

COMMUNITY SPECIFICATIONS

Williams Pond will have rigorous architectural controls and restrictive covenants. Finished home sizes will range from a minimum of **2,500** square feet of heated space up to and over **10,000** square feet.

In order to protect the scenic qualities along the Haw River, the fourteen lots proposed to face the Haw River will have an additional 200' no build setback line in addition to the 200' buffer area from the River's edge such that no vertical structures will be allowed within 400 feet of the River's edge.

Significant investment in community appearance and architectural guidelines will be regulated through an architectural review board. Restrictive covenants for the project are currently being prepared and will be forwarded to the County for review prior to preliminary plat consideration. Restrictions on architectural style, exterior lighting, tree clearing, and lot disturbance will be prescribed within the restrictive covenants.

All street lighting will comply with the proposed Chatham County Draft Lighting Ordinance to minimize impact to the night skies for the residents and adjoining neighborhoods.

PROJECT DENSITY

Several development options have been considered for the project. One option considered development of an on-site wastewater treatment plant with spray irrigation. This scenario would have allowed for the development of up to 600 residential homesites. Utilization of the current zoning and available soils provides for up to 240 residential homesites (see alternate development plan). As discussed in detail above, the proposed plan provides for a reduction in the overall density.

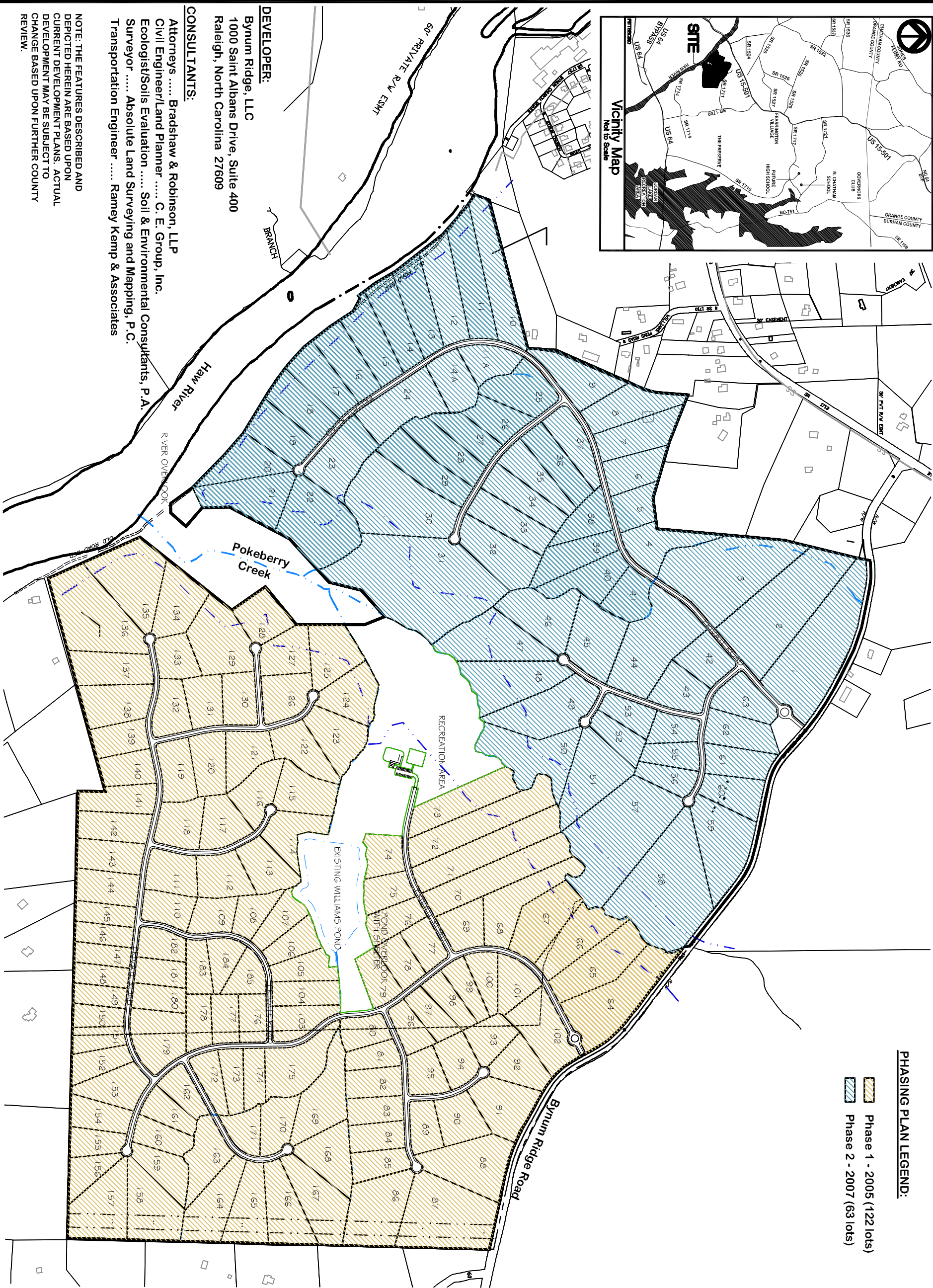
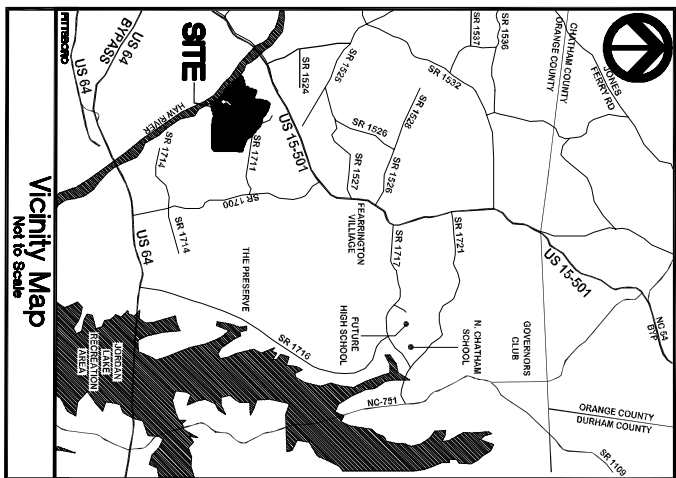
(Sketch Master Plan follows)

