

May 4, 2004

Dear Mayor and Town Council,

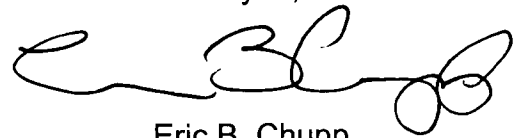
On behalf of Scott Kovens and Capkov Ventures Inc., I would like to request the formation of a mayors committee to help guide us in the planning and design of the last significant parcel of developable land within Chapel Hill's urban services boundaries. Located just south of the southern fire station along 15-501, we call the property Obey's Creek.

The size of the potential development, which encompasses approximately 150 acres and its position at the major entry point into Chapel Hill from the south warrants more input from the town than can be accomplished within the framework of the "concept plan review". The assemblage of this large tract of land could give both the Town and Capkov Ventures an opportunity to look at each others land planning goals and comprehensively integrated those ideas into a design of which we can all be proud.

Southern Village, located across the street from our property, has two new schools, extensive park and ride facilities and the most ambitious park project the town has ever undertaken. A neighboring community such as Obey's Creek could make good use of the public investment in these facilities and allow us to expand on them for the benefit of the entire town.

We have a vision for the development Obey's Creek, but realize that our vision is nothing unless it is yours as well. Please assist us in the planning of this property by forming a mayor's committee with which we can work in an atmosphere of cooperation to design a development that we can all support.

Thank you,

A handwritten signature in black ink, appearing to read 'E. B. Chupp', with a stylized flourish at the end.

Eric B. Chupp
Director of Development
Capkov Ventures Inc.



MT. CARMEL CHURCH RD.

OLD LYSTRA RD.

SOUTHERN FIRE STATION

SITE

15

303

CULBRETH MIDDLE SCHOOL

SOUTHERN VILLAGE

PARK & RIDE

SCROGGS ELEMENTARY SCHOOL

NEW SOUTHERN PARK



UNC CHAPEL HILL

SOUTHERN
FIRE STATION



15

501

54

CULBRETH
MIDDLE SCHOOL

SOUTHERN
VILLAGE

PARK & RIDE

SCROGGS
ELEMENTARY SCHOOL

SITE

NEW SOUTHERN
PARK