

1. **Z-72-21 – Lake Wheeler Road, Mercury Street, Maywood Avenue**, located east of Lake Wheeler Road and west of South Saunders Street, with parcels along Maywood Avenue, Mercury Street, Daladams Street, Morning Street, and Summit Avenue, being Wake County PINs 1703123585, 1703126670, 1703127006, 1703220793, 1703224850, 1703225728, 1703227338, 1703227627, 1703323694, 1703128833, 1703229372, 1703229219, 1703223861, 1703127331, 1703128278, 1703220245, 1703223260, 1703224167, 1703225127, 1703225186, 1703228240, 1703228275, 1703227104, 1703228105, 1703221275, 1703227170, 1703328616, 1703329803, 1703322282, 1703323228, 1703323398, 1703324494, 1703325465, 1703322162, 1703325287, 1703324167, 1703328059, 1703327191, 1703327175, 1703327132, 1703326152, 1703325172, 1703324019, 1703327299, 1703324180, 1703327249, 1703329132, 1703229059, 1703320121, 1703321162, 1703327067. Approximately 31.29 acres rezoned to Commercial Mixed Use-20 stories-Urban Limited Conditional Use (CX-20-UL-CU).

Conditions dated: April 28, 2023

1. Use Restrictions: The following principal uses will be prohibited: prison, jail, detention center, emergency medical office, veterinary clinic, adult establishment, vehicle fuel sales (excluding vehicle charging stations), hospital, shooting range (both indoor and outdoor), batting cage (both indoor and outdoor), water park, commercial car wash, and vehicle sales. Additionally, drive-thru facilities shall be prohibited.
2. Full Cutoff Light Fixtures: All parking and pedestrian area lighting, as described in Section 7.4.5 of the UDO, within 30' of the parcels listed on Table B shall use full cutoff light fixtures.
3. Additional Neighborhood Transition: A Neighborhood Transition (per Section 3.5.1 through 3.5.5 of the UDO) ("Neighborhood Transition Provisions") shall apply along a portion of the northern boundary of the site. The area where this condition applies is the boundary of the site adjacent to the properties listed on Table Band labeled the Northern R-6 Property on Exhibit A (the "Northern R-6 Property"), notwithstanding any existing intervening right of way of Daladams Street or Duffy Place as they exist on the effective date of these zoning conditions (the "ROW Strip"). Zone C of the Neighborhood Transition Yard shall extend no further than 100' from the southern boundary of the Northern R-6 Property. For clarity, the boundaries of the neighborhood transition zones shall be measured from the southern boundary of the Northern R-6 Property without adjustment for the existence of the ROW Strip within the neighborhood transition area. At such time as any new right of way shall be publicly dedicated such that the northern site boundary currently adjacent to the ROW Strip shall shift to the south side of such new right of way, this condition shall no longer apply along the site's frontage on the new right of way. Upon the rezoning or change of use of any Northern R-6 Property to a district or use that would not be eligible to be buffered by a neighborhood transition pursuant to the Neighborhood Transitions Provisions, this

condition shall no longer be applicable to that portion of the site directly across the ROW Strip from such parcel(s).

