

<p style="text-align: center;">CONCEPT PLAN PROPOSAL</p>

Applicant Information

Name: Redwing Land, LLC
 Address: 300 Market St., Suite 120
 City: Chapel Hill State: NC Zip: 27514
 Phone (Work): 919-933-4422 FAX: 919-933-1902 E-Mail: waldorf@redwingland.com

Property Owner Information (included as attachment if more than one owner)

Name: Vilcom Computer Assoc. Phone 919-928-4811
 Address: 88 Vilcom Circle #100
 City: Chapel Hill State: NC Zip: 27514

Development Information

Name of Development: Chapel Hill 40
 Tax Map: 7 Block: 17 Lot(s): 41 Parcel ID #: 9880-46-8090
 Address/Location: 88 Vilcom Circle, #100, Chapel Hill, NC 27514
 Existing Zoning: 01-2 New Zoning District if Rezoning Proposed NA
 Proposed Size of Development (Acres / Square Feet): 17.36 / 756,201.60 SF
 Permitted / Proposed Floor Area (Square Feet): 242,892 SF / 269,296 SF
 Minimum # Parking Spaces Required: 113 #Proposed 156
 Proposed Number of Dwelling Units: NA # Units per Acre NA
 Existing / Proposed Impervious Surface Area (Square Feet): 346,474 SF / 450,202 SF
 Is this Concept Plan subject to additional review by Town Council? Yes

Fee \$311

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: Rosemary I. Waldorf Date: 5-21-08

Presentations must be kept under 15 minutes as required by Town Council

Chapel Hill 40

(Formerly VilCom)

Weaver Dairy Road at VilCom Center

Developers Program

We are requesting a modification of the existing Special Use Permit originally issued in 1999 for the Vilcom Office Campus. This SUP permitted three new office buildings on the site occupied by McClamrochHail, an existing office building. We are requesting the change from O1-2 to PD-O1 to enable us to build a hotel on the fourth building site. Currently, there is strong interest in hotel sites in Chapel Hill. The office market in Chapel Hill experienced little activity in the last year. Having the flexibility to build a hotel here enhances the likelihood of completing the Chapel Hill 40 campus sooner.

The proposed hotel would be of the same size and height as the office building approved under the SUP of record. It would be in the same location, although some minor shifting of the building on the previously graded pad will be necessary to provide for recreational amenities, guest drop-off and service access.

In addition, we believe the hotel proposal fits nicely with the Northern Area Task Force report completed in August 2007. The report specifically encourages development of hotels (page 10) in this part of town. A hotel would complement the existing office uses well. Parking demands would be more counter-cyclical (more hotel parking in the evenings and office parking daytime), and people who work in the office buildings could walk to the hotel restaurant.