

Letter of Intent

Royster Corners CSM Lots 1-3

6/23/15

The applicant is requesting combining existing Lots 2 and 3 from the Royster Corners Plat in to one lot (Lot 2 of the proposed CSM) and adjusting the lot lines between Lots 4 and 5 of the Royster Corners Plat (Lots 1 and 3 of the proposed CSM) and between lots 3 and 5 of the Royster Corners Plat (Lots 1 and 2 of the Proposed CSM).

These changes combines lots 2 and 3 (Royster Corners Plat) into one lot to allow the construction of one building that would have crossed the existing lot lines. The adjustment of the lot lines around Lot 1 of the CSM is to help define the ownership of parking stalls that straddled the existing lot lines. A proposed layout for the affected lots is attached to this letter.

The site is currently be redeveloped. The former Royster Clark facility was demolished in 2012 and the site is in the final stages of remediation. It is anticipated that construction of multi-use buildings consisting of commercial and Pinney Library will be constructed on the ground floor with multiple levels of apartments on the upper levels of the buildings located on CSM lots 2 and 3. These buildings are slated to begin construction in the fall of 2015 with completion in 2017. An apartment building is to be constructed on Lot 1 with construction tentatively scheduled for 2016-2017.

The contractor for the projects listed above will be Ruedebusch Development & Construction.