4. Maximum Use: Not more than 3,000 dwelling units, nor more than 1,500,000 gross square feet of office use, nor more than 200,000 gross square feet of retail use, nor more than 500 hotel rooms shall be permitted within the area conditionally rezoned, provided that additional dwelling units shall be permitted, and for each dwelling unit over 3,000, 250 fewer square feet of gross office space shall be permitted.
5. Structures on all parcels listed on Table D (the "Central Parcels") shall be limited to 12 stories in height.
6. Permitted primary building siding materials for facades facing and fronting on Lake Wheeler Road shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass.
7. The Property owner shall provide residential tenants of the Property with 120 days' written notice before termination of their tenancy due to redevelopment of the Property. With the submission of the application for subdivision or site plan approval, whichever is first, in connection with any portion of the Property having one or more residential tenants, the owner of the Property, or their designee, shall provide the Planning and Development Staff with an affidavit confirming that the 120-day notice of lease termination was properly served. A rent roll and sample copy of the notification letter shall be attached to and referenced in the affidavit.
8. Buildings of eight or more stories and having a façade within the Maywood Frontage shall have a minimum 60-foot stepback at or below the eighth floor of such building face within the Maywood Frontage. The Maywood Parcels are listed on Table E, and the Maywood Frontage is that portion of the required build-to area along the property's frontage on Maywood Avenue and within the limits of the Maywood Parcels.
9. The peak stormwater runoff leaving the site for the 25-year storm shall be no greater at every point of discharge for post-development conditions than pre-development conditions.
