT 704/334-9157

ARCHITECTURE AND PLANNING

500 DREXEL ST. SAN FRANCISCO, CA 94102-3000 (415) 774-1000

1701 East Broadway, Charlotte, NC 28203 704/333-0325

11600 Peachtree Street, Atlanta, GA 30329 404/525-7784

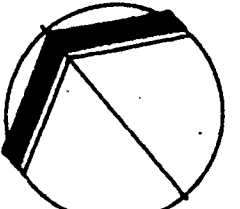
1225 Hillsborough Street, Raleigh, NC 27605 919/834-6127

PALLER - ROBERTS ENGINEERING, INC. CONSULTING CIVIL ENGINEERS 5701 SHALON AVENUE, SUITE 208 CULVER CITY, CALIFORNIA 90230 PHONE (310) 641-1853

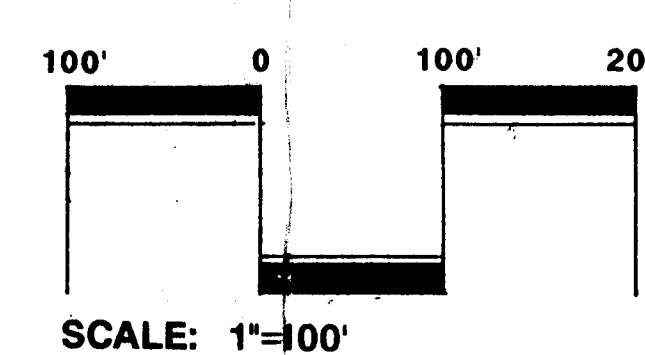
BOUNDARY TABLE

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	277.3	350.0	255.36	S 68° 12' 45" E
C2	224.00	350.0	222.69	S 88° 00' 00" E

