APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)

TO: Town of Matthews Board of Commissioners
    Town of Matthews Planning Board
    232 Matthews Station Street
    Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

[ ] A change in zoning classification of the property hereinafter described; or
[ ] A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 193-291-10, 15, 35, 41, 65

Address of property: 1500 Matthews Township Parkway, Matthews NC 28105

Location of property: generally between Matthews Township Parkway and Matthews-Mint Hill Rd

Title to the property was acquired on 1991, 1991, 2002
and was recorded in the name of convenient Health, Inc.
whose mailing address is PO Box 22549, Charlotte, NC 28225

The deed is recorded in Book Various and Page ____________ in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: C-OCD Requested zoning classification: R-I-CD
193-291-10
Matthews-Mint Hill Road, Matthews NC 28105
8.08 acres bounded by Matthews-Mint Hill Road to the south and Andrew Caroline Drive to the west.
Title acquired on 4/11/1991 in book 6500, page 600 by Novant Health Inc, whose mailing address is PO Box 33549, Charlotte, NC 28233.
Presently zoned O-9 (CD), requesting rezoning to R/I (CD).

193-291-15
1450 & 1500 Matthews-Mint Hill Road, Matthews, NC 28105
42.13 acres bounded by Matthews-Mint Hill Road to the south and Matthews Township Parkway to the north.
Title acquired on 8/16/1989 in book 6088, page 949 by Novant Health Inc, whose mailing address is PO Box 33549, Charlotte, NC 28233.
Presently zoned Conditional, requesting rezoning to R/I (CD).

193-291-35
1450 Matthews-Mint Hill Road, Matthews, NC 28105
Approximately 1 acre bounded by Matthews Township Parkway to the north.
Title acquired on 8/16/1989 in book 6088, page 949 by Novant Health Inc, whose mailing address is PO Box 33549, Charlotte, NC 28233.
Presently zoned Conditional, requesting rezoning to R/I (CD).

193-291-41
Matthews-Mint Hill Road, Matthews NC 28105
3.5 acres located between Matthews-Mint Hill Road to the south and Matthews Township Parkway to the north.
Title acquired on 12/31/2002 in book 14632, page 902 by Novant Health Inc, whose mailing address is PO Box 33549, Charlotte, NC 28233.
Presently zoned O-9 (CD), requesting rezoning to R/I (CD).

193-291-65
Matthews-Mint Hill Road, Matthews NC 28105
.59 acre/air rights; surrounded by parcel 193-291-15.
Title acquired on 8/16/1989 in book 6088, page 949 by Novant Health Inc, whose mailing address is PO Box 33549, Charlotte, NC 28233.
Presently zoned O-9 (CD), requesting rezoning to R/I (CD).
1. **Reason(s) why zoning should be changed.**

The property involved in this rezoning request is currently regulated by two previously approved site plans, including one for a district that no longer exists. The two prior site plans contain limited information and a recent request by the Petitioner to construct a surface parking lot was denied by the Planning Staff due to the lack of guidance provided by the current zoning. The purpose of this Petitioner is to make minor changes to the conditions of the prior site plans and to consolidate the two prior plans under one new conditional plan. This will provide guidance for the hospital and the Town for the development of the site under the Town’s current zoning ordinance.

2. **Relationship to adopted plans.**

The area of the Town that included the property included in this Petition is defined by the Town’s adopted plan (Matthews Land Use Plan, A guide for Growth, 2002-2012) as being in two areas. The first id the area defined as “NC51/Matthews Township Parkway: Sam Newell Road to Independence”. The Plan describes this area as being one of a mixture of non-residential areas and it specifically notes that the hospital is located in this area and that it has been developed in accordance with the Highway Overlay District. The second area is defined as ”Matthews- Mint Hill Road: Downtown to Independence” and it too notes the hospital in the area and that it has some of its access to the road. Future land uses call for professional or service offices. The proposed rezoning would not alter or depart from any of the land uses contemplated by the adopted plan and therefore, is consistent with the adopted plans for the area.

