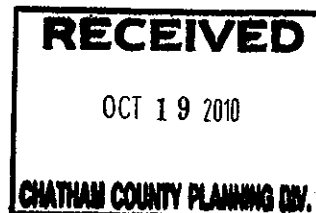


# HBP Properties, LLC

2636 Dockery Lane Raleigh, NC 27606

October 19, 2010



Chatham County Board of Commissioners  
Chatham County Planning Board  
Chatham County Planning Department

HAND DELIVERED

RE: Polks Village CUP Amendment Application

Dear Commissioners, Board Members and Staff:

Pursuant to a request last evening at the Public Hearing for the Polks Village CUP Amendment Application, I am enclosing herewith copies of correspondence from three separate businesses evidencing the need for land uses we are currently requesting.

I am enclosing herewith the following information:

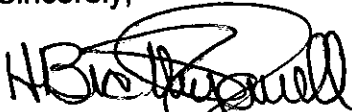
- UNC Health Care's initial request for Medical Office Building Proposal
- Polk's Village Medical Office Building Proposal cover letter to UNC Health Care
- Email to UNC Health Care Broker updating them on the filing of the Polks Village CUP Amendment Application
- Chatham County ABC Board's Contract cover letter
- Email from Optician's Attorney accompanying a Letter of Intent for a parcel

These documents evidence three of the businesses who currently have interest in locating within Polks Village, but whose land use is not currently approved. The contents of the actual proposals and contracts contain proprietary information, which prevent their disclosure.

We appreciate the opportunity to provide this information and would be glad to entertain any further questions or information request.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Brantley Powell". The signature is stylized and somewhat cursive, with a large loop at the end.

H. Brantley Powell  
HBP Properties, LCC

Subj: **FW: UNCH Proposal**  
Date: 3/25/2010 8:47:00 A.M. Eastern Daylight Time  
From: [tdrake@intrex.net](mailto:tdrake@intrex.net)  
To: [wmwaldo@Bellsouth.net](mailto:wmwaldo@Bellsouth.net), [HBPowell@aol.com](mailto:HBPowell@aol.com)  
CC: [GWright@unch.unc.edu](mailto:GWright@unch.unc.edu), [MBeck@unch.unc.edu](mailto:MBeck@unch.unc.edu)

Marvin and Brantley,

I enjoyed speaking with you regarding the interest that UNCH has expressed in receiving a proposal from your Polks Village group to lease a 15,000 - 20,000 SF building with good visibility (as well as good ingress and egress) on 15-501. As explained, the building should be designed in such a way as to accommodate a mobile imaging unit (tractor trailer) in close proximity to the building. I appreciate your time on the telephone, and I look forward to hearing back on this matter.

Best regards,

Tommy

Thomas G. Drake  
Drake Commercial Properties  
PO Box 6327  
Raleigh, NC 27628  
Wk: (919) 467-3400  
Fx: (919) 787-1425  
Cell: (919) 880-0832  
[tdrake@intrex.net](mailto:tdrake@intrex.net)

## **HBP Properties, LLC**

P.O. Box 5365 Cary, NC 27512-5365  
(919) 851-2929 facsimile (866) 870-9489

April 12, 2010

Thomas G Drake  
Drake Commercial Properties  
P.O. Box 6327  
Raleigh, N.C. 27628

Dear Tommy,

I am both honored and excited to have the opportunity to present herewith a Letter of Intent to you and your client, UNC Health Care System, for a proposed Medical Office Building located in Polks Village. Both my younger daughter and her husband graduated from UNC and, as members of our family business, they are also excited about this opportunity to have UNC Health Care become an integral part of the Polks Village Project.

We have finalized all our approvals and issuance of permits for Polks Village from the Various Chatham County Departments (Planning, Erosion Control, Health) as well as the North Carolina Department of Transportation and we are anxious to commence the development of Polks Village. We have several building deals finalized, but need to have the right business for our prime corner location. We feel this proposed facility fulfills that need and would be a winning combination for UNC Health Care, Polks Village and the surrounding community and its citizens.

In addition to the LOI, I have enclosed herewith a brief resume of myself and our broker, Marvin Waldo, as a means of introduction to your client. Also enclosed is a Summary Analysis of Occupant Cost for years 1-5 of the proposed lease.

Again, we appreciate the opportunity to make this proposal. Feel free to call me, at any time, if you have questions or need additional information. We would also welcome the opportunity to meet with you and your client, at your convenience, to discuss this proposal. We look forward to hearing from you and having the opportunity to work with you further on this project.

Sincerely,



H. Brantley Rowell

Subj: **FW: Polks Village CUP Amendment Application**  
Date: 8/19/2010 10:15:46 A.M. Eastern Daylight Time  
From: [tdrake@intrex.net](mailto:tdrake@intrex.net)  
To: [RayL@unch.unc.edu](mailto:RayL@unch.unc.edu)  
CC: [robertboone@boonecommercialproperties.com](mailto:robertboone@boonecommercialproperties.com), [HBPowell@aol.com](mailto:HBPowell@aol.com), [wmwaldo@bellsouth.net](mailto:wmwaldo@bellsouth.net)

Ray,

Just wanted to let you know that the developer of Polks Village filed the amendment yesterday requesting that medical office use be allowed on their property. They anticipate a November ruling on their application. I will keep you apprised of news on this matter.

