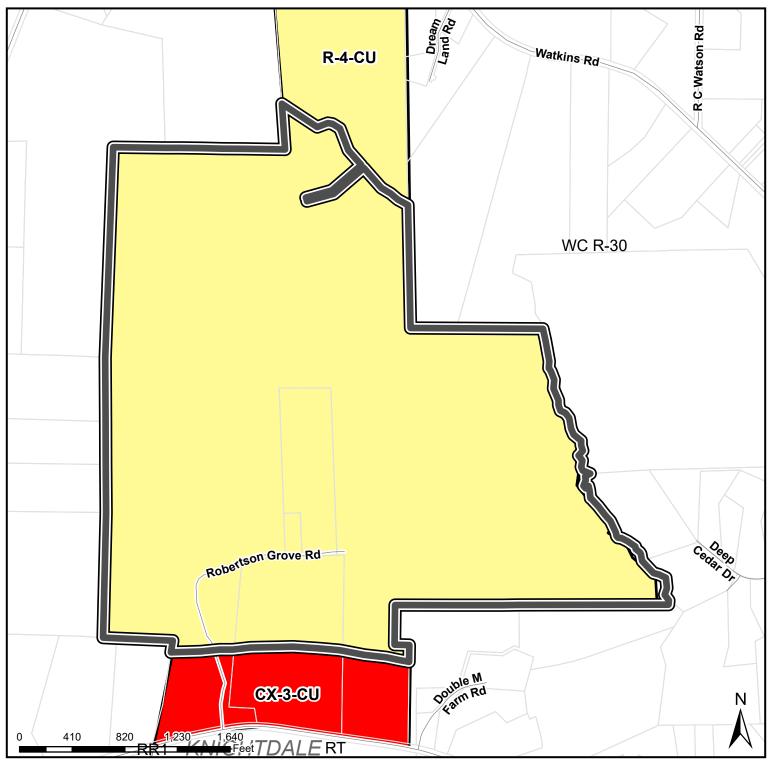
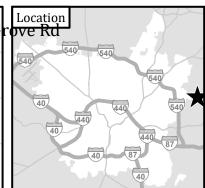
Existing Zoning

TCZ-91-2021



| Property | 8301 & 8317 Buffaloe Rd (part); 2509 & 2521 Robertson Gr | 1 |
|---------------------|--|---|
| Size | 279.78 acres | |
| Existing Zoning | R-4-CU | I |
| Requested Zoning | R-4-CU (Amend Zoning Conditions) | |



Rezoning Application and Checklist



Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

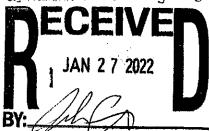
| | | | Rezoning Reques | t | | | | |
|---|---------------------|------------------------------------|----------------------|--------------|-------------|---------------------------------|--|--|
| Rezoning | General Use | | Conditional Use | | Master Plan | Office Use Only Rezoning case # | | |
| Туре | X Text cha | X Text change to zoning conditions | | | | | | |
| Existing zoning base district: R-4-CU Height: | | | t: | Frontage: | | Overlay(s): | | |
| Proposed zoning base district: R-4-CU Height: Frontage: | | | | | Overlay(s): | | | |
| Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers. | | | | | | | | |
| If the property has been | n previously rezone | ed, prov | vide the rezoning ca | se number: Z | -45-06 | | | |

| | | General I | nformation | | |
|--|----------|---------------------|-----------------------|--------------------------------|--|
| Date: | Date | amended (1): | | Date amended (2): | |
| Property address: A Portion of 8301 Buffaloe Road, A Portion of 8317 Buffaloe Road, 2509 and 2521 Robertson Grove Ro | | | | | |
| Property PIN: 1756421236, 17563 | 09588 | , 1756410428, and 1 | 756421190 | | |
| Deed reference (book/page): 153 | 35, Pa | ge 2065 | | | |
| Nearest intersection: Buffaloe Road and Old Crews Road Property size (acres): 279.78 | | | | | |
| For planned development applications only | | Total units: | | Total square footage: | |
| | | Total parcels: | | Total buildings: | |
| Property owner name and addres | ss: RW | C Buffaloe, LLC 282 | 0 SELWYN AVE ST | TE 500 CHARLOTTE NC 28209-1791 | |
| Property owner email: | | | | | |
| Property owner phone: | | | | | |
| Applicant name and address: Isal | bel Wo | rthy Mattox 127 W H | argett Street Suite ! | 500, Raleigh, NC 27601 | |
| Applicant email: isabel@mattoxlav | vfirm.co | om | | | |
| Applicant phone: 919-828-7171 | | | | | |
| Applicant signature(s): | | | | | |
| Additional email(s): | | | | | |