3. **Waiver of Traffic Study Requested.**

The Petitioner seeks the approval of the Town of Matthews to waive the requirement for a traffic study for the site. The purpose of this rezoning is to consolidate and make minor adjustments to the two previous conditional site plans for portions of the site into a single, comprehensive site plan for the entire site. As such, this Petition proposes no changes in the permitted uses, no changes in the amount of development previously approved, and only minor changes in access that will enhance connectivity to the community. Therefore, the Petitioner seeks a waiver of a traffic impact study. While the Petitioner is not asking for any additional development for the site than that which is already approved, the Petitioner acknowledges that the Town of Matthews may require the submission of traffic information as various portions of the site are developed if, in the opinion of the Town, specific information is needed at the time of any such development to assess the impact, if any, of the trips generated by such use.
List reason(s) why zoning should be changed (use separate sheet if necessary):

See attached sheet

Signature of property owner (must be original)
Steven C. Burke
Vice President, Novant Health, Inc.

Print name of property owner
1900 Randolph Road Suite 500

Property owner’s mailing address
Charlotte NC 28207

Property owner’s mailing address, continued

Property owner’s mailing address, continued
704-316-4372
s.c.burke@novanthealth.org

Property owner’s phone number/email address

Signature of agent (if any)
Walter Fields III

Print name of agent
1916 S. Blvd Suite 101

Agent’s mailing address
Charlotte NC 28205

Agent’s mailing address, continued

Agent’s mailing address, continued
704-372-7855 walter@whitewaygraph.com

Agent’s phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner’s mailing address

Petitioner’s mailing address, continued

Petitioner’s mailing address, continued

Petitioner’s phone number/email address

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 2
This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.
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| 19329104 | TAX PARCEL
          GOODE MCELLOD LLC AND SOUTHERN HOLDINGS III LLC
          PROPERTY OWNER NAME(S)
          200 NORTH HARBOR PLACE STE #B
          OWNER MAILING ADDRESS
          DAVIDSON, NC 28036
          OWNER MAILING ADDRESS, CONTINUED |
| 19329114 | TAX PARCEL
          CHRISTIAN ADOPTION SERVICES, INC.
          PROPERTY OWNER NAME(S)
          624 MATTHEWS-MINT HILL RD, STE 134
          OWNER MAILING ADDRESS
          MATTHEWS, NC 28105-1775
          OWNER MAILING ADDRESS, CONTINUED |
| 19329108 | TAX PARCEL
          CHARLES FUNDERBURK AND MADRID F 13
          PROPERTY OWNER NAME(S)
          PO BOX 941
          OWNER MAILING ADDRESS
          MATTHEWS, NC 28106
          OWNER MAILING ADDRESS, CONTINUED |
| 19329116 | TAX PARCEL
          PFF-ABQ LLC and c/o SKYE, INC ATTN: BRIAN T PRINN
          PROPERTY OWNER NAME(S)
          26 CORPORATE PLAZA #150
          OWNER MAILING ADDRESS
          NEWPORT BEACH, CA 92660
          OWNER MAILING ADDRESS, CONTINUED |
| 19329109 | TAX PARCEL
          HARRY CLINTON GRIMMER
          PROPERTY OWNER NAME(S)
          8720 LAKE CHALLIS LN
          OWNER MAILING ADDRESS
          CHARLOTTE, NC 28226-2663
          OWNER MAILING ADDRESS, CONTINUED |
| 19329145 | TAX PARCEL
          LJW LAND LLC and C/O WILLIAM W WATERS
          PROPERTY OWNER NAME(S)
          7620 BALTSROL LN
          OWNER MAILING ADDRESS
          CHARLOTTE, NC 28210
          OWNER MAILING ADDRESS, CONTINUED |
| 19329113 | TAX PARCEL
          CHRISTIAN ADOPTION SERVICES, INC.
          PROPERTY OWNER NAME(S)
          624 MATTHEWS-MINT HILL ROAD, # 134
          OWNER MAILING ADDRESS
          MATTHEWS, NC 28105-1775
          OWNER MAILING ADDRESS, CONTINUED |
| 19329164 | TAX PARCEL
          1450 MATTHEWS TOWNSHIP PARKWAY, LP
          PROPERTY OWNER NAME(S)
          TWO SUN CT, STE 350
          OWNER MAILING ADDRESS
          NORCROSS, GA 30092
          OWNER MAILING ADDRESS, CONTINUED |
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<td>19329202</td>
<td>TAX PARCEL</td>
<td>AD BEL, LTD</td>
<td>PO BOX 1395</td>
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<td>BBR/PACES COMMONS, LLC &amp; RESIDENTIAL LLC</td>
<td>C/O BABCOCK &amp; BROWN</td>
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<td>301 S COLLEGE ST, STE 3850, CHAPEL HILL, NC 28227</td>
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<td>19329213</td>
<td>TAX PARCEL</td>
<td>BB&amp;T AND PROPERTY TAX DEPARTMENT</td>
<td>PO BOX 167</td>
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<td>1401 MATTHEWS TOWNSHIP PY</td>
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<td>MATTHEWS, NC 28105</td>
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List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary. See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

