

April 7, 2009

Lynn Richardson  
Chatham County Planning Department  
P. O. Box 54  
Pittsboro, NC 27312

Re: The Estate at Laurel Ridge and The Bluffs; Our File 22005-T24436

Dear Ms. Richardson:

Our firm represents Community Properties Inc. and Roanoke Investments LLC, the developers of The Estates at Laurel Ridge and The Bluffs. This correspondence is submitted on their behalf to provide information supporting their request for an extension of the development schedules for Laurel Ridge Phase 1-B (12 lots) and The Bluffs Phase 1-B (8 lots), respectively.

The developers, along with third-party developers are parties to various agreements providing for the installation, conveyance and operation of the water and wastewater utility systems serving The Parks at Meadowview, Chapel Ridge and surrounding developments in Chatham County. The agreements establish responsibilities and schedules for installation of, among other things, the wastewater facilities. Under the agreements, a third party developer was to install certain wastewater irrigation facilities on or before February 5, 2009.


As of the date of this correspondence, even though sufficient spray field infrastructure has been installed to serve all of the currently platted lots, the third party has failed to install all of the spray field irrigation infrastructure that would be needed for the entire complex of lots in accordance with the executed agreements. An attorney for Aqua North Carolina, Inc. has informed the Laurel Ridge and Bluffs developers that their rights to capacity from the Buck Mountain Wastewater Treatment Facility are now contingent upon full compliance of the executed agreements by the third party developer. Consequently, Aqua North Carolina, Inc. has placed on hold acceptance of conveyance of a lift station, a wastewater collection system, and the water lines located within the Laurel Ridge subdivision which have passed Aqua's inspection and have been fully prepared for conveyance since November 2008.

The developers of Laurel Ridge and The Bluffs are working cooperatively with the third party to cure the default; however, appropriate legal remedies are simultaneously in process. The issues resulting from the contract default of the third party developer are complex and will require considerable time to resolve.

The developers of Laurel Ridge and The Bluffs are requesting an extension of the development schedule for phases within two subdivisions which are dependent upon sewer capacity from the Buck Mountain Wastewater Treatment Facility. As such capacity is not likely to be available until the issues resulting from the contract default by the third party developer are resolved, in our opinion, it is reasonable and appropriate that such an extension be approved by Chatham County.

Sincerely yours,

MANNING, FULTON & SKINNER, P.A.

A handwritten signature in black ink, appearing to read "S.T. Oliver, Jr.", with a stylized flourish at the end.

Samuel T. Oliver, Jr.

STOjr/mmc