10. The Property Owner will dedicate at least 30 residential dwelling units as affordable for a period of no less than ten (10) years for low-income households earning no more than 60% of the Area Median Income ("AMI") (adjusted by household size, for the Raleigh, N.C. Metropolitan Statistical Area, as determined and published annually by the U.S. Department of Housing and Urban Development). The 30 affordable units represent one percent (1%) of the 3,000 dwelling units referenced in Condition 4 above. The maximum rent and income limits will follow the affordable housing standards determined annually by the City of Raleigh Housing and Neighborhoods Department.

Affordability restrictions for the first affordable housing unit[s] shall be established at or before the issuance of the first certificate of occupancy ("CO") which includes any residential units and shall never be less than one percent of the total number of approved residential units until certificates of occupancy have been issued for all 30 affordable units. The number of dedicated affordable units shall be rounded up to the next whole number so that no less than one or more entire units will be dedicated at the time any residential CO is approved, until all 30 affordable units are built. The 10-year period applies on a per unit basis and shall commence from

the date of initial occupancy for a unit that is dedicated as affordable. This date shall be provided to the City as of the date of initial occupancy for each affordable unit.

At or before the time any affordable unit is dedicated, the Property Owner shall execute and record with the Wake County Register of Deeds a restrictive covenant enforceable by the City which memorializes the affordable housing terms set forth in this Condition. The Property Owner shall certify compliance with this Condition to the City on an annual basis.

The Property Owner may choose to pay to the City a fee in the amount of \$40,000 per unit in lieu of dedicating the affordable units described above. Payment must be made at the time dedication of the unit[s] would otherwise be required under this Condition and will be placed in a fund designated for the City's Affordable Housing Programs.

11. Any building having a facade within the required build-to on the Lake Wheeler Road frontage shall be a mixed use building type.

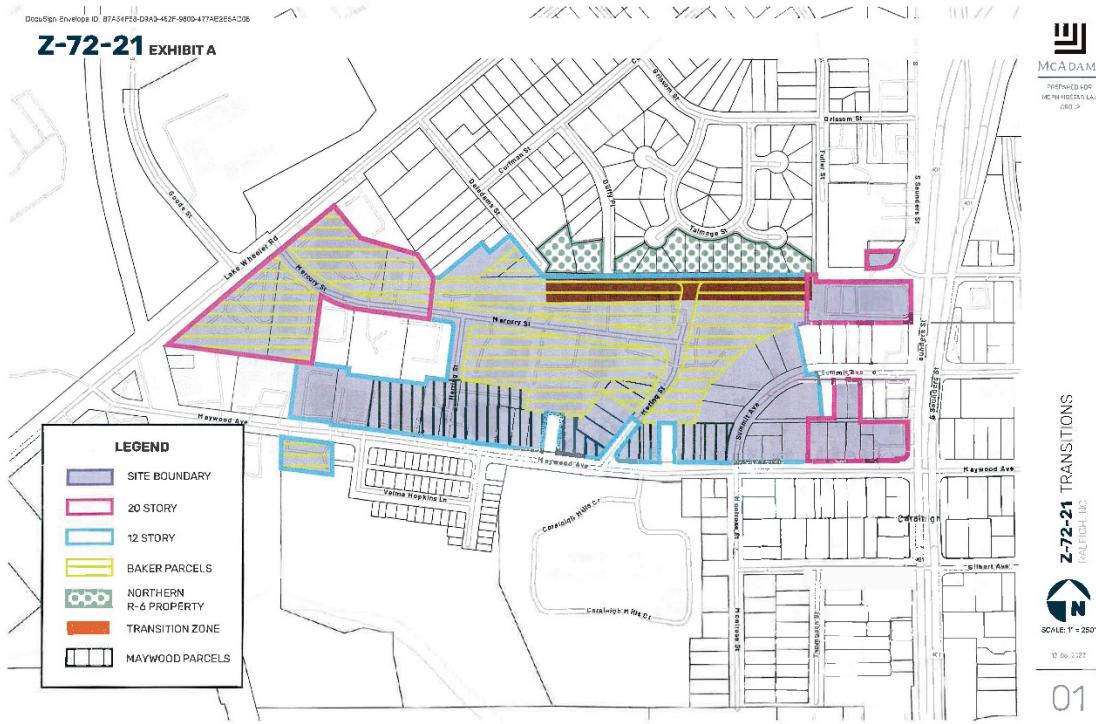
#### Conditions Applicable to the Baker Parcels

