



Development Exhibit A – 1
 Concurrency and Fair-Share Agreement
 Transportation Improvement (“TI”)

Development Data:

| | |
|---------------------|---|
| Development Name: | Altamira Shopping Center |
| Site Address: | Dunlawton Avenue at Yorktowne Boulevard Extension South |
| City Case No. | 11-80000011 |
| Zoning District | Altamira Shopping Village PCD |
| TIA Report Date | March 10, 2010 with Technical Memorandum modification on August 10, 2010 and with CVS credits applied |
| TIA Prepared by: | Daniel M. D’Antonio, P.E. |
| Name of Firm: | Lassiter Transportation Group, Inc. |
| Est. Date of Impact | 2012 |

Developer:

| | |
|------------------|--|
| Corporate Entity | Four Lanes, L.L.C. |
| Contact Person | Robert C. Collett |
| Mailing Address: | 118 C West Union Street, Morganton, NC 28655 |

Land Owner:

| | |
|------------------|--|
| Corporate Entity | Four Lanes, L.L.C. |
| Contact Person | Robert C. Collett |
| Mailing Address: | 118 C West Union Street, Morganton, NC 28655 |

Real Property

| | |
|-------------------|---|
| Total Acreage: | 25.2 |
| Parcel Number(s): | 6320-00-00-0110; 6317-03-00-0013; 6320-00-00-0371; 6317-37-00-0010; 6317-37-00-0020; 6317-37-00-0040; 6317-37-00-0050 |
| Legal Description | Legible real property legal description and sketch attached as EXHIBITS B-1 and B-2. |

**Development
 Exhibit A-1**



Development Exhibit A – 2
Concurrency and Fair-Share Agreement
Transportation Improvement (“TI”)

Traffic Impact Analysis

| | |
|---------------------------|---|
| Development Name: | Altamira Shopping Center |
| City Case No.: | 11-80000011 |
| TIA Report Date: | March 10, 2010 with Technical Memorandum modification on August 10, 2010 and with CVS credits applied |
| TIA Prepared by (Firm): | Lassiter Transportation Group, Inc. |
| Estimated Date of Impact: | 2012 |

Contribution Calculations: Adjusted January 11, 2012

| Impacted Intersections/Road Segments per Transportation Master Concurrency Plan | TI Stage I Reservation Deposit Estimated Cost | TI Stage II Project Cost | TI Stage III Actual Cost | DT/CI Ratio | % of Cost | Subtotal Note N/A if Not Impacted | Contribution with Multiplier* [4] |
|---|---|--------------------------|--------------------------|-------------|-----------|-----------------------------------|-----------------------------------|
| Dunlawton/Taylor at I-95 ^[1] PRVCF OR Bk 5709 Pg 4728 | N/A | N/A | \$2,548,708.81 | 1111/930 | 11.94% | \$304,316 | \$304,316 |
| Dunlawton/Clyde Morris ^{[1][2]#} PRVCF OR Bk 5709 Pg 4732 | N/A | N/A | \$810,967.48 | 11.5/164 | 7.01% | \$56,849 | \$56,849 |
| Town West/Williamson ^[2] PRVCF OR Bk 5709 Pg 4735 | \$272,366 | N/A | N/A | 0/360 | % | N/A | N/A |
| Summertrees Road ^[3] PRVCF OR Bk 5709 Pg 4736 | N/A | N/A | \$3,152,938.60 | 28/860 | 3.26% | \$102,786 | \$102,786 |
| Devon/Taylor PRVCF OR Bk6145 Pg3697-3699 | \$300,000 | N/A | N/A | 0/778 | % | N/A | N/A |

*Financial Guarantee Multiplier 1.1 1.1 1.0

Total Fair-Share Contribution

| | |
|--|------------------|
| | \$463,951 |
|--|------------------|

- [1] FDOT Project Participant
- [2] County Road Project Participant
- [3] City Project Participant
Eligible for City trans. impact fee credits
- [4] Rounded up to nearest whole dollar
Only remainder of trips applied

Planning Review: *[Signature]* Date 1-11-12
 Finance Review: *[Signature]* Date 1-11-12

**Development
Exhibit A-2**