

COMMUNITY MEETING REPORT
Petitioner: Liberty Healthcare Properties of North Carolina, LLC
Rezoning Petition No. 2011-575

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on August 12, 2011. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, August 24, 2011 at 7:00 PM at the Courtyard By Marriott Charlotte Matthews located at 11425 East Independence Boulevard in Matthews, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Doug Whitman of the Petitioner, Phillip Hobbs of Site Solutions, the Petitioner's landscape architect, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Community Meeting was very informal because only two area residents attended the Community Meeting. Therefore, a formal presentation was not made by the Petitioner's representatives. Rather, the Community Meeting was a conversation between the Petitioner's representatives and the two area residents, both of whom live adjacent to the site.

John Carmichael provided the schedule of events relating to this rezoning request. He advised that the Public Hearing before the Matthews Town Board of Commissioners will be held on Monday, September 12, 2011 at 7:00 PM at the Matthews Town Hall. The Matthews Planning Board will consider this rezoning request at its meeting on Tuesday, September 27, 2011 at 7:00 PM at the Matthews Town Hall, and the Matthews Town Board of Commissioners will make a decision on this rezoning request on Monday, October 10, 2011 at 7:00 PM at the Matthews Town Hall.

The Petitioner's representatives advised that the site, which contains approximately 48.39 acres, was rezoned in 2010 to the Residential/Institutional (CD) and O-9 (CD) zoning districts to accommodate the development of a continuing care retirement community containing up to 300 independent living units, 75 assisted living units and a maximum 169 bed skilled nursing facility, and up to 60,000 square feet of office and office-related uses. Pursuant to this Rezoning Petition,

the Petitioner is seeking a change of conditions to amend the approved conditional rezoning plan to allow the height of the skilled nursing facility building to be reduced from two stories to one story and the maximum square footage of the skilled nursing facility building to be reduced to 88,000 square feet, and to allow other minor amendments.

One of the area residents in attendance asked about the existing houses located on the site. He was advised that the brick house will be removed from the site and the historic farmhouse will be relocated to that portion of the site designated as the Farmstead Site.

In response to a question, Mr. Whitman advised that in the event that the Petitioner receives all approvals, he anticipates that construction activities on the site will commence in February or March of 2012. Mr. Whitman also advised that the trees on the site adjacent to the home owned by the area residents in attendance, Yuriy Podgurniy and Natalya Goncharuk, will be retained because those trees are located in the PCCO buffer. Mr. Whitman also advised that the pond located on the site will remain.

The Petitioner's representatives advised that the improvements for Phase I of the project will not touch the pond. Mr. Hobbs then showed on the conditional rezoning plan the Phase I portion of the site and the Phase II portion of the site. The Petitioner's representatives advised that the entire site would eventually be developed as shown on the conditional rezoning plan.

In response to a question, Mr. Whitman advised that at this time there were no plans to install a fence on the site adjacent to the area residents' home.

Mr. Whitman shared the building elevations for the project with the area residents, and he confirmed that the vehicular entrances into the site would be gated entrances.

Mr. Whitman advised that the skilled nursing facility would likely open in late 2013, and that Phase II of the development would not be touched initially, other than the installation of utilities, a small amount of grading and the installation of additional landscaping materials.

In response to a question, Mr. Hobbs indicated that left turn lanes would be provided at the two main entrances into the project. Additionally, sidewalks would be installed along the site's frontage on Moore Road.

In response to a question, Mr. Whitman advised that a single company owns the entire site, and that he anticipates that his company would be the developer and operator of this project.

In response to a question, Mr. Whitman showed on the conditional rezoning plan where the project would connect to sewer facilities. Mr. Whitman indicated that the Petitioner is bringing sewer to this drainage basin.

Mr. Whitman confirmed that the Petitioner has a license to build the skilled nursing facility, and it would accommodate short-term rehabilitation patients and long-term care patients.

In response to a question, Mr. Whitman advised that he did not know at this time whether the contractor for the project would be a local contractor.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report as a result of the Community Meeting.

Respectfully submitted, this 2nd day of September, 2011.