The "Baker Parcels" shall include all parcels listed in Table C and any parcel that, as a result of recombination or subdivision, contains all or any portion of a parcel listed in Table C.

12. Bikeshare Station: Prior to, or as part of, any site plan for development of the first area to be developed and Comprising any portion of any Baker Parcel that would result in the first 400,000 gross square feet of cumulative new construction on the Baker Parcels, a location on the site or adjacent right-of-way shall be provided, and, if on the property, solidified through a recorded easement, to accommodate a City bikeshare station with no fewer than 8 docks, which shall be installed by the property owner.
13. Public Art Installation: In connection with development pursuant to the first Tier 3 site plan submitted and encompassing any portion of a Baker Parcel, one public art installation shall be located on the site and visible from a public right of way. If the required installation consists of a mural, it shall be no smaller than 120 square feet in area, and, if a three-dimensional installation, no less than 1 O feet in height, not including any base or pedestal supporting such installation. If more than one public art installation is provided on the site, the applicant shall designate which art installation is the one required by this condition.
14. Green Stormwater Infrastructure: In connection with development of areas comprising any portion of a Baker Parcel, stormwater treatment shall include Green Stormwater Infrastructure measures within the project limits. At least one of the following types of Green Stormwater Infrastructure shall be included on each site plan approved with respect to any portion of a Baker Parcel and causing total cumulative site plan approval from the date of these conditions to exceed 400,000, 800,000, and 1,200,000 square feet of gross square footage of interior space: bio-retention areas, permeable pavement systems, rainwater harvesting (cisterns), green roofs, and planter boxes. Educational signage will be deployed where Green

Stormwater Infrastructure shall be open to the public and community groups for educational purposes.

15. Walnut Creek Corridor Fund Contribution: To improve water quality, mitigate flooding, or restore streams, riparian communities, and wildlife habitats in the Walnut Creek Corridor, the owner shall contribute to the Walnut Creek Corridor Fund to be established pursuant to City of Raleigh Ordinance No. (2020) 172 ZC 809. Such fund shall be used for matching grants to support projects in furtherance of the above-mentioned purpose. The owner shall pay into the Walnut Creek Corridor Fund by depositing \$150,000 within 5 business days after issuance of the first certificate of occupancy that, cumulatively with other certificates of occupancy issued after the date of these conditions, permits use of more than 400,000 square feet of gross square footage of interior space on any portion of the Baker Parcels (the "Funding Date"). In the event the Walnut Creek Corridor Fund has not been established as of the Funding Date, the owner shall establish a separate fund for the purposes of the Walnut Creek Corridor Fund required pursuant to City of Raleigh Ordinance No. (2020) 172 ZC 809 except as to the timing and amount of the required contribution.
16. Pedestrian Path: In connection with development of the first area to be developed and comprising any portion of a Baker Parcel, a publicly accessible sidewalk or other paved path (the "Pedestrian Path") a minimum of five feet in width, which may be reserved for pedestrian use or may be a multi-use path but shall not be accessible by automobile except in any location where such sidewalk or path crosses a street, driveway, or drive aisle, shall be provided to connect Lake Wheeler Road to any of Fuller Street, South Saunders Street, or Summit Avenue. The Pedestrian Path may be provided within a public access easement on the property or within any public right of way dedicated in connection with development of the property. A minimum of three dog waste stations shall be accessible to users of the Pedestrian Path.
17. Public Parking: On any site plan approved with respect to any portion of a Baker Parcel and resulting in total cumulative site plan approval from the date of these conditions exceeding 800,000 square feet of gross square footage of office use on the site, a minimum of 300 parking spaces shall be allowed for public use after 5pm on weekdays and at all times on weekends, except at any time when a parking deck providing any of such spaces may be closed, such as for maintenance or repair work. All such public spaces shall be located within  $\frac{1}{4}$  mile of the Lake Wheeler Road right of way.