(Net Land Area Computation follows.)

(Sketch Plan for Clubhouse and Amenity Area follows.)

(Phasing Plan follows.)

(Alternate Development Plan that Conforms to Existing Zoning)



PHASING PLAN LEGEND:

- Phase 1 - 2005 (122 lots)
- Phase 2 - 2007 (63 lots)

DEVELOPER:
 Bynum Ridge, LLC
 1000 Saint Albans Drive, Suite 400
 Raleigh, North Carolina 27609

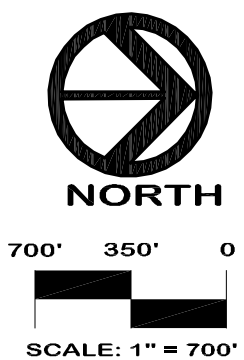
CONSULTANTS:
 Attorneys Bradshaw & Robinson, LLP
 Civil Engineer/Land Planner C. E. Group, Inc.
 Ecologist/Soils Evaluation Soil & Environmental Consultants, P.A.
 Surveyor Absolute Land Surveying and Mapping, P.C.
 Transportation Engineer Ramey Kemp & Associates

NOTE: THE FEATURES DESCRIBED AND DEPICTED HEREIN ARE BASED UPON CURRENT DEVELOPMENT PLANS. ACTUAL DEVELOPMENT MAY BE SUBJECT TO CHANGE BASED UPON FURTHER COUNTY REVIEW.