LINE	BEARING	DISTANCE
L1	S 50° 00' 13" E	69.65
L2	S 50° 00' 13" E	84.62



PROJECT NO. 91608-1
REVISION 10-15-92
3-5-93



APPROVED BY CITY COUNCIL
DATE 1/15/93
92-64

JULY 22, 1992

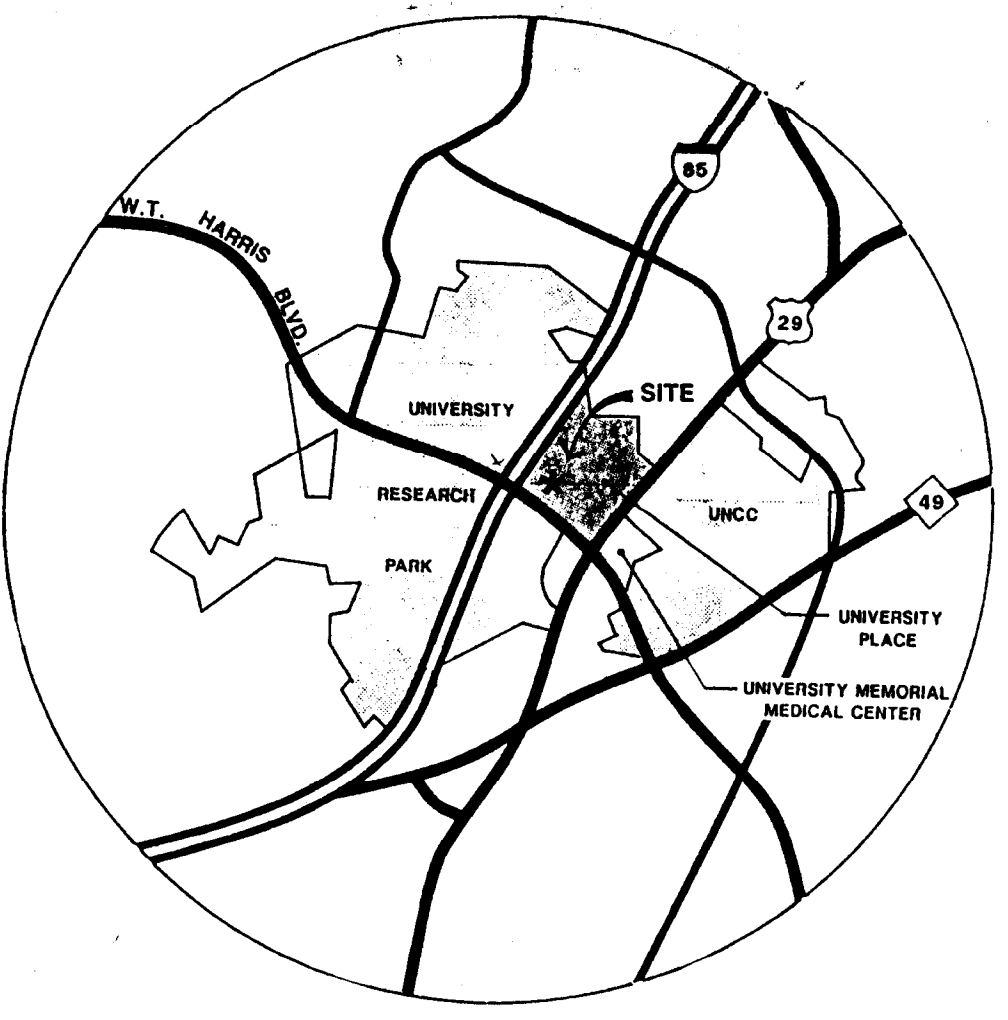
MAR 19 1993

TRANSPORTATION ENGINEERING

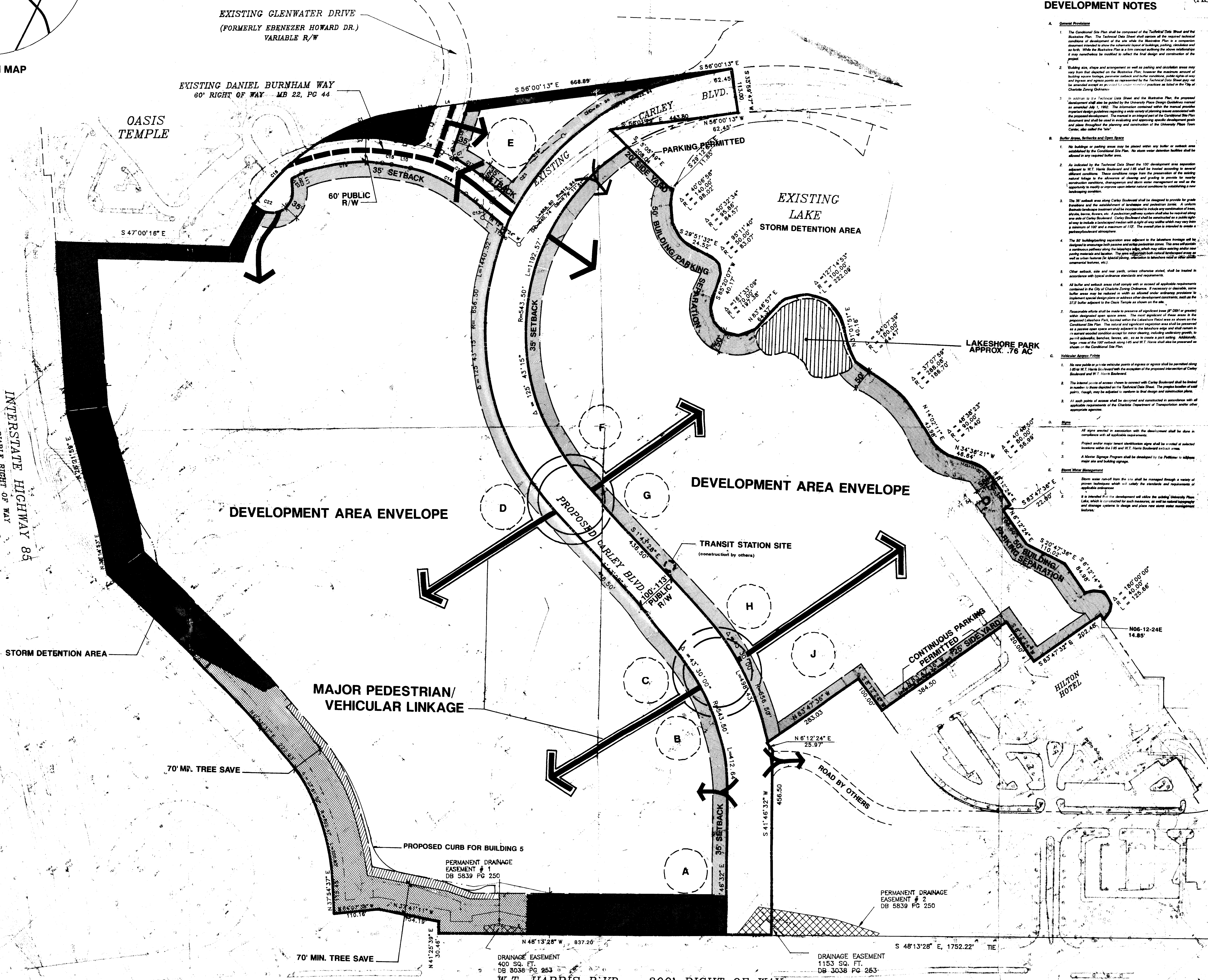
DEVELOPMENT SUMMARY

Total Site Area
Existing Zoning
Proposed Use
Total Proposed Building Area

77.7 Ac.
B-1S.C.D.
CC(CD)
Retail Shopping (and Office)
700,000 SF (Retail)
240,000 SF (Office)
940,000 SF Total



LOCATION MAP



PLANS	LOCATION	APPROPRIATE
1	W.T. Harris Blvd. Right of Way	Right of Way
2	Carley Blvd. Right of Way	Right of Way
3	US 29 @ Carley Blvd.	Right of Way
4	US 29 @ Carley Blvd.	Right of Way
5	US 29 @ Carley Blvd.	Right of Way
6	US 29 @ Carley Blvd.	Right of Way
7	US 29 @ Carley Blvd.	Right of Way
8	US 29 @ Carley Blvd.	Right of Way
9	US 29 @ Carley Blvd.	Right of Way
10	US 29 @ Carley Blvd.	Right of Way
11	US 29 @ Carley Blvd.	Right of Way
12	US 29 @ Carley Blvd.	Right of Way
13	US 29 @ Carley Blvd.	Right of Way
14	US 29 @ Carley Blvd.	Right of Way
15	US 29 @ Carley Blvd.	Right of Way
16	US 29 @ Carley Blvd.	Right of Way
17	US 29 @ Carley Blvd.	Right of Way
18	US 29 @ Carley Blvd.	Right of Way
19	US 29 @ Carley Blvd.	Right of Way
20	US 29 @ Carley Blvd.	Right of Way
21	US 29 @ Carley Blvd.	Right of Way
22	US 29 @ Carley Blvd.	Right of Way
23	US 29 @ Carley Blvd.	Right of Way
