

CIRCLE K STORES, INC. (Store #5113)
3424 Matthews-Mint Hill Road
Matthews, NC 28105

MINUTES – March 19, 2012

1. On March 9, 2012, a gentleman from Rainbow Trout Properties called in reference to a Certified Letter he received from Keith Ricketts. He has direct connections with Wal Greens Pharmacy across the street and he wanted to make certain that I was not considering taking his pharmacy building down. He was confused and did not understand the letter and was not familiar with the policies of the Town of Matthews.

- **RESPONSE:** I told him that we would preview the site plan, elevations, and answer any questions he may have on these proposed changes in the Circle K Convenience Store. He may come to the "Neighborhood Meeting" if he has time.

MEETING ON MARCH 19, 2012:

1. We had a question about when construction begins at this site. They were interested in what the hours would be for construction. Their concern was working late at night and keeping them awake during their sleep.

- **RESPONSE:** I told her that construction would begin around 7AM and should be completed by 5-6PM each day.

2. We had a question about the Landscape Buffer around the Circle K property.

- **RESPONSE:** We had no plans to interfere with any Landscape Buffer surrounding the property.

3. We had questions and they wanted to see the changes that Circle K were proposing to the Town of Matthews.

- **RESPONSE:** We showed the site plan, the changes in elevations, we had copied pictures of what the store would resemble. We talked about the widening of the turn lane on Idlewild Road and this would be the responsibility of Circle K. We tried to address any questions as they were asked at the site.

4. We had a question about a McDonalds or another QSR coming to this site. They were concerned about how that would add more traffic to an already busy section of highway.

- **RESPONSE:** There was no consideration by Circle K to add a QSR to this site.

5. We had a question about the widening of Matthews / Mint Hill Road and if that was under consideration during these changes.

- **RESPONSE:** NCDOT might be considering the widening of this road, but it would not be the responsibility of Circle K. We did mention again that Idlewild Road would be widened by Circle K during this phase of work. We had this shown on the Site Plan we had available on the site.

SUMMARY: In addition to the "Sign-In" sheet, we had the following people available onsite to be able to answer any questions.

1. Mr. Scott Beard – Director of Facilities and Construction with Circle K
2. Mr. Matt Haas – Construction Manager with Circle K
3. Mr. Charlie Congdon – Director of Operations with Circle K
4. Mr. Chris Hope – Engineer with Chris Hope Engineering
5. Mr. Norris Sheppard – President of MCT General Contractors, Inc.
6. Mr. Keith Ricketts – Marketing / Project Manager with MCT General Contractors, Inc.

List of Drawings at the Site Available:

- | | | |
|----------------|----------------------------|-----------|
| 1. SP-1 | Chris Hope Engineering | 2.29.2012 |
| 2. TM-1 | Chris Hope Engineering | 2.29.2012 |
| 3. TOPO Survey | Griffin Surveying Services | 3.23.2011 |
| 4. A-1 | Chris Hope Engineering | 2.29.2012 |
| 5. A-2 | Chris Hope Engineering | 2.29.2012 |
| 6. A-3 | Chris Hope Engineering | 2.29.2012 |
| 7. A-8 | Chris Hope Engineering | 2.29.2012 |

Also, we had 3 color photographs of the Circle K in Indian Trail available. These pictures will resemble the Matthews proposed site.

CIRCLE K STORES, INC. (Store #5113)
3424 Matthews-Mint Hill Road
Matthews, NC 28105

SIGN IN SHEET – March 19, 2012

Print Name

Sign Name

- | | | |
|-----|-------------------------|------------------------|
| 1. | Leon Hill | Leon Hill |
| 2. | SALLY PIERESOMI COLESON | Sally Piresomi Coleson |
| 3. | Jim + Joan Owen | Joan Owen |
| 4. | | James H. Damgren |
| 5. | Deborah Robertson | Deborah Robertson |
| 6. | MARIA L. ECHANDI | Maria L. Echandi |
| 7. | ROBERT ROBERTSON | Robert J. Robertson |
| 8. | | |
| 9. | | |
| 10. | | |
| 11. | | |
| 12. | | |
| 13. | | |
| 14. | | |
| 15. | | |
| 16. | | |
| 17. | | |

List of adjacent Property Owners to Parcel #2156203

Hoods Crossroads of Mint Hill, LLC
4530 Park Road Suite 300
Charlotte, North Carolina 28209-3716

Rainbow Trout Properties LLC
2817 Belvedere Avenue
Charlotte, North Carolina 28205

Morningstar Presbyterian Church
15000 Idlewild Road
Matthews, North Carolina 28105

OTN Investments LLC and c/o Sam's Mart LLC
7935 Council Place #200
Matthews, North Carolina 28105

Mint Hill Village LLC and c/o Sam's Mart LLC
7935 Council Place #200
Matthews, North Carolina 28105

Trinity Fellowship Church of Charlotte
13232 Idlewild Road
Matthews, North Carolina 28105

William Leon Hill and Janice H Hill
705 Brief Road West
Indian Trail, North Carolina 28079-8786

James Henry Owen Jr and Joan Owen
3412 Matthews-Mint Hill Road
Matthews, North Carolina 28105

Robert J. Robertson and Deborah Robertson
13117 Blacksmith Court
Matthews, North Carolina 28105

Sally P. Crespo and Maria L. Echandi
13129 Blacksmith Court
Matthews, North Carolina 28105

Alexandra E. Folsbee
13141 Blacksmith Court
Matthews, North Carolina 28105

Kim Scoggins and Esther Scoggins
13137 Blacksmith Court
Matthews, North Carolina 28105

2012-585
5/4/2012



MCT General Contractors, Inc.
2717 Chamber Drive
Post Office Box 337
Monroe, North Carolina 28111-0337

Telephone: (704) 289-5699
Facsimile: (704) 289-5667

March 5, 2012

CERTIFIED MAIL DELIVERY - RETURN RECEIPT REQUESTED

Sally P. Crespo and Maria L. Echandi
13129 Blacksmith Court
Matthews, NC 28105

RE: Circle K Stores, Inc. - 3424 Matthews/Mint Hill Road

Dear Sir or Madam:

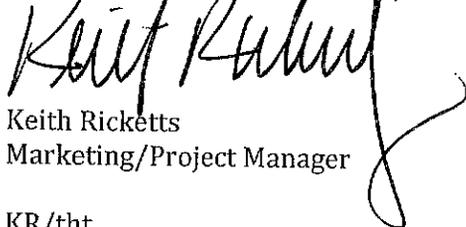
I represent Circle K Stores, Inc. in Charlotte, NC, and we are in the design phase of a "raze and rebuild" Convenience Store at the above-referenced address.

According to the Policies and Procedures of the Town of Matthews, we are required to notify you as an adjacent Land/Property Owner about our plans. I have scheduled a review meeting at the above-referenced address on Monday, March 19, 2012, at 3:00 PM. I will be located near the Car Wash in a white 2006 Chevrolet Pickup. In case of inclement weather, I will be available inside the Circle K Store at the site. I will have a site plan and elevations of this proposed project for you to preview.

I look forward to meeting you and answering any questions about this project.

Sincerely,

MCT GENERAL CONTRACTORS, INC.



Keith Ricketts
Marketing/Project Manager

KR/tht