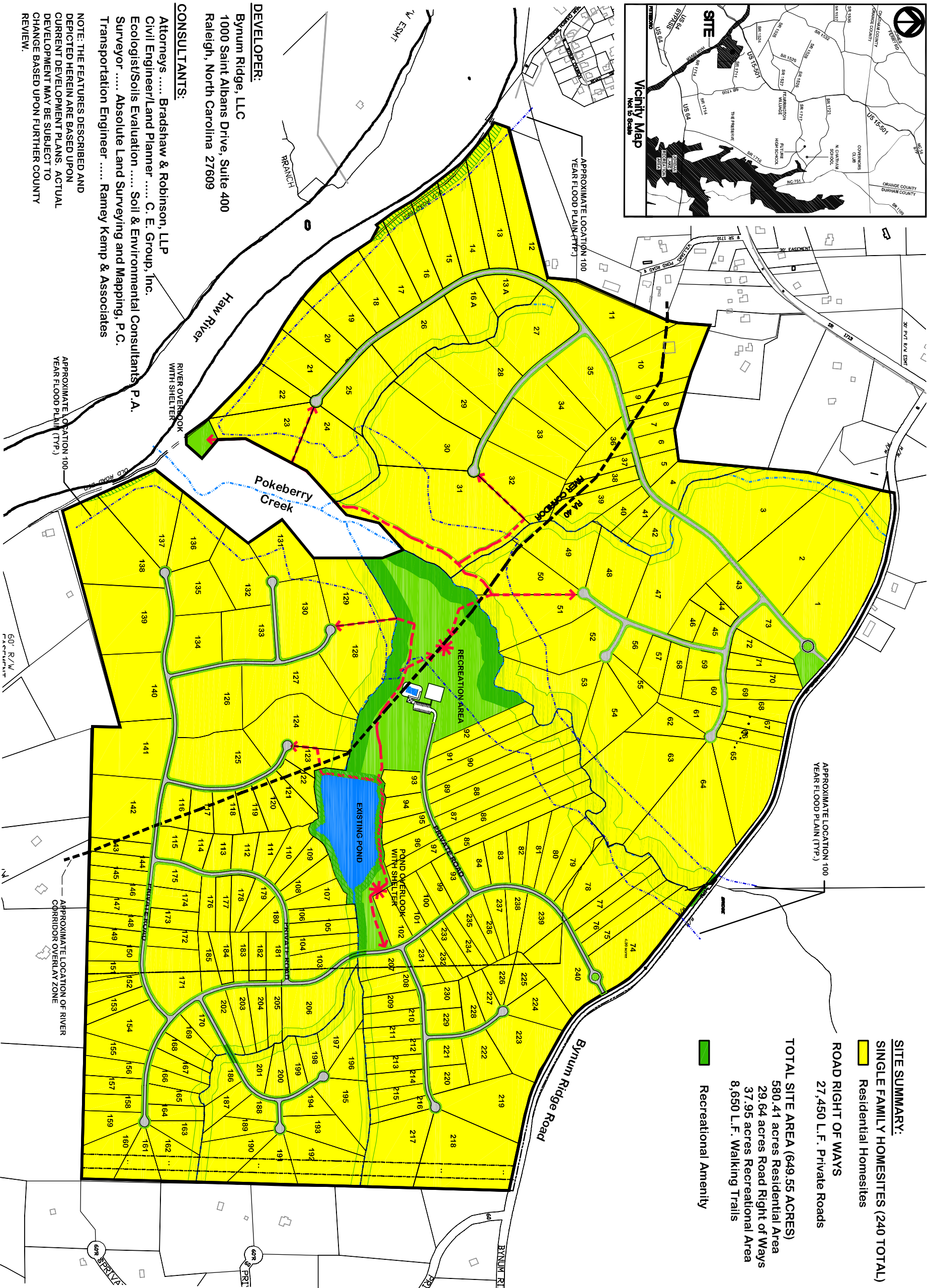
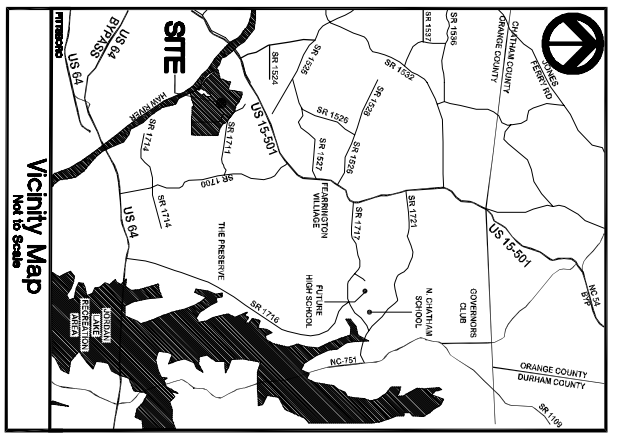
WILLIAMS POND, CHATHAM COUNTY, NORTH CAROLINA

Williams Pond
 Residential Community
**PHASING PLAN
 SUBDIVISION PLAN
 EXHIBIT MAP**

October 2004



CE Group, inc.
 LAND USE EVALUATION
 CIVIL ENGINEERING
 CONSTRUCTION MANAGEMENT
 1051 Pemberton Hill Road, Suite 201, Apex, N.C. 27502
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SITE SUMMARY:
 SINGLE FAMILY HOMESITES (240 TOTAL)
 Residential Homesites
 ROAD RIGHT OF WAYS
 27,450 L.F. Private Roads

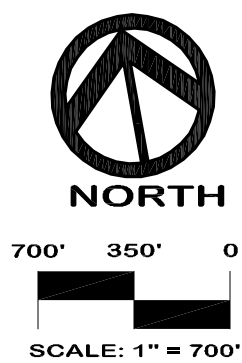
TOTAL SITE AREA (649.55 ACRES)
 580.41 acres Residential Area
 29.64 acres Road Right of Ways
 37.95 acres Recreational Area
 8,650 L.F. Walking Trails

Recreational Amenity

WILLIAMS POND, CHATHAM COUNTY, NORTH CAROLINA

Williams Pond
 Residential Community
ALTERNATE DEVELOPMENT PLAN
 (Conforms with Existing Zoning)
EXHIBIT MAP

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