RWC Buffaloe, LLC

By: 55P- Southeast Land Management LLC as Administrative Manager - Scott M. Coblentz

Title: Authorized Person



| Cor | nditional Use District Zoning Condit | ions |
|-------------------------|--------------------------------------|---------------------------------|
| Zoning case #: Z-45-06 | Date submitted: 12/22/2021 | Office Use Only Rezoning case # |
| Existing zoning: R-4-CU | Proposed zoning: R-4-CU | TREZOTHING COSC # |

| Narrative of Zoning Conditions Offered |
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| See attached revised conditions |
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| JAN 2 7 2022 |
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| BY: Al |
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The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

RWC Buffaloe, LLC

By: 5SP Southeast Land Monagement LLC as Administrative Manager - Scott M. Coblemiz

Title: Quahorized Person

REVISION 07.20.21

Z-45-06 – **Buffaloe Road** on the north side of Buffaloe Road, northeast of its intersection with Old Crews Road being Wake County PIN's 1756 45 3718, 1756 42 6112, 1756 30 9558, 1756 42 1190, and 1756 41 0428. Approximately <u>279.78</u>359 acres rezoned to Residential-4 Conditional Use.

Conditions: 11/28/06 Revised 12/22/21

- a) Although all uses permitted in R-4 shall be permitted on the property, any residential development of the property shall include recreational facilities. These recreational facilities shall include a clubhouse of not less than 1,000 square feet, and at least two of the following: swimming pool, tennis court, playground, and ball field.
- b) Residential density for the development of this Property shall be limited to no more than three (3) dwelling units per acre or 850 dwelling units, whichever is less.
- c) Unless water is already available to the Property at the time of its development, subject to the city's customary joint venture/reimbursement policies, owner will extend water from its closest point then existing in Buffaloe Road to the Property's frontage along Buffaloe Road. Such extension shall be completed prior to issuance of any certificate of occupancy on the subject Property.
- d) Unless gravity sanitary sewer is already available to the Property at the time of its development, subject to the city's customary joint venture/reimbursement policies, owner will extend gravity sanitary sewer from its closest point then existing along Harris Creek Tributary to the Property. Such extension shall be completed prior to issuance of any certificate of occupancy on the subject Property.
- b) Residential density for the property shall not exceed 1000 dwelling units.
- e)—c) If requested by the city, during site plan or subdivision approval, which ever first occurs, owner shall dedicate to the city a 2 to 3-acre site, the location of which to be mutually agreed upon, for a fire/public safety station, and to city or county a 7 ½ acre site, the location of which to be mutually agreed upon, for the city to use as a park or for the county to use as part of a future school site, or both. If requested by the city or county, owner shall reserve for a period of two (2) years from the adoption of this rezoning an additional 12 ½ acres adjacent to the aforementioned 7 ½ acre site for purchase by the city or county, or both.
- d) f.) If requested by the city, during site plan or subdivision approval, whichever first occurs, owner shall dedicate to the city a 50-foot greenway easement along Harris Creek Tributary A, Branch 1.
 - g) Vehicular access onto Buffaloe Road shall be limited to no more than two (2) access points, and vehicular access onto Watkins Road shall be limited to no more than one (1) access point. Each access point may be median-divided. Notwithstanding the foregoing, any access point onto either road for the benefit of properties dedicated to the City as provided in Paragraph (e) above, shall be in addition to the limitation on access points stated herein.