**Table A**

PIN	Property Address	Acreage	Book/ Page No	Existing Zoning	Proposed Zoning	Owner Name	Owner Address	Owner Phone	Owner Email
1703123585	1519 Lake Wheeler Rd	1.85	015496/ 00041	IX-3	CX-20-UL-CU	JPB Holdings LLC	1615 Oberlin Rd Raleigh NC 27608	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703126670	613 Mercury St	1.24	015496/ 00041	IX-3	CX-20-UL-CU	JPB Holdings LLC	1615 Oberlin Rd Raleigh NC 27608	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703127006	653 Maywood Ave	0.54	015496/ 00041	IX-3- SHOD-2	CX-20-UL-CU (SHOD-2)	JPB Holdings LLC	1615 Oberlin Rd Raleigh NC 27608	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703220793	604 Mercury St	0.75	015503/ 02489	IX-3	CX-20-UL-CU	JPB Holdings LLC	1615 Oberlin Rd Raleigh NC 27608	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703224850	1248 Daladams St	0.18	017173/ 01962	R-6	CX-20-UL-CU	JPB Holdings LLC	1615 Oberlin Rd Raleigh NC 27608	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703225728	1252 Daladams St	0.17	015496/ .00041	R-6	CX-20-UL-CU	JPB Holdings LLC	1615 Oberlin Rd Raleigh NC 27608	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703227338	715 Mercury St	3.91	015496/ 00041	IX-3	CX-20-UL-CU	JPB Holdings LLC	1615 Oberlin Rd Raleigh NC 27608	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703227627	600 Mercury St	3.56	017067/ 02009	IX-3	CX-20-UL-CU	JPB Holdings LLC	1615 Oberlin Rd Raleigh NC 27608	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703323694	1401 Moring St	3.68	015891/ 01563	IX-3	CX-20-UL-CU	JPB Holdings LLC Industrial Village Rd LLC	1615 Oberlin Rd Raleigh NC 27608; 517 Mercury St Raleigh NC 27603	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703178833	1515 Lake Wheeler Rd	1.76	013587/ 01383	IX-3	CX-20-UL-CU	Angel Wings 8 LLC	1615 Oberlin Rd Raleigh NC 27608	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703229372	1400 Moring St	0.11	015952/ 02118	R-6	CX-20-UL-CU	Angel Wings 8 LLC	1615 Oberlin Rd Raleigh NC 27608	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703229219	1404 Moring St	0.21	017022/ 02240	R-6	CX-20-UL-CU	Mercury Realty LLC	517 Mercury St Raleigh NC 27603	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703223861	1244 Daladams St	0.45	018509/ 00966	R-6	CX-20-UL-CU	Raleigh Acquisition Partners 2021 LLC	212 S Tryon St Ste 1000 Charlotte NC 28281-0003	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703127331	656 Maywood Ave	0.80	015872/ 00690	IX-3	CX-20-UL-CU	BBC Maywood Properties LLC	301 Fayetteville St Unit 2808 Raleigh NC 27601-2177	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703128278	628 Maywood Ave	0.66	015872/ 00685	IX-3	CX-20-UL-CU	BBC Maywood Properties LLC	301 Fayetteville St Unit 2808 Raleigh NC 27601-2177	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703220245	622 Maywood Ave	0.92	015893/ 02626	IX-3	CX-20-UL-CU	BBC Maywood Properties LLC	301 Fayetteville St Unit 2808 Raleigh NC 27601-2177	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703223260	530 Maywood Ave	1.05	013863/ 02312	IX-3	CX-20-UL-CU	Kincaid Holdings LLC	530 Maywood Ave Raleigh NC 27603-2338	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703224367	522 Maywood Ave	0.21	013863/ 02307	R-6	CX-20-UL-CU	Kincaid Holdings LLC	530 Maywood Ave Raleigh NC 27603-2338	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703225127	518 Maywood Ave	0.21	013863/ 02302	R-6	CX-20-UL-CU	Kincaid Holdings LLC	530 Maywood Ave Raleigh NC 27603-2338	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703225186	514 Maywood Ave	0.20	013863/ 02302	R-6	CX-20-UL-CU	Kincaid Holdings LLC	530 Maywood Ave Raleigh NC 27603-2338	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703228240	1412 Moring St	0.21	016942/ 01084	R-6	CX-20-UL-CU	Raleigh Acquisition Partners 2021 LLC	212 S Tryon St Ste 1000 Charlotte NC 28281-0003	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703228275	1408 Moring St	0.21	016761/ 00744	R-6	CX-20-UL-CU	Raleigh Acquisition Partners 2021 LLC	212 S Tryon St Ste 1000 Charlotte NC 28281-0003	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703227104	506 Maywood Ave	0.21	018424/ 00769	R-6	CX-20-UL-CU	Raleigh Acquisition Partners 2021 LLC	212 S Tryon St Ste 1000 Charlotte NC 28281-0003	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>

