

MEMORANDUM

February 2, 2006

To: Gene Povermo via email

From: Jim Baker

Re: Castalia Resubmission – Comment #3
MU-R-1 Allocation Table

Attached with this is a revised table of allocation of use within the greater MU-R-1 area of Meadowmont. I began by using the table submitted with the Wachovia Bank application with updates showing the proposed new development of both the Castalia project and the IPTL project. Please review this and let me know if this is what you wanted in answering Comment #3 from the DHR review.

I have attempted to confirm the information from the original table. In some instances I have been able to confirm information. In others, I have not. Specifically, buildings that are directly competitive to Castalia are not willing to provide detailed information because such information would only assist Castalia in luring away office tenants. The fact that this information is being used for this table is not sufficient for them to release detailed information.

Based on this table, the total existing office is 53%. The Castalia project along with the proposed IPTL building will increase the office allocation to 57%. Since Castalia has only office and residential, it is a net contributor to achieving the stated goals or mix of office/residential/retail & other.

If you would like something else, please give me a call. We intend to submit the Castalia reply to the DHR comments shortly.

Thank you for your work on behalf of the Town and this project.

Castalia Project

Update of the Master Retail/Office/Residential Allocation									
Building	Proposed ZCP Allocation			Approved SUP Allocation			Approved ZCP Allocation		
	Retail/Other	Office	Residential	Retail/Other	Office	Residential	Retail/Other	Office	Residential
Meadowmont Village Center									
A - Wachovia Securities	8,913			3,500			8,913		
B - Craig Davis Properties/UNC	2,044	78,115		5,000	74,400		2,044	78,115	
C - 400 Building	12,692	29,376		13,700	28,000		12,692	29,376	
D - 100 Building	16,944		13,969	15,500		13,333	16,944		13,969
E - 500 Building	14,858		13,969	13,800		13,333	14,858		13,969
F - 700 Building	4,720			4,500			4,720		
G - 600 Building	15,442		13,969	16,200		13,333	15,442		13,969
H - Harris Teeter Building	44,926			48,300			44,926		
I - Wachovia Bank	3,952			4,500			4,283		
Franklin Street Trust Building		60,822			60,822			60,822	
The Exchange		133,820			140,000			133,820	

Winston Hotels - Marriott	100,000			100,000			99,945		
Total In Place	224,491	302,133	41,907	225,000	303,222	39,999	224,767	302,133	41,907
Percent of Total	39%	53%	7%	40%	53%	7%	40%	53%	7%

Proposed Development

Castalia	-	47,001	21,521		52,500				
Parcel 10A (restaurant not office)		12,000							
Total Proposed Development	-	59,001	21,521	-	52,500	-	-	-	-

Total In Place + Proposed	224,491	361,134	63,428	225,000	355,722	39,999	224,767	302,133	41,907
Percent of Total	35%	56%	10%	36%	57%	6%	40%	53%	7%

133