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August 27, 2007

Ms. Lynn Richardson  
Chatham County Planning Department  
Post Office Box 54  
Pittsboro, North Carolina 27312

VIA HAND DELIVERY

RE: The Retreat on Haw River, Phase 1A (formerly known as “Williams Pond” and “Sanctuary at Haw River”); Conditions of Conditional Use Permit

Dear Lynn:

You asked that I send a summary of the status of compliance with the conditions to the conditional use permit issued for this project by resolution of the Board of County Commissioners dated March 21, 2005. I will handle them in the order they are set out in the resolution:

1. The first condition relates to the applicable standards for the private roads. The roads will be built according to the standards set forth in the first condition.
2. The second condition relates to a preliminary field reconnaissance archeological survey. That survey was performed and submitted to the Planning Department. By e-mail dated November 28, 2005, the Planning Director confirmed that the archeological reconnaissance survey satisfied the second condition.
3. The third condition relates to working with the Chatham County Historical Association (“Historical Association”) in connection with any historic structures and cemeteries on the property. The developer worked directly with the Historical Association for the deconstruction of the two residences on site and continues to be in contact with the Historical Association with regard to the cemetery that is shown on the final plat application.
4. All wetland areas as designated on maps and in the field have been protected in the manner described by the fourth condition and, in most cases, the buffer area has exceeded the required amount (see enclosed map).
5. The fifth condition was satisfied when the developer provided the required buttercup phacelia survey for the development property, which survey was approved by Planning staff on July 21, 2005.

**To assist in review of the buffers described in conditions 6-8, I have enclosed a map of the original lot numbers. I have added the new lot numbers by hand.**

6. With regard to the buffer areas described in condition #6, those limitations affect only Lots 57, 58 and 59. The required buffer zone areas are shown on the final plat submitted. Further, the exact language of condition #6 is reproduced on the face of the plat.

7. Condition #7 requires the developer to donate to the State of North Carolina the area along the existing upper trail along the Haw river where it is located on the developer's property and a minimum of 20' along the landward side of the trail on certain lots. There is no portion of the upper trail on the Haw River that is located on the developer's property within this phase. The condition also specifies that the developer shall donate a 20' strip along the landward side of the trail on Lots 10 through 21 and Lots 135 and 136. Lots 10 through 21 are located in what will be Phase Two. Lots 135 and 136 are now shown as Lots 58 and 59 on this final plat. There is no portion of either the upper trail nor the 20' strip landward of the trail that is located on either of those lots, nor on any lot within this phase (see enclosed map). Therefore, there will be no donation of land at this time. However, when Phase Two is brought to the Board for final plat approval, the donation will occur at that time to the extent required by the condition.

8. The 200' undisturbed buffer areas referred to in condition #8, to the extent they apply to lots within this phase, have all been complied with. The 200-foot buffer can be seen as the gray shaded area on lots 57 and 58 (formerly lots 134 and 135). Lots 21, 22 and 31 are not in Phase 1. Lots 125, 127 and 128 (now lots 48, 50 and 51, respectively) are located outside the 200-foot buffer.

Condition #8 also requires a 100-foot buffer from the rear line of lots 57 and 52 (formerly 134 and 129). That buffer was unintentionally omitted but has been added to the enclosed map.

9. Condition #9 shall be complied with (lighting).

10. Condition #10 was satisfied as construction commenced prior to the second anniversary of the permit issued.

The balance of the conditions in the conditional use permit will be met as we draw closer to the home construction process.

You also asked that we address three minor matters on the face of the plat, all of which have been included: (1) AKPAR numbers for the parcels have been added on the first page; (2) a site triangle easement has been added at the intersection with Bynum Ridge Road; and (3) a sentence has been added to note #17 regarding maintenance and ownership of the private roadways.

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Please let me know if you have any questions regarding the above.

Very truly yours,

A handwritten signature in black ink, appearing to read "Nicolas P. Robinson". The signature is fluid and cursive, with a long horizontal stroke at the end.