- h)e) Exclusive of the land dedicated to the city, as set forth in Paragraph (ce) above, no less than twenty percent (20%) of the Property shall be open space as referenced in UDO Section 10-30732.5.
 - i) If requested by the City, at site plan or subdivision approval (whichever first occurs), offers of cross-access or public street stub outs shall be provided to the following landlocked parcels: PIN: 1756118132 (F.E. Crews, DB1807 PG435) and PIN 1756352770 (N.L. Jones, DB'1337 PG604).
 - To achieve a suitable transition to surrounding properties, open space areas having a 50-foot average, (12.5-foot minimum, 75-foot maximum) width shall be provided between recorded buildable lots and the common boundary lines of the following adjoining properties: PIN: 1756369833 (C.B. Murray, Est. 2003-E-531), PIN: 1756462747 (D.A. Broughton, Est. 2003-E-531), PIN: 1756459510 (H.A. Mansour, DB2164 PG141), PIN:1756459024 (D.W. Auteri, DB5602 PG560), PIN: 1756551094 (HE. Stone, DB9470 PG1281), PIN: 1756542223 and 1756548100 (C.EM.K. Murray, DB128753695 PG708160 & DB128753695 PG158PG712), PIN: 1756724749 (B.N. Perry, DB2973 PG460), PIN: 1756615651 (Scott Marketing Group C.A. Smith. DB10820 DB16679 PG2706PG1830) PIN: 1756619167 (K.A. PriceJ.F. Pulley, DB9480 DB18113 PG1590PG1670), PIN: 1756508780 (C.M. Cates, DB2730 PG834), PIN: 1756502687 (D.L. Reynolds, DB9799 PG1420), PIN: 1756207225 (E.M. Puryear V.K. Tram, DB6388 DB18183 PG202PG39), PIN: 1756202272 (A.W. Puryear E. Toney, 7368 DB14732 PG935PG323), PIN: 1756118132 (F.E.E.J. Crews, DB14-E1807 PG2828435), PIN: 1756116852 (C.E. Crews, DB7499 PG748), PIN: 1756127185 (E.J.C.T. Crews, DB14-E3704 PG375PG2828), PIN: 1756220506 (C.M. Hodge, DB3704 PG377) PIN: 1756151475 (M.T. Gill. DB1496211792 PG1727235), PIN: 1756601676 (ITAC DB18705 PG220) and PIN: 1756352770 (R.R Watt N.L. Jones, DB173951337 PG1373604). The open space can be wider than 75 feet; however, only the maximum of 75 feet may be used to calculate the 50-foot average requirement. The open space areas may include public or private greenways.
 - k) Any subdivision, plot plan or site plan within 400 feet of Buffaloe Road shall be reviewed by the Planning Commission.

| Rezoning Application Addendum #1 | | | | | | |
|---|---------------------------|--|--|--|--|--|
| Comprehensive Plan Analysis | Office Use Only | | | | | |
| The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest. | Rezoning case # | | | | | |
| Statement of Consistency | | | | | | |
| Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan. | | | | | | |
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| Public Benefits | | | | | | |
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| Provide brief statements explaining how the rezoning request is reasonable and | d in the public interest. | | | | | |
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| Rezoning Application Addendum #2 | |
|---|--------------------------------------|
| Impact on Historic Resources | |
| The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District. | Office Use Only Rezoning case # |
| Inventory of Historic Resources | |
| List in the space below all historic resources located on the property to be rezo the proposed zoning would impact the resource. | ned. For each resource, indicate how |
| | |
| Public Mitigation | |
| Provide brief statements describing actions that will be taken to mitigate all neg | ative impacts listed above. |
| | |

Page **4** of **11** REVISION 07.20.21

Design Guidelines

The Applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas". OR:
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please <u>click here</u> to download the Design Guidelines Addendum if required.

Urban Form Designation: Click here to view the Urban Form map.

