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February 12, 2009

Mr. Keith Megginson  
Chatham County Planning Director  
Pittsboro, North Carolina

VIA E-MAIL AND HAND DELIVERY

RE: The Glens Development Schedule Extension

Dear Mr. Megginson:

At the Commissioners' rescheduled meeting held on January 26, 2009, the Commissioners addressed the request we submitted on behalf of the developers of The Glens subdivision for a three-year rolling extension of each of the remaining phases of The Glens. The developer requested that the final plat deadlines be extended as follows:

Phase 2: August 31, 2012

Phase 3: August 31, 2013

Phase 4: August 31, 2014

During the Commissioners' meeting, a motion was passed that extended the final plat deadline for Phase 2 of the subdivision by two years until August 31, 2011. The motion did not change the final plat deadline for Phases 3 and 4. This created an unintended consequence that the Phase 3 final plat deadline (August 31, 2010) now precedes the final plat deadline for Phase 2.

Since the night of the Commissioners' meeting, we have had conversations with Commissioners Lucier and Kost regarding a way to resolve the unintended consequence of having the Phase 3 deadline precede the Phase 2 deadline. Chairman Lucier proposed that it would make sense for the Commissioners to grant a one-year extension of the Phase 3 deadline (to August 31, 2011). This would have the effect of having the deadline for Phases 2, 3 and 4 all be on August 31, 2011.


The developer agrees that, at a minimum, a one-year extension of the Phase 3 deadline is required and hereby requests the same. Of course, one of the points of phasing a subdivision is to make sure that infrastructure is brought on only as needed and dictated by the market. So, the idea of having all three phases' final plat deadlines fall at the exact same time is not very practical. But, as Chairman Lucier stated while making the motion, we can re-evaluate the status of the economy and housing market in 2011. Perhaps at that time, a more appropriate staging of the final plat deadlines for Phases 3 and 4 can be addressed.

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We also would like to clarify that the developer had agreed that if a two-year rolling extension of each of the phase deadlines had been granted, it was willing to make a site plan modification in accordance with the map attached hereto. The site plan modifications involve adding a 50-foot buffer to both sides of channel B as shown on the map attached hereto. The effect of adding that buffer is to eliminate two lots from that phase. Although the full two-year rolling extension has not been granted, the developer is willing to agree to implement the changes shown on the attached map so long as the Commissioners do in fact approve a motion to extend the Phase 3 final plat application deadline to August 31, 2011. In light of the foregoing, the developers would like for it to be clear to all Commissioners that, at a later time, they will likely seek to have the Commissioners re-evaluate the requirement to have the final plats for all three remaining phases due at the same time.

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

Very truly yours,



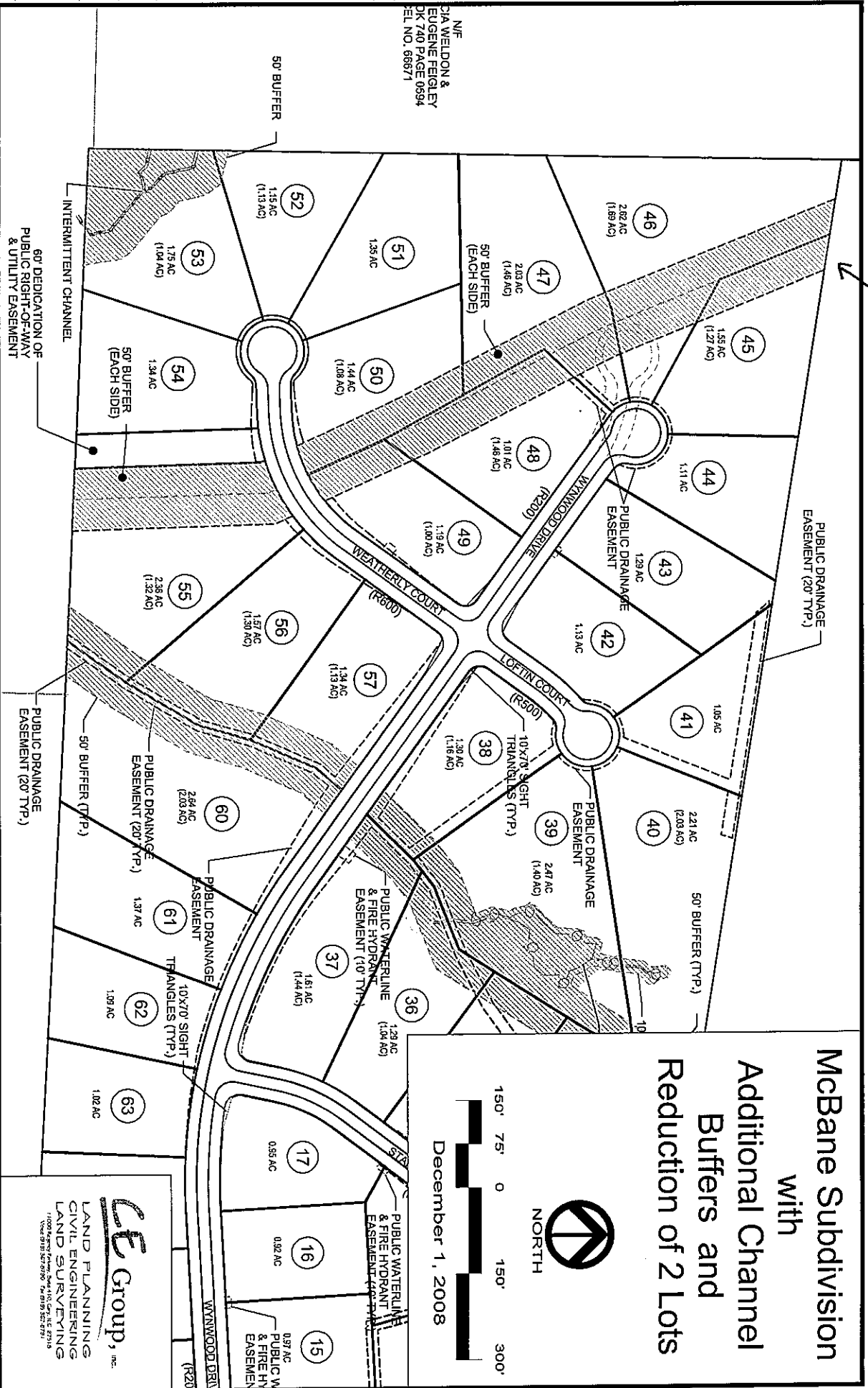
Nicolas P. Robinson

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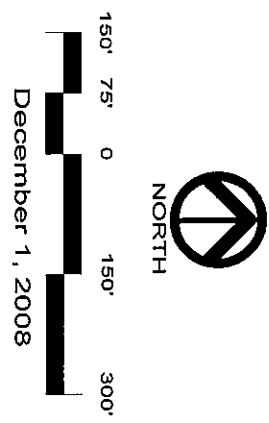
Enclosures

C: George Lucier, Chairman  
Cheryl Everette

CHANNEL BUFFER  
NEW BUFFER



**McBane Subdivision**  
with  
**Additional Channel**  
**Buffers and**  
**Reduction of 2 Lots**



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