1703228105	1416 Moring St	0.21	017317/ 02034	R-6	CX-20-UL-CU	Wilson, Colin Wilson, Heather	1416 Moring St Raleigh NC 27603-2350	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703221275	610 Maywood Ave	0.40	012868/ 00285	IX-3	CX-20-UL-CU	Beau Chene Land & Timber Co	1510 Fairview Rd Raleigh NC 27608-2528	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703227170	1420 Moring St	0.19	016070/ 01165	R-6	CX-20-UL-CU	Hester, H Tomas	1420 Moring St Raleigh NC 27603-2350	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703328616	331 Prospect Ave	1.47	013076/ 01990	CM & CX- 3-CU	CX-20-UL-CU	Finish Auto Body & Paint LLC	1300 S Saunders St Raleigh NC 27603-2306	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703329803	1238 S Saunders St	0.09	13076/ 01990	IX-3	CX-20-UL-CU	Finish Auto Body & Paint LLC	1300 S Saunders St Raleigh NC 27603-2306	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703322282	348 Summit Ave	0.25	15-E/ 1608	R-6	CX-20-UL-CU	Wall, Carolyn	2909 La Manga Dr Raleigh NC 27610-8262	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703323228	344 Summit Ave	0.28	018914/ 01708	R-6	CX-20-UL-CU	Shack Holdings LLC	318 Avon Dr Raleigh NC 27608-1605	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703323398	340 Summit Ave	0.53	006445/ 00617	R-6	CX-20-UL-CU	Shack Holdings LLC	318 Avon Dr Raleigh NC 27608-1605	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703324494	336 Summit Ave	0.22	12207/ 01425	R-6	CX-20-UL-CU	Kilpatrick, Kent Kilpatrick, Angela	336 Summit Ave Raleigh NC 27603-2352	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703325465	332 Summit Ave	0.29	12522/ 02376	R-6	CX-20-UL-CU	Shack Holdings LLC	318 Avon Dr Raleigh NC 27608-1605	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703322162	400 Maywood Ave	0.37	14973/ 1587	R-6	CX-20-UL-CU	Windsor Crest Properties Inc.	1004 Chapel Hill Rd #A Morrisville NC 27560-9399	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703325287	337 Summit Ave	0.56	17926/ 998	R-6	CX-20-UL-CU	Archive Development LLC	105 Cashwell Dr Goldsboro NC 27534-7521	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703324167	341 Summit Ave	0.14	17296/ 998	R-6	CX-20-UL-CU	Archive Development LLC	105 Cashwell Dr Goldsboro NC 27534-7521	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703328059	312 Maywood Ave	0.12	17380/ 1976	NX-3	CX-20-UL-CU	Earps Seafood Partners LLC	701 Exposition PL Ste 118 Raleigh NC 27615-3356	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703327191	314 Maywood Ave	0.18	17423/ 2584	R-6	CX-20-UL-CU	Earps Seafood Partners LLC	701 Exposition PL Ste 118 Raleigh NC 27615-3356	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703327175	0 Maywood Ave	0.01	17677/ 1859	R-6	CX-20-UL-CU	Earps Seafood Partners LLC	701 Exposition PL Ste 118 Raleigh NC 27615-3356	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703227132	318 Maywood Ave	0.23	17930/ 1554	R-6	CX-20-UL-CU	Earps Seafood Partners LLC	701 Exposition PL Ste 118 Raleigh NC 27615-3356	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703326152	322 Maywood Ave	0.29	17715/ 1123	R-6	CX-20-UL-CU	Jenkins Properties Limited Partnership	701 Exposition PL Ste 118 Raleigh NC 27615-3356	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703325172	330 Maywood Ave	0.37	18350/ 1817	R-6	CX-20-UL-CU	Jenkins Properties Limited Partnership	701 Exposition PL Ste 118 Raleigh NC 27615-3356	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703324019	338 Maywood Ave	0.16	18452/ 2428	R-6	CX-20-UL-CU	Jenkins Properties LP	701 Exposition PL Ste 118 Raleigh NC 27615-3356	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703227299	317 Summit Ave	0.17	17462/ 520	R-6	CX-20-UL-CU	Earps Seafood Partners LLC	701 Exposition PL Ste 118 Raleigh NC 27615-3356	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703324180	334 Maywood Ave	0.19	18519/ 607	R-6	CX-20-UL-CU	Jenkins Properties Limited Partnership	701 Exposition PL Ste 118 Raleigh NC 27615-3356	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703327249	321 Summit Ave	0/17	18413/ 1578	R-6	CX-20-UL-CU	Earps Seafood Partners LLC	701 Exposition PL Ste 118 Raleigh NC 27615-3356	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703329132	1414 S Saunders St	0.51	17380/ 1976	NX-3-PL	CX-20-UL-CU	Earps Seafood Partners LLC	701 Exposition PL Ste 118 Raleigh NC 27615-3356	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703223059	424 Maywood Ave	0.24	13767/ 2410	R-6	CX-20-UL-CU	Robinson, Matt J	420 Maywood Ave Raleigh NC 27603-2336	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703321162	412 Maywood Ave	0.34	13282/ 1873	R-6	CX-20-UL-CU	Alwine, Robert W	412 Maywood Ave Raleigh NC 27603-2336	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703320121	420 Maywood Ave	0.21	13147/ 1705	R-6	CX-20-UL-CU	Robinson, Matthew J Robinson, Elizabeth E	420 Maywood Ave Raleigh NC 27603-2336	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
1703327067	0 Maywood Ave	0.01	19020/ 2222	R-6	CX-20-UL-CU	Earps Seafood Partners LLC	701 Exposition PL Ste 118 Raleigh NC 27615-3356	919-890- 3318	<a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>
		31.29							