Tommy

Thomas G. Drake  
Drake Commercial Properties  
PO Box 6327  
Raleigh, NC 27628  
Wk: (919) 467-3400  
Fx: (919) 787-1425  
Cell: (919) 880-0832  
[tdrake@intrex.net](mailto:tdrake@intrex.net)

---

**From:** [HBPowell@aol.com](mailto:HBPowell@aol.com) [<mailto:HBPowell@aol.com>]  
**Sent:** Wednesday, August 18, 2010 8:00 PM  
**To:** [tdrake@intrex.net](mailto:tdrake@intrex.net)  
**Cc:** [wmwaldo@bellsouth.net](mailto:wmwaldo@bellsouth.net)  
**Subject:** Polks Village CUP Amendment Application

Tommy,

I just wanted to let you know that we filed our Amendment Application with Chatham County today. I have enclosed a complete copy of our filing for your review. We still feel that this can be accomplished by the first of November.

Please feel free to contact me if you should have any questions or need any additional information.

Thanks for your continued assistance.

**H. Brantley Powell**  
**HBP Properties, LLC**  
**2636 Dockery Lane**  
**Raleigh, N. C. 27606**  
**919-851-2929 (Off)**  
**919-851-0011 (Off)**  
**866-870-9489 (Fax)**  
**919-656-7500 (Cell)**  
[hbpowell@aol.com](mailto:hbpowell@aol.com)

Tuesday, October 19, 2010 AOL: HBPowell

LAW OFFICES  
OF  
**GUNN & MESSICK, LLP**  
90 W. SALISBURY STREET  
POST OFFICE BOX 880  
PITTSBORO, NORTH CAROLINA 27312

ROBERT L. GUNN  
PAUL S. MESSICK, JR.

TELEPHONE (919) 542-3253  
FACSIMILE (919) 542-0257

November 20, 2009

H. Brantley Powell  
HBP Properties, LLC  
P.O. Box 5365  
Cary, NC 27512

Sledd Thomas  
220 Rock Ridge Road  
Pittsboro, NC 27312

RE: Chatham County ABC Board/Polks Village, Inc. closing

Gentlemen:

Enclosed herewith please find a copy of the purchase agreement and the earnest money check that has been deposited into our trust account.

If you have any questions, please feel free to call.

Very Truly Yours,

GUNN & MESSICK, LLP



Nikki G. Patterson  
N. C. Certified Paralegal

Subj: **Re: Letter of Intent for** [REDACTED]  
Date: 7/2/2009 10:28:54 A.M. Eastern Daylight Time  
From: [robinson@bradshawrobinson.com](mailto:robinson@bradshawrobinson.com)  
To: [sledd@intrex.net](mailto:sledd@intrex.net)  
CC: [HBPowell@aol.com](mailto:HBPowell@aol.com), [REDACTED]@yahoo.com, [wmwaldo@bellsouth.net](mailto:wmwaldo@bellsouth.net)  
Gentlemen,

Attached please find a Letter of Intent signed by [REDACTED]  
[REDACTED] along with a redlined version.

There are a couple of open questions for which we need answers:

1. Will the parcel have to be subdivided by following the formal major subdivision process or can it be done administratively?
2. Who will own the parking areas and maintain them? Related: Is it possible to re-orient the building toward 15-501 and also to add parking between 15-501 and the building?

Thanks.

Nick

Nicolas P. Robinson  
Bradshaw & Robinson, LLP  
P.O. Box 607  
Pittsboro, NC 27312  
(o) 919-542-2400  
(f) (919) 542-1319

Sledd Thomas wrote:

>  
> Dear Marvin,  
>  
> We wanted to keep you in the loop, too. The below e-mail was sent to  
> Mr. Powell via [REDACTED] Mr. Nick Robinson.  
>  
> Best! Sledd  
>  
> Cc: Mr's. Waldo, Robinson, Powell & [REDACTED]  
>  
> \*From:\* Nick Robinson [mailto:[robinson@bradshawrobinson.com](mailto:robinson@bradshawrobinson.com)]  
> \*Sent:\* Tuesday, June 16, 2009 1:33 PM  
> \*To:\* [HBPowell@aol.com](mailto:HBPowell@aol.com)  
> \*Cc:\* [REDACTED] [sledd@intrex.net](mailto:sledd@intrex.net)  
> \*Subject:\* Letter of Intent for [REDACTED]  
> [REDACTED]  
>  
> Dear Mr. Powell,  
>  
> [REDACTED] asked us to review the LOI for the Polk's Village, 10,000  
> sq. ft. retail building parcel. I have the text of the draft LOI but I  
> do not have the Exhibit A. Do you have that in electronic form that  
> you could send to me?  
>  
> I have written proposed mark-ups that I will send as soon as I can  
> look at Exhibit A.  
>  
> Thanks.  
>  
> Nick  
>