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

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| Rezoning Checklist (Submittal Requirements) | | | | | |
|--|-----|-----|--------------------------|----|-----|
| To be completed by Applicant | | | To be completed by staff | | |
| General Requirements – General Use or Conditional Use Rezoning: | Yes | N/A | Yes | No | N/A |
| 1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh | | | | | |
| 2. Pre-application conference | | | | | |
| 3. Neighborhood meeting notice and report | | | | | |
| 4. Rezoning application review fee (see <u>Development Fee Guide</u> for rates). | | | | | |
| 5. Completed application submitted through Permit and Development Portal | | | | | |
| 6. Completed Comprehensive Plan consistency analysis | | | | | |
| 7. Completed response to the urban design or downtown design guidelines | | | | | |
| 8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned | | | | | |
| 9. Trip generation study | | | | | |
| 10. Traffic impact analysis | | | | | |
| For properties requesting a Conditional Use District: | Yes | N/A | Yes | No | N/A |
| 11. Completed zoning conditions, signed by property owner(s) | | | | | |
| If applicable, see page 18: | Yes | N/A | Yes | No | N/A |
| 12. Proof of Power of Attorney or Owner Affidavit | | | | | |
| For properties requesting a Planned Development or Campus District: | Yes | N/A | Yes | No | N/A |
| 13. Master plan (see Master Plan submittal requirements) | | | | | |
| For properties requesting a text change to zoning conditions: | Yes | N/A | Yes | No | N/A |
| 14. Redline copy of zoning conditions with proposed changes | | | | | |
| 15. Proposed conditions signed by property owner(s) | | | | | |

Please continue to the next page for the Master Plan Submittal Requirements checklist.

Page **6** of **11** REVISION 07.20.21

| Master Plan (Submittal Requirements) | | | | | | |
|---|-----|-----|-----|--------------------------|-----|--|
| To be completed by Applicant | | | | To be completed by staff | | |
| General Requirements – Master Plan: | Yes | N/A | Yes | No | N/A | |
| 1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh | | | | | | |
| 2. Total number of units and square feet | | | | | | |
| 3. 12 sets of plans | | | | | | |
| 4. Completed application submitted through Permit and Development Portal | | | | | | |
| 5. Vicinity Map | | | | | | |
| 6. Existing Conditions Map | | | | | | |
| 7. Street and Block Layout Plan | | | | | | |
| 8. General Layout Map/Height and Frontage Map | | | | | | |
| 9. Description of Modification to Standards, 12 sets | | | | | | |
| 10. Development Plan (location of building types) | | | | | | |
| 11. Pedestrian Circulation Plan | | | | | | |
| 12. Parking Plan | | | | | | |
| 13. Open Space Plan | | | | | | |
| 14. Tree Conservation Plan (if site is two acres or more) | | | | | | |
| 15. Major Utilities Plan/Utilities Service Plan | | | | | | |
| 16. Generalized Stormwater Plan | | | | | | |
| 17. Phasing Plan | | | | | | |
| 18. Three-Dimensional Model/renderings | | | | | | |
| 19. Common Signage Plan | | | | | | |

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SUMMARY OF ISSUES

| A neighborhood meeting was held on | (date) to discuss a potential rezoning located at | | |
|--|---|--|--|
| | (property address). The neighborhood | | |
| Meeting was held at | (location). There were approximately | | |
| (number) neighbors in attendance. The general issues discussed | were: | | |
| Summary of Iss | sues: | | |
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| Attendance Roster | | | | | |
|-------------------|---------|--|--|--|--|
| Name | Address | | | | |
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Ordinance 138 ZC 597 Effective 12-05-2006

Z-45-06 – **Buffaloe Road** on the north side of Buffaloe Road, northeast of its intersection with Old Crews Road being Wake County PIN's 1756 45 3718, 1756 42 6112, 1756 30 9558, 1756 42 1190, and 1756 41 0428. Approximately 279.78 359 acres rezoned to Residential-4 Conditional Use.