19338101
TAX PARCEL
MEE PROPERTIES, LLC
PROPERTY OWNER NAME(S)
2200 PROVIDENCE CANYON DR
OWNER MAILING ADDRESS
CHARLOTTE, NC 28270
OWNER MAILING ADDRESS, CONTINUED

19338102
TAX PARCEL
MEE PROPERTIES, LLC
PROPERTY OWNER NAME(S)
2200 PROVIDENCE CANYON DR
OWNER MAILING ADDRESS
CHARLOTTE, NC 28270
OWNER MAILING ADDRESS, CONTINUED

19338103
TAX PARCEL
MEE PROPERTIES, LLC
PROPERTY OWNER NAME(S)
2200 PROVIDENCE CANYON DR
OWNER MAILING ADDRESS
CHARLOTTE, NC 28270
OWNER MAILING ADDRESS, CONTINUED

19338104
TAX PARCEL
MEE PROPERTIES, LLC
PROPERTY OWNER NAME(S)
2200 PROVIDENCE CANYON DR
OWNER MAILING ADDRESS
CHARLOTTE, NC 28270
OWNER MAILING ADDRESS, CONTINUED

19338105
TAX PARCEL
OHM HOTELS MANAGEMENT, INC.
PROPERTY OWNER NAME(S)
1348 MATTHEWS TOWNSHIP PY, #200
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19338106
TAX PARCEL
OHM HOTELS MANAGEMENT, INC.
PROPERTY OWNER NAME(S)
1348 MATTHEWS TOWNSHIP PY, #200
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19338107
TAX PARCEL
OHM HOTELS MANAGEMENT, INC.
PROPERTY OWNER NAME(S)
1348 MATTHEWS TOWNSHIP PY, #200
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19338108
TAX PARCEL
OHM HOTELS MANAGEMENT, INC.
PROPERTY OWNER NAME(S)
1348 MATTHEWS TOWNSHIP PY, #200
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED
List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary. See item #7 in instruction sheet titled “Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews.”

19338109
TAX PARCEL
CA PARKER ENTERPRISES, LTD
PROPERTY OWNER NAME(S)
16316 HARBOR VIEW RD
OWNER MAILING ADDRESS
CHARLOTTE, NC 28278
OWNER MAILING ADDRESS, CONTINUED

19338113
TAX PARCEL
CA PARKER ENTERPRISES, LTD
PROPERTY OWNER NAME(S)
16316 HARBOR VIEW RD
OWNER MAILING ADDRESS
CHARLOTTE, NC 28278
OWNER MAILING ADDRESS, CONTINUED

19338110
TAX PARCEL
CA PARKER ENTERPRISES, LTD
PROPERTY OWNER NAME(S)
1320 MATTHEWS TOWNSHIP PARKWAY, #101
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19338114
TAX PARCEL
CA PARKER ENTERPRISES, LTD
PROPERTY OWNER NAME(S)
16316 HARBOR VIEW RD
OWNER MAILING ADDRESS
CHARLOTTE, NC 28278
OWNER MAILING ADDRESS, CONTINUED

19338111
TAX PARCEL
CA PARKER ENTERPRISES, LTD
PROPERTY OWNER NAME(S)
16316 HARBOR VIEW RD
OWNER MAILING ADDRESS
CHARLOTTE, NC 28278
OWNER MAILING ADDRESS, CONTINUED

