



GRUBB PROPERTIES

People who care. Places that matter.

August 29, 2016

Mr. Roger Stancil
Town Manager
Town of Chapel Hill
405 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514
919-969-2063 (fax)
manager@townofchapelhill.org (email)

Re: FCP Glen Lennox, LLC & Glenn Lennox Shopping Center, LLC Development Agreement

Dear Mr. Stancil,

Following please find the annual report for the above referenced properties required by the Town of Chapel Hill pursuant to Section 4.12 and Section 5.20 of the FCP Glen Lennox, LLC & Glen Lennox Shopping Center, LLC Development Agreement. In accordance with Section 5.20 and Section 4.12 of the Development Agreement, this report presents data on activities that occurred between July 1, 2015, and June 30, 2016. This report demonstrates our good faith compliance with the terms of the Development Agreement through June 30, 2016.

Sincerely,

Daniel Schumacher
Executive Vice President, Construction and Development
Grubb Properties

Glen Lennox Development Agreement
2015- 2016 Items to Report

1. Individual Development Agreement Compliance Permits issued (Section 4.12)

There have been no Development Agreement Compliance Permits requested or issued.

2. Infrastructure installed (Section 4.12)

There has been no infrastructure installed.

3. Status of participation by the Town, Developer Owners, Representative and the Parcel Owners in the provision of or financing of public infrastructure for the Development (Section 4.12)

There has been no financing of public infrastructure.

4. Dedications and acquisitions of infrastructure by the Town, Developer Owners, Representative and Parcel Owners (Section 4.12)

There has been no dedication or acquisition of infrastructure.

5. The projected schedule for Development of the Property in the forthcoming year (Section 4.12)

Master planning, leasing, and pricing will continue through 2016. No construction is planned through May 30, 2017.

6. For sale affordable housing monitoring system, income levels, and new units built (Section 5.2.d)

For Sale Affordable Housing	7/1/15-6/30/16
Total New Units	0
Cumulative Total	0
Affordable Units	0
% Affordable	0%

No for sale affordable housing has been developed this past year. When for sale housing is planned, a monitoring system will be created for the affordable units.

7. For rent affordable housing monitoring system, income levels, and new units built (Section 5.2.d)

For Rent Affordable Housing	7/1/15-6/30/16
Total New Units	0
Cumulative Total	440
Vested Renters	38
% Vested	9%
Avg. Vested Renter Rent / Unit	\$881

All apartment residents and leases are entered into Yardi Software where the move in dates and the rental amounts are tracked. A notice is automatically sent out to every resident 90 days before their lease renewal notifying them of their upcoming rent renewal rate. Residents who moved in 5 or more years ago are only allowed a rent increase equal to Consumer Price Index with a floor of 2% and a ceiling of 5%. On a monthly basis, management uses a Rent Roll Report obtained through Yardi Software to verify the current number of long term residents. Current residents' incomes were not previously tracked, but will be for any rental housing development.

8. A trip generation table showing the following (Section 5.4(b)(ii))

A. Land use type built and a location map of the buildings

N/A. No development has occurred.

Land Use	6/30/15	New	Total
Residential -For Sale (units)	-	-	-
Residential - For Rent (units)	440	-	440
Commercial/Retail (sf)	21,276	-	21,276
Office (sf)	5,084	-	5,084
Medical Office (sf)	-	-	-
Hotel (rooms)	-	-	-
Group Care Facility (beds)	-	-	-
Place of Assembly (count)	-	-	-

B. Number of trips generated for each land use type

No development has occurred so there has been no trip generation.

C. Comparison of trip generation table with the trips generated in the TIS

Total External Daily Vehicle Trips Added to Adjacent Streets	
Total TIS October 2013	16,557
Total Allowed by DA	17,557
New July 1-June 30, 2016	0
Total	0

9. Tax status of any Development or change in tax status of any property in the prior year (Sec 5.5)

There has been no change in tax status for any portion of the property.