Conditions: 11/28/06 Revised 12/22/21

- a) Although all uses permitted in R-4 shall be permitted on the property, any residential development of the property shall include recreational facilities. These recreational facilities shall include a clubhouse—of not less than 1,000 square feet, and at least two of the following: swimming pool, tennis court, playground, and ball field.
- b) Residential density for the development of this Property shall be limited to no more than three (3) dwelling units per acre or 850 dwelling units, whichever is less.
- c) Unless water is already available to the Property at the time of its development, subject to the city's customary joint venture/reimbursement policies, owner will extend water from its closest point then existing in Buffaloe Road to the Property's frontage along Buffaloe Road. Such extension shall be completed prior to issuance of any certificate of occupancy on the subject Property.
- d) Unless gravity sanitary sewer is already available to the Property at the time of its development, subject to the city's customary joint venture/reimbursement policies, owner will extend gravity sanitary sewer from its closest point then existing along Harris Creek Tributary to the Property. Such extension shall be completed prior to issuance of any certificate of occupancy on the subject Property.
- b) Residential density for the property shall not exceed 1000 dwelling units.
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- d) f.) If requested by the city, during site plan or subdivision approval, whichever first occurs, owner shall dedicate to the city a 50-foot greenway easement along Harris Creek Tributary A, Branch 1.
 - g) Vehicular access onto Buffaloe Road shall be limited to no more than two (2) access points, and vehicular access onto Watkins Road shall be limited to no more than one (1) access point. Each access point may be median-divided. Notwithstanding the foregoing, any access point onto either road for the benefit of properties dedicated to the City as provided in Paragraph (e) above, shall be in addition to the limitation on access points stated herein.

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Ordinance 138 ZC 597 Effective 12-05-2006

h)c) Exclusive of the land dedicated to the city, as set forth in Paragraph (ce) above, no less than twenty percent (20%) of the Property shall be open space as referenced in UDO Section 10-30732.5.

i) If requested by the City, at site plan or subdivision approval (whichever first occurs), offers of cross access or public street stub outs shall be provided to the following landlocked parcels: PIN: 1756118132 (F.E. Crews, DB1807 PG435) and PIN 1756352770 (N.L. Jones, DB'1337 PG604).

†f) To achieve a suitable transition to surrounding properties, open space areas having a 50-foot average, (12.5-foot minimum, 75-foot maximum) width shall be provided between recorded buildable lots and the common boundary lines of the following adjoining properties: PIN: 1756369833 (C.B. Murray, Est. 2003 E 531). PIN: 1756462747 (D.A. Broughton, Est. 2003-E-531), PIN: 1756459510 (H.A. Mansour, DB2164 PG141), PIN:1756459024 (D.W. Auteri, DB5602 PG560), PIN: 1756551094 (HE. Stone, DB9470 PG1281), PIN: 1756542223 and 1756548100 (C.EM.K. Murray, DB128753695 PG708160 & DB128753695 PG158PG712), PIN: 1756724749 (B.N. Perry, DB2973 PG460), PIN: 1756615651 (Scott Marketing Group C.A. Smith. DB10820 DB16679 PG2706PG1830) PIN: 1756619167 (K.A. PriceJ.F. Pulley, DB9480 DB18113 PG1590PG1670), PIN: 1756508780 (C.M. Cates, DB2730 PG834), PIN: 1756502687 (D.L. Reynolds, DB9799 PG1420), PIN: 1756207225 (E.M. Puryear V.K. Tram, DB6388 DB18183 PG202PG39), PIN: 1756202272 (A.W. Puryear E. Toney, 7368 DB14732 PG935PG323), PIN: 1756118132 (F.E.E.J. Crews, DB14-E1807 PG2828435), PIN: 1756116852 (C.E. Crews, DB7499 PG748), PIN: 1756127185 (E.J.C.T. Crews, DB14-E3704 PG375PG2828), PIN: 1756220506 (C.M. Hodge, DB3704 PG377) PIN: 1756151475 (M.T. Gill. DB1496211792 PG1727235), PIN: 1756601676 (ITAC DB18705 PG220) and PIN: 1756352770 (R.R Watt N.L. Jones, DB<u>173951337</u> PG<u>1373</u>604). The open space can be wider than 75 feet; however, only the maximum of 75 feet may be used to calculate the 50-foot average requirement. The open space areas may include public or private greenways.

k) Any subdivision, plot plan or site plan within 400 feet of Buffaloe Road shall be reviewed by the Planning Commission.

