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September 18, 2006

Mrs. Angela Birchett
Chatham County Planning Department
Post Office Box 54
Pittsboro, NC 27312

VIA HAND DELIVERY

Re: Lee-Moore Oil Company: Supplement to Applications for Conditional Use B-1
Business District and Conditional Use Permit

Dear Angie:

When Lee-Moore Oil Company filed its initial applications for conditional use district and conditional use permit, it referred to information then available from Chatham County indicating that approximately 20 acres of the subject tract was already zoned B-1 general business. Since the application was filed, I understand that your office, in cooperation with the County Tax Office, has researched the property description used in the 1974 zoning of the property and determined that the existing B-1 general business district actually contains approximately 30 acres.

Please find enclosed with this letter revised maps entitled, "Zoning Districts" and "Existing Conditions" (maps numbered 1 of 6 and 6 of 6, respectively, in the original filing) that are offered to correct the configuration of the existing B-1 district.

At a number of places in the original applications, we referred to the existing B-1 district as containing approximately 20 acres and the district change as changing 3.78 acres from B-1 to RA-40. In light of the new information that is available, the new conditional use B-1 district requested would result in a reduction of the total area usable for business purposes from 30.51 acres, more or less, to approximately 29.37 acres, a net reduction of just over one acre. Two parcels, one containing approximately 4.38 acres and one containing approximately 3.1 acres, will be converted from B-1 to RA-40. Metes and bounds descriptions of those parcels are enclosed. The net result will be an increase in the RA-40 portion of the tract of just over one acre.

All of the arguments in the original application based on the existing B-1 business zoning of a portion of the property are made even stronger by this correction of the description of the existing business zone. Almost all of the property on which business uses are proposed is already zoned for business and has been for over 30 years, so this is certainly an appropriate site for B-1 business uses.

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Moreover, the overall effect of the requested district and permit will be to draw the business activities away from the northern and southern boundaries of the property and redirect them into the center of Lee-Moore's 63-acre tract. The result will be much improved buffering and landscaping controls that will be beneficial for the project as well as adjacent landowners.

I will e-mail to you electronic copies of this letter, the property descriptions and the revised maps. Please call me if you have any questions or need additional information.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Patrick E. Bradshaw', written in a cursive style.

Patrick E. Bradshaw

PEB:jbs

Enclosures

Description of Property
4.38 Acre parcel changed from B-1 to RA-40

Situated in Chatham County, North Carolina on the East side of U.S. Highway 15/501 bounded and described as follows:

BEGINNING at a control corner with N.C.G.S. Coordinates (NAD '83) Y=766,729.65, X=1,975,626.79 at the southeasterly corner of N/F Dwight T. & Peggy D. Kernodle (Deed Book 1138, Page 881); thence along the northerly boundary of N/F Joseph & Tanya Froeber (Deed Book 585, Page 700) the following courses and distances; South 88°58'23" East 232.68 feet; South 88°59'08" East 111.03 feet; South 88°58'38" East 86.21 feet; South 88°59'58" East 290.72 feet; thence North 06°37'06" East 234.91 feet to a point; thence North 66°49'00" West 304.95 feet to a point; thence South 68°11'00" West 35.36 feet to a point; thence South 23°11'00" West 120.92 feet to a point; thence South 68°11'00" West 70.71 feet to a point; thence North 66°49'00" West 282.12 feet to a point on the easterly boundary of Kernodle; thence South 11°36'31" West 307.42 feet to a point at the southeasterly corner of Kernodle being the point and place of BEGINNING, containing 4.38 acres, more or less.

And being the same property depicted on map Exhibit No. 1 prepared by CE Group, Inc. dated August 21, 2006 and revised September 13, 2006.

This description is based on available electronic drawing files and current information from the Chatham County Planning Department. A boundary survey for the above area has not been completed. This description is for informational purposes only and is not to be used for recordation, conveyances, or sales.

Description of Property
3.10 Acre parcel changed from B-1 to RA-40

Situated in Chatham County, North Carolina on the East side of U.S. Highway 15/501 bounded and described as follows:

BEGINNING at a point on the southern boundary of N/F ILIT Real Estate Holdings (Deed Book 1888, Page 340); thence South 47°06'40" East 114.92 feet to a point; thence South 09°19'05" East 172.41 feet to a point; thence South 66°49'00" East 378.91 feet to a point; thence North 06°37'06" East 421.71 feet to a point on the southern boundary of ILIT Real Estate Holdings; thence South 87°35'46" West 325.83 feet to a point on the southerly boundary of ILIT Real Estate Holdings; thence South 87°35'22" West 183.65 feet to a point on the southerly boundary of ILIT Real Estate Holdings being the point and place of BEGINNING, containing 3.10 acres, more or less.

And being the same property depicted on map Exhibit No. 1 prepared by CE Group, Inc. dated August 21, 2006 and revised September 13, 2006.

This description is based on available electronic drawing files and current information from the Chatham County Planning Department. A boundary survey for the above area has not been completed. This description is for informational purposes only and is not to be used for recordation, conveyances, or sales.