

October 26, 2006

Update on Preliminary NC 109 Corridors
Meadowlands Residential and Golf Community
Davidson County, NC

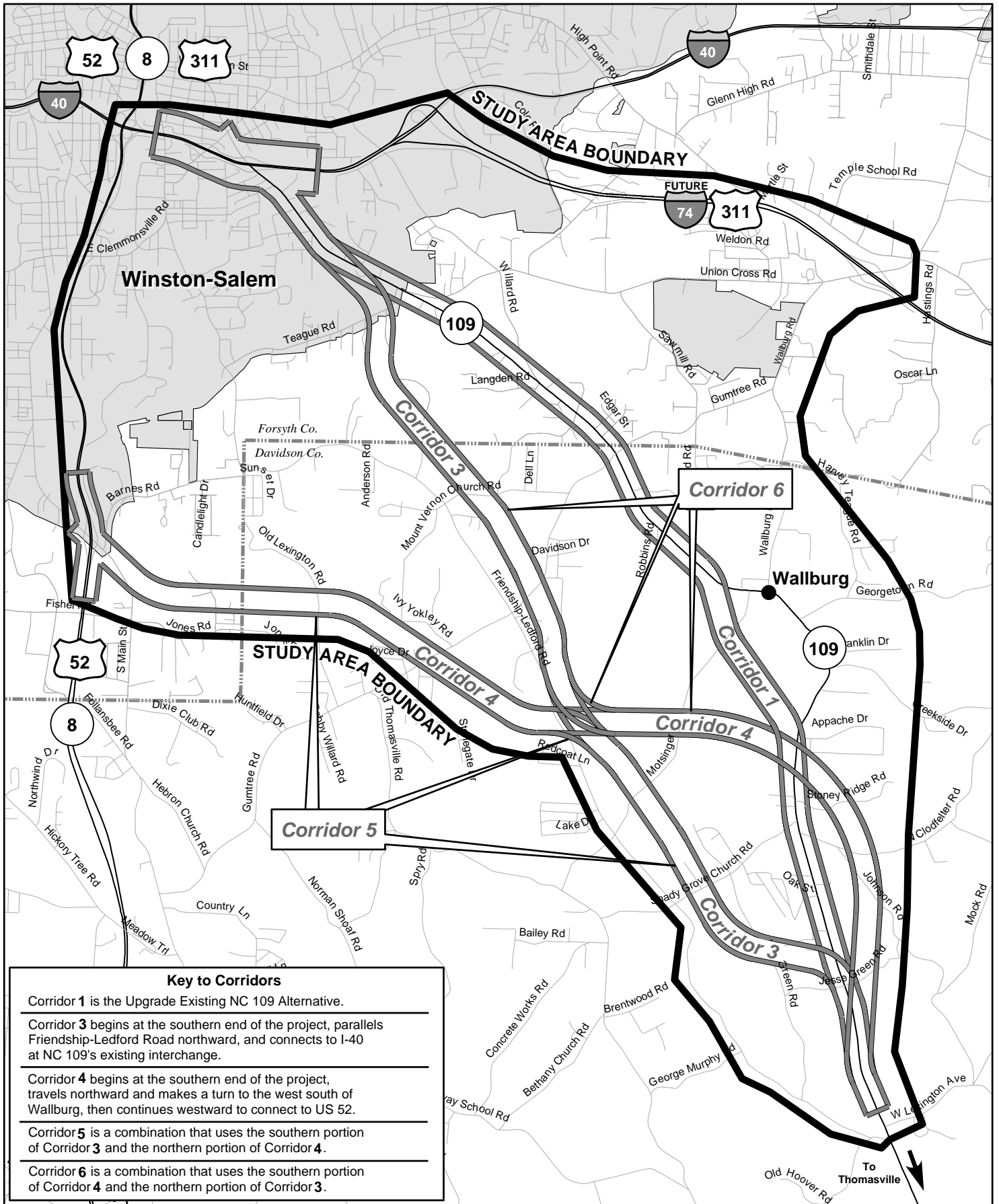
Attached are several maps pertaining to the five “alternative” corridor locations for the improvements to, or the relocation, of NC 109 that have been selected by NCDOT for detailed study. Only one corridor will ultimately be chosen for this road work.