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TCZ Rezoning Areas:

A = 8301 Buffaloe Rd (270.09 acres) Less

Area X (8.15 acres)

Area Y (7.66 acres)

= 15.81 acres

Net: 254.28 acres

B = 8317 Buffaloe Rd (24.60 acres) Less

_____ Area Z (11.60 acres)

Net: 13.00 acres

C = 2521 Robertson Grove Dr (11.80 acres)

Net: 11.80 acres

D = 2509 Robertson Grove Dr (0.70 acres)

Net: 0.70 acres

Total Net = 279.78 acres

Legend:

A = 8301 Buffaloe Rd

B = 8317 Buffaloe Rd

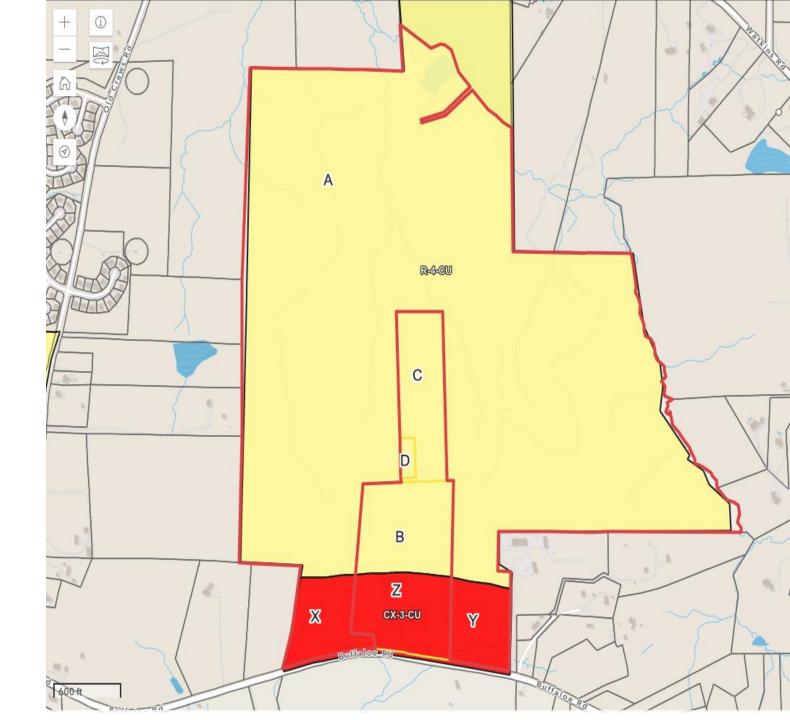
C = 2521 Robertson Grove Rd

D = 2509 Robertson Grove Rd

X = Portion of Lot A zoned for commercial use

Y= Portion of Lot A zoned for commercial use

Z = Portion of Lot B zoned for commercial use



| PIN | Owner | Mail Address 1 | Mail Address 2 | Mail Addre |
|------------|-------------------|-------------------------|-------------------------|------------|
| 1756309588 | RWC BUFFALOE, LLC | 2820 SELWYN AVE STE 500 | CHARLOTTE NC 28209-1791 | |
| 1756421236 | RWC BUFFALOE, LLC | 2820 SELWYN AVE STE 500 | CHARLOTTE NC 28209-1791 | |
| 1756410428 | RWC BUFFALOE, LLC | 2820 SELWYN AVE STE 500 | CHARLOTTE NC 28209-1791 | |
| 1756421190 | RWC BUFFALOE, LLC | 2820 SELWYN AVE STE 500 | CHARLOTTE NC 28209-1791 | |
| | | | | |

| Deed Book De | ed Acres Site Address | |
|--------------|-----------------------|-----------------------|
| 15335 | 2065 | 24.6 8317 BUFFALOF RD |

| 133 | 55 | 2005 | 24.0 | 021/ | DUFF | ALUE KI | , | |
|-----|----|------|--------|------|-------|---------|-------|----|
| 153 | 35 | 2065 | 270.09 | 8301 | BUFFA | ALOE RI |) | |
| 153 | 35 | 2065 | 0.7 | 2509 | ROBEI | RTSON | GROVE | RD |
| 153 | 35 | 2065 | 11.8 | 2521 | ROBEI | RTSON | GROVE | RD |
| | | | | | | | | |

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