19338115
TAX PARCEL
CA PARKER ENTERPRISES, LTD
PROPERTY OWNER NAME(S)
1320 MATTHEWS TOWNSHIP PY, #101
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19338112
TAX PARCEL
CA PARKER ENTERPRISES, LTD
PROPERTY OWNER NAME(S)
16316 HARBOR VIEW RD
OWNER MAILING ADDRESS
CHARLOTTE, NC 28278
OWNER MAILING ADDRESS, CONTINUED

19338131
TAX PARCEL
P&K PROPERTIES OF CHARLOTTE AND MATTHEWS
PROPERTY OWNER NAME(S)
1340 MATTHEWS TOWNSHIP PY #C1
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED
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19338132
TAX PARCEL
RONALD VICTOR FUTERMAN, SUSAN ALLEN FUTERMAN
PROPERTY OWNER NAME(S)
PO BOX 1539
OWNER MAILING ADDRESS
MATTHEWS, NC 28106
OWNER MAILING ADDRESS, CONTINUED

19338136
TAX PARCEL
SCOTT D GOODMAN AND ET-AL
PROPERTY OWNER NAME(S)
1340 MATTHEWS TOWNSHIP PY, #F-1
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19338133
TAX PARCEL
VIRGINIA CHANDLER
PROPERTY OWNER NAME(S)
103 PRIVATE DR, 203 TOWNSHIP RD 1370
OWNER MAILING ADDRESS
PROCTORVILLE, OH 45669
OWNER MAILING ADDRESS, CONTINUED

19338137
TAX PARCEL
CIC-PREFERRED VENTURE & PRESBYTERIAN HEALTH
PROPERTY OWNER NAME(S)
PO BOX 338
OWNER MAILING ADDRESS
MATTHEWS, NC 28106
OWNER MAILING ADDRESS, CONTINUED

19338134
TAX PARCEL
VIRGINIA CHANDLER
PROPERTY OWNER NAME(S)
103 PRIVATE DR, 203 TOWNSHIP RD 1370
OWNER MAILING ADDRESS
PROCTORVILLE, OH 45669
OWNER MAILING ADDRESS, CONTINUED

19338138
TAX PARCEL
BURCE A HRENYO & ARLEEN F HRENYO
PROPERTY OWNER NAME(S)
1320 MATTHEWS TOWNSHIP PY #201
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19338135
TAX PARCEL
SCOTT D GOODMAN AND ET-AL
PROPERTY OWNER NAME(S)
1340 MATTHEWS TOWNSHIP PY, #F
OWNER MAILING ADDRESS
MATTHEWS, NC 28105-4681
OWNER MAILING ADDRESS, CONTINUED

19338139
TAX PARCEL
TYCHE PROPERTIES, LLC
PROPERTY OWNER NAME(S)
1320 MATTHEWS TOWNSHIP PY #203
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED
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19338140
TAX PARCEL
TYCHE PROPERTIES, LLC
PROPERTY OWNER NAME(S)
1320 MATTHEWS TOWNSHIP PY #203
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19338144
TAX PARCEL
DAVID A ZITO & MARTHA CAROWAN ZITO
PROPERTY OWNER NAME(S)
1352 MATTHEWS TOWNSHIP PY #102
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19338141
TAX PARCEL
STEPHEN A FERKO & RUTH M FERKO
PROPERTY OWNER NAME(S)
212 REEFTON RD
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

21501101
TAX PARCEL
LEVONDE GORDON HOWARD
PROPERTY OWNER NAME(S)
503 COURTNEY LN
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19338142
TAX PARCEL
LARRY W MORTON & DEBORAH J MORTON
PROPERTY OWNER NAME(S)
1352 MATTHEWS TOWNSHIP PY #101
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

21501102
TAX PARCEL
MARTHA S AYCOTH
PROPERTY OWNER NAME(S)
400 MATTHEWS-MINT HILL RD
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19338143
TAX PARCEL
DAVID A ZITO
PROPERTY OWNER NAME(S)
1352 MATTHEWS TOWNSHIP PY #102
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

21501103
TAX PARCEL
JUANITA H JORDAN
PROPERTY OWNER NAME(S)
PO BOX 151
OWNER MAILING ADDRESS
MATTHEWS, NC 28106-0151
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