24	US 29 @ Carley Blvd.	Right of Way
25	US 29 @ Carley Blvd.	Right of Way
26	US 29 @ Carley Blvd.	Right of Way
27	US 29 @ Carley Blvd.	Right of Way
28	US 29 @ Carley Blvd.	Right of Way
29	US 29 @ Carley Blvd.	Right of Way
30	US 29 @ Carley Blvd.	Right of Way
31	US 29 @ Carley Blvd.	Right of Way
32	US 29 @ Carley Blvd.	Right of Way
33	US 29 @ Carley Blvd.	Right of Way
34	US 29 @ Carley Blvd.	Right of Way
35	US 29 @ Carley Blvd.	Right of Way
36	US 29 @ Carley Blvd.	Right of Way
37	US 29 @ Carley Blvd.	Right of Way
38	US 29 @ Carley Blvd.	Right of Way
39	US 29 @ Carley Blvd.	Right of Way
40	US 29 @ Carley Blvd.	Right of Way
41	US 29 @ Carley Blvd.	Right of Way
42	US 29 @ Carley Blvd.	Right of Way
43	US 29 @ Carley Blvd.	Right of Way
44	US 29 @ Carley Blvd.	Right of Way
45	US 29 @ Carley Blvd.	Right of Way
46	US 29 @ Carley Blvd.	Right of Way
47	US 29 @ Carley Blvd.	Right of Way
48	US 29 @ Carley Blvd.	Right of Way
49	US 29 @ Carley Blvd.	Right of Way
50	US 29 @ Carley Blvd.	Right of Way
51	US 29 @ Carley Blvd.	Right of Way
52	US 29 @ Carley Blvd.	Right of Way
53	US 29 @ Carley Blvd.	Right of Way
54	US 29 @ Carley Blvd.	Right of Way
55	US 29 @ Carley Blvd.	Right of Way
56	US 29 @ Carley Blvd.	Right of Way
57	US 29 @ Carley Blvd.	Right of Way
58	US 29 @ Carley Blvd.	Right of Way
59	US 29 @ Carley Blvd.	Right of Way
60	US 29 @ Carley Blvd.	Right of Way
61	US 29 @ Carley Blvd.	Right of Way
62	US 29 @ Carley Blvd.	Right of Way