**Table B**  
**Northern Boundary Properties**

<b>PIN</b>	<b>Deed Book</b>	<b>Deed Page</b>	<b>Site Address</b>
1703229852	12452	431	513 Ellis Ct
1703320811	12887	934	508 Ellis Ct
1703320870	14077	1657	505 Ellis Ct
1703321816	13175	2770	501 Ellis Ct
1703321872	9275	221	437 Talmage St
1703322832	10139	1718	433 Talmage St
1703322892	18621	1662	429 Talmage St
1703323834	5156	653	425 Talmage St
1703323892	5385	89	417 Starrett Ct
1703324842	11918	2373	413 Starrett Ct
1703325801	8461	385	409 Starrett Ct
1703325872	16439	776	405 Starrett Ct
1703227873	15602	1029	1234 Duffy Pl
1703226865	17859	1815	1251 Daladams St

**Table C**  
**Baker Parcels**

<b>PIN</b>	<b>Deed Book</b>	<b>Deed Page</b>	<b>Site Address</b>
1703123585	05496	00041	1519 Lake Wheeler Rd
1703126670	015496	00041	613 Mercury St
1703127006	015496	00041	653 Maywood Ave
1703220793	015503	02489	604 Mercury St
1703224850	017173	01962	1248 Daladams St
1703225728	015496	00041	1252 Daladams St
1703227338	015496	00041	517 Mercury St
1703227627	017067	02009	600 Mercury St
1703323694	015891	01563	1401 Moring St
1703229219	017022	02240	1404 Moring St
1703128833	013587	01383	1515 Lake Wheeler Rd
1703229372	015952	02118	1400 Moring St

**Table D**  
**Central Parcels**

<b>PIN</b>	<b>Deed Book</b>	<b>Deed Page</b>	<b>Site Address</b>
1703127331	015872	00690	656 Maywood Ave
1703128278	015872	00685	628 Maywood Ave
1703220245	015893	02606	622 Maywood Ave
1703221275	012868	00285	610 Maywood Ave
1703223260	013863	02312	530 Maywood Ave
1703224167	013863	02307	522 Maywood Ave
1703225127	013863	02302	518 Maywood Ave
1703225186	013863	02297	514 Maywood Ave
1703227104	018424	00769	506 Maywood Ave
1703229059	013767	02410	424 Maywood Ave
1703320121	013147	01705	420 Maywood Ave
1703321162	013282	01873	412 Maywood Ave
1703322162	019044	00141	400 Maywood Ave
1703324019	018452	02428	338 Maywood Ave
1703324180	018519	00607	334 Maywood Ave
1703325172	018350	01871	330 Maywood Ave
1703324167	017296	00998	341 Summit Ave
1703325287	017296	00998	337 Summit Ave
1703322282	15-E	1608	348 Summit Ave
1703323228	018914	01708	344 Summit Ave
1703323398	018999	00145	340 Summit Ave
1703324494	012207	01425	336 Summit Ave
1703325465	019053	00563	332 Summit Ave

1703323694	015891	01563	1401 Moring St
1703227170	016070	01165	1420 Moring St
1703228105	017317	02034	1416 Moring St
1703228240	016942	01084	1412 Moring St
1703228275	017671	00744	1408 Moring St
1703229219	017022	02240	1404 Moring St
1703229372	015952	02118	1400 Moring St
1703227338	015496	00041	517 Mercury St
1703227627	017067	02009	600 Mercury St
1703225728	015496	00041	1252 Daladams St
1703224850	017173	01962	1248 Daladams St
1703223861	905	1940	1244 Daladams St

**Table E**  
**Maywood Parcels**

<b>PIN</b>	<b>Deed Book</b>	<b>Deed Page</b>	<b>Site Address</b>
1703220245	015893	02606	622 Maywood Ave
1703221275	012868	00285	610 Maywood Ave
1703223260	013863	02312	530 Maywood Ave
1703224167	013863	02307	522 Maywood Ave
1703225127	013863	02302	518 Maywood Ave
1703225186	013863	02297	514 Maywood Ave
1703227104	018424	00769	506 Maywood Ave
1703227170	016070	01165	1420 Moring St
1703229059	013767	02410	424 Maywood Ave
1703229059	013147	01705	420 Maywood Ave
1703321162	13282	1873	412 Maywood Ave
1703322162	019044	00141	400 Maywood Ave