The developers of Meadowlands believe the proposed improvements to NC 109 will be a benefit to the future residents of Meadowlands and the Wallburg community. While we support the future road improvements for NC 109, we are concerned about the location of several of the corridors. The developers will continue to provide additional information to NCDOT about the Meadowlands master plan so that they will have all the pertinent information regarding the construction that is underway as well as the plans for the future neighborhoods within Meadowlands. It is the developer’s understanding at this time that the minimum width of the right of way for NC 109 will be 250 feet. Areas near intersections/interchanges, grade separations, extreme topography, etc may necessitate a wider right of way. The alternative corridors are 1000 feet wide and will allow flexibility during the design process. Final design will not require the complete 1000 foot wide corridor. These proposed corridors are still works in process and, according to NCDOT, are subject to change.

It is our understanding that the NCDOT staff and consultants will conduct detailed studies of each of the corridors to develop the necessary facts to select the one corridor that will have the most positive effect on the environment while aiming to minimize the disturbance of as few homes, businesses, natural resources, and civic sites as possible. Site visits by the investigators are expected. Your cooperation will provide the researchers with pertinent information for their decision-making stage and will obviously allow you to have your own personal input into their reports. We recommend that you cooperate with this investigation as much as you can.

It is still our understanding, as of this date that the final corridor selection is scheduled to be made in the Summer of 2009. ROW acquisition and construction for this project are not included in NCDOT’s 2007-2013 Transportation Improvement Plan (TIP). This means the funding will be set aside in the future and ROW acquisition and construction will begin sometime after 2013.

More information is available at project website www.ncdot.org/projects/NC109Improvements or by calling the NCDOT project hotline number, which is 1-800-554-7849.



Key to Corridors

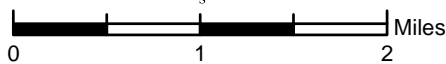
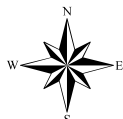
Corridor 1 is the Upgrade Existing NC 109 Alternative.


Corridor 3 begins at the southern end of the project, parallels Friendship-Ledford Road northward, and connects to I-40 at NC 109's existing interchange.

Corridor 4 begins at the southern end of the project, travels northward and makes a turn to the west south of Wallburg, then continues westward to connect to US 52.

Corridor 5 is a combination that uses the southern portion of Corridor 3 and the northern portion of Corridor 4.

Corridor 6 is a combination that uses the southern portion of Corridor 4 and the northern portion of Corridor 3.



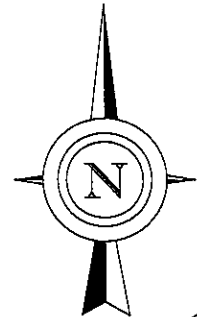
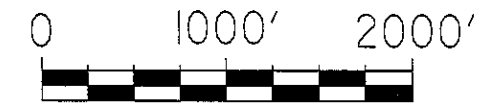

 North Carolina Department of Transportation
NC 109 IMPROVEMENTS
 State Project No. 8.1172401 TIP Project No. R-2568
Alternatives Selected for Detailed Study
 (August 2006)

PRELIMINARY CORRIDORS
SUBJECT TO CHANGE



NC 109 WIDENING AND IMPROVEMENTS STUDY
DAVIDSON AND FORSYTH COUNTIES
STATE PROJECT NO. 8.1600904
T.I.P. NO. R-2568

MEADOWLANDS GOLF COURSE AND DEVELOPMENT
WITH RESPECT TO THE PRELIMINARY CORRIDORS



PRELIMINARY CORRIDORS
SUBJECT TO CHANGE

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