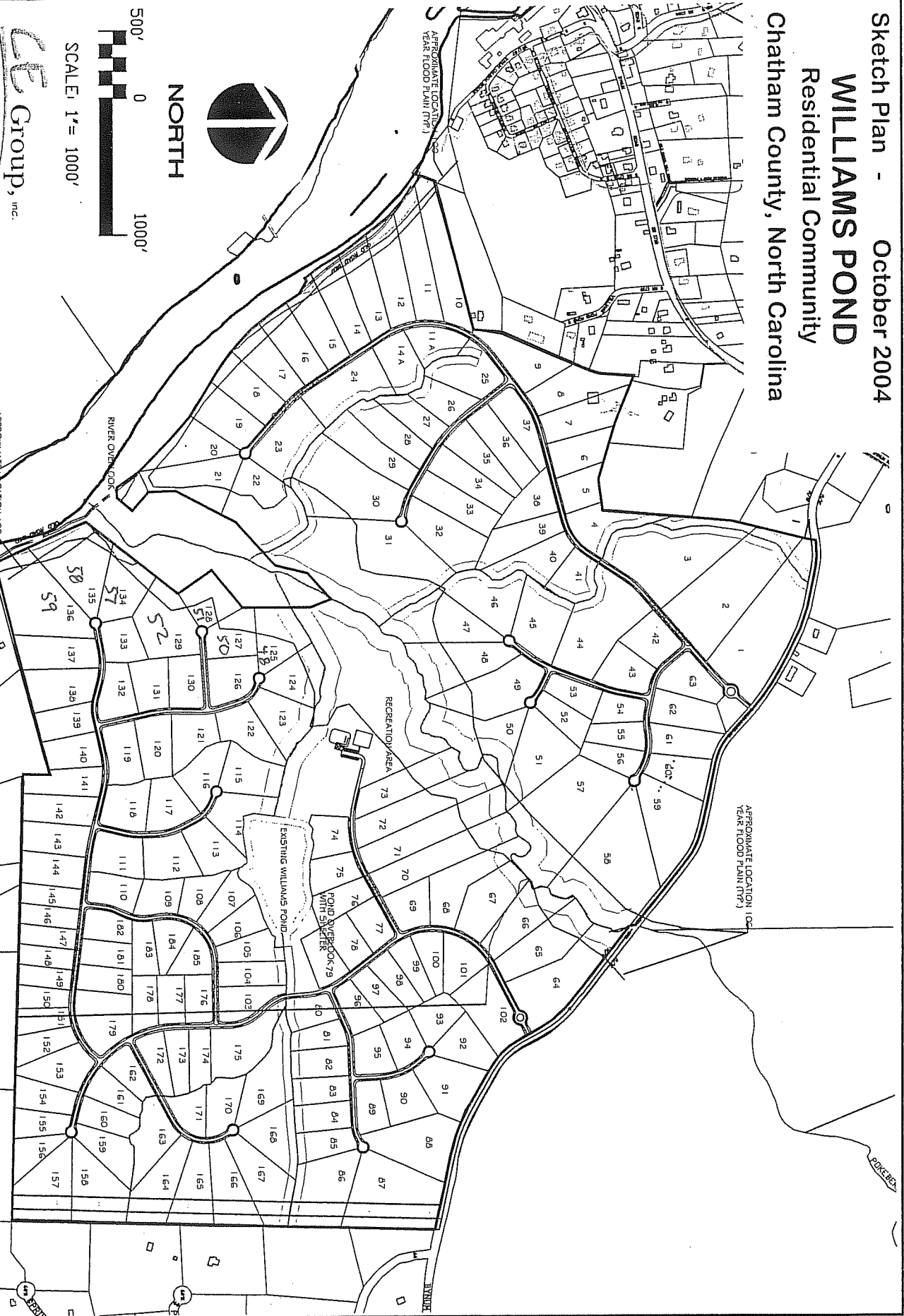
Nicolas P. Robinson

NPR:jbs

c: P. Greg Garrett  
Michael Zaccardo

Sketch Plan - October 2004  
**WILLIAMS POND**  
Residential Community  
Chatham County, North Carolina

LOT # REFERENCE



500' 0 1000'  
SCALE 1" = 1000'

NORTH

CE Group, Inc.