John Carmichael, Agent

LIBERTY HEALTHCARE PROPERTIES OF NORTH CAROLINA, LLC,
Petitioner

cc: Mr. Doug Whitman, Liberty Healthcare Properties of North Carolina, LLC
(via email)

Oxford-Matthews/Rock Hill 24, LLC et al.
c/o The Oxford Capital Group, LLC
350 W. Hubbard Street, Suite 440
Chicago, IL 60610

North Carolina Department of Transportation
P.O. Box 640
Albemarle, NC 28001

Leon Levine Properties Ltd.
P.O. Box 1017
Charlotte, NC 28201

Rollins & Pace Properties LLC
2008 Moore Road #C
Matthews, NC 28105

OHM Parmatma LLC
1938 Moore Road
Matthews, NC 28105

Branful LLC
104 Mull Street
Morganton, NC 28655

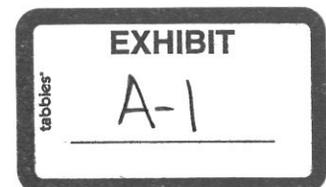
Charlotte-Mecklenburg Board of Education
P.O. Box 30035
Charlotte, NC 28230

Joe and Gail Orr
1813 Marglyn Drive
Matthews, NC 28105

Yurly Podgurniy and Natalya Rgoncharuk
1721 Marglyn Drive
Matthews, NC 28105

BVF Chambers Ridge Limited Partnership
c/o Marvin F. Poer & Co.
3250 Piedmont Road N.E., Suite 410
Atlanta, GA 30305

Vera Starnes and Edward Starnes Family Trust
1701 Marglyn Drive
Matthews, NC 28105



Mecklenburg County
c/o Real Estate Finance Department
600 East 4th Street, 11th Floor
Charlotte, NC 28202-2816

Bill Gallis and Mary P. Gallis
4417 Indian Trail-Waxhaw Road
Indian Trail, NC 28079

Donna L. Aveni
2122 Alexander Ridge Drive
Matthews, NC 28105

Michael Cothran and Denise Cothran
2126 Alexander Ridge Drive
Matthews, NC 28105

Matthew Blackmon and Jennifer Stevenson
2130 Alexander Ridge Drive
Matthews, NC 28105

Curtis Stilwell and Vickie Stilwell
1821 Marglyn Drive
Matthews, NC 28105

NOTICE OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition No. 2011-575 filed by Liberty Healthcare Properties of North Carolina, LLC for a change of conditions to the existing R/I (CD) and O-9 (CD) conditional rezoning plan for the approximately 48.39 acre parcel of land located on the east side of Moore Road south of its intersection with Matthews-Mint Hill Road in the Town of Matthews

Date and Time of Meeting: Wednesday, August 24, 2011 at 7:00 p.m.

Place of Meeting: Courtyard By Marriott Charlotte Matthews
11425 East Independence Boulevard
Matthews, NC 28106

Petitioner: Liberty Healthcare Properties of North Carolina, LLC

We are assisting Liberty Healthcare Properties of North Carolina, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Town of Matthews for a change of conditions to the existing R/I (CD) and O-9 (CD) conditional rezoning plan for the approximately 48.39 acre parcel of land (the "Site") located on the east side of Moore Road south of its intersection with Matthews-Mint Hill Road in the Town of Matthews. Pursuant to the existing R/I (CD) and O-9 (CD) conditional rezoning plan, the Petitioner may develop on the Site a continuing care retirement community containing independent living units, assisted living units, a skilled nursing facility and related amenities, and up to three buildings that could contain general, business and professional offices, medical and dental offices, medical, dental and optical laboratories, civic organizations, barber shops and beauty shops. The Petitioner is seeking to change the conditions to (i) reduce the height of the proposed skilled nursing facility building from 2 stories to 1 story; (ii) reduce the maximum square footage of the proposed skilled nursing facility building; (iii) increase the size of the building footprint of the proposed skilled nursing facility building; (iv) realign an internal drive; and (v) allow other minor adjustments.

Pursuant to the requirements of the Town of Matthews Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with adjacent and nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that adjoins or is located across the street from the Site.

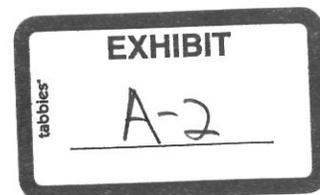
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, August 24, 2011 at 7:00 p.m. at the Courtyard By Marriott Charlotte Matthews located at 11425 East Independence Boulevard, Matthews, NC 28106. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this matter.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A., Agent to the Petitioner

cc: Ms. Kathi Ingrish and Mr. Bill Sherrill, Town of Matthews (via email)
Mr. Doug Whitman, Liberty Healthcare Properties of North Carolina, LLC (via email)

Date Mailed: August 12, 2011





Liberty Healthcare Properties of North Carolina, LLC, Petitioner
Rezoning Petition No. 2011-575

Community Meeting Sign-in Sheet
Courtyard By Marriott Charlotte Matthews
Wednesday, August 24, 2011
7:00 P.M.

| | <u>NAME</u> | <u>ADDRESS</u> | <u>TELEPHONE</u> | <u>EMAIL ADDRESS</u> |
|-----|---------------------|-----------------|------------------|----------------------|
| 1. | Yuriy Podgurniy | 1721 Marglyn Dr | (704) 846-6847 | |
| 2. | NATALYA GONCHARENKO | SAME | SAME | |
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