63	US 29 @ Carley Blvd.	Right of Way
64	US 29 @ Carley Blvd.	Right of Way
65	US 29 @ Carley Blvd.	Right of Way
66	US 29 @ Carley Blvd.	Right of Way
67	US 29 @ Carley Blvd.	Right of Way
68	US 29 @ Carley Blvd.	Right of Way
69	US 29 @ Carley Blvd.	Right of Way
70	US 29 @ Carley Blvd.	Right of Way
71	US 29 @ Carley Blvd.	Right of Way
72	US 29 @ Carley Blvd.	Right of Way
73	US 29 @ Carley Blvd.	Right of Way
74	US 29 @ Carley Blvd.	Right of Way
75	US 29 @ Carley Blvd.	Right of Way
76	US 29 @ Carley Blvd.	Right of Way
77	US 29 @ Carley Blvd.	Right of Way
78	US 29 @ Carley Blvd.	Right of Way
79	US 29 @ Carley Blvd.	Right of Way
80	US 29 @ Carley Blvd.	Right of Way
81	US 29 @ Carley Blvd.	Right of Way
82	US 29 @ Carley Blvd.	Right of Way
83	US 29 @ Carley Blvd.	Right of Way
84	US 29 @ Carley Blvd.	Right of Way
85	US 29 @ Carley Blvd.	Right of Way
86	US 29 @ Carley Blvd.	Right of Way
87	US 29 @ Carley Blvd.	Right of Way
88	US 29 @ Carley Blvd.	Right of Way
89	US 29 @ Carley Blvd.	Right of Way
90	US 29 @ Carley Blvd.	Right of Way
91	US 29 @ Carley Blvd.	Right of Way
92	US 29 @ Carley Blvd.	Right of Way
93	US 29 @ Carley Blvd.	Right of Way
94	US 29 @ Carley Blvd.	Right of Way
95	US 29 @ Carley Blvd.	Right of Way
96	US 29 @ Carley Blvd.	Right of Way
97	US 29 @ Carley Blvd.	Right of Way
98	US 29 @ Carley Blvd.	Right of Way
99	US 29 @ Carley Blvd.	Right of Way
100	US 29 @ Carley Blvd.	Right of Way