

Attachment A – Project Descriptions

3108 Glenn Road - Category 1

3108 Glenn Road is a single-lot warehouse development, located at 3108 Glenn Road. The subdivision was developed by Donald W. Young. The developer has completed the work. The City is taking no further action.

Ashton Hall Subdivision - Category 1

Ashton Hall Subdivision is a 228-lot single-family residential development, located at the intersection of Sherron Road and Ashton Glenn. The subdivision was developed by McCar Homes. The new developer is in the process of completing the work and building out the subdivision. The City is operating under normal procedures as this project progresses and is taking no special action.

Brightwood Trails Subdivision - Category 1

Brightwood Trails Subdivision is a 349-lot single-family residential development, located southeast of the intersection of Sherron Road and Holder Road. The subdivision was developed by St. Lawrence Homes, Inc. The new developer is in the process of completing the work and building out the subdivision. The City is operating under normal procedures as this project progresses and is taking no special action.

Landon Farms Phase 2A - Category 1

Landon Farms Phase 2A is a 42-lot single-family residential development, located at the intersection of Landon Farms Lane and East Geer Street. The subdivision was developed by East Geer Ventures, LLC. The developer has completed all work to the satisfaction of the City. The City is taking no further action.

Landon Farms Phase 2B - Category 1

Landon Farms Phase 2B is a 26-lot single-family residential development, located at the intersection of Landon Farms Lane and East Geer Street. The subdivision was developed by East Geer Ventures, LLC. The developer has completed all work to the satisfaction of the City. The City is taking no further action.

Landon Farms Phase 3A - Category 1

Landon Farms Phase 3A is a 26-lot single-family residential development, located at the intersection of Landon Farms Lane and East Geer Street. The subdivision was developed by East Geer Ventures, LLC. The developer has completed all work to the satisfaction of the City. The City is taking no further action.

Landon Farms Phase 3B - Category 1

Landon Farms Phase 3B is a 34-lot single-family residential development, located at the intersection of Landon Farms Lane and East Geer Street. The subdivision was developed by East Geer Ventures, LLC. The developer has completed all work to the satisfaction of the City. The City is taking no further action.

Landon Farms Phase 4A - Category 1

Landon Farms Phase 4A is a 41-lot single-family residential development, located at the intersection of Landon Farms Lane and East Geer Street. The subdivision was developed by East Geer Ventures, LLC. The developer has completed all work to the satisfaction of the City. The City is taking no further action.

Landon Farms Phase 4B - Category 1

Landon Farms Phase 4B is a 23-lot single-family residential development, located at the intersection of Landon Farms Lane and East Geer Street. The subdivision was developed by East Geer Ventures, LLC. The developer has completed all work to the satisfaction of the City. The City is taking no further action.

Landon Farms Phase 5A - Category 1

Landon Farms Phase 5A is a 23-lot single-family residential development, located at the intersection of Landon Farms Lane and East Geer Street. The subdivision was developed by East Geer Ventures, LLC. The developer has completed all work to the satisfaction of the City. The City is taking no further action.

Landon Farms Phase 8A - Category 1

Landon Farms Phase 8A is a 42-lot single-family residential development, located at the intersection of Landon Farms Lane and East Geer Street. The subdivision was developed by East Geer Ventures, LLC. The developer has completed all work to the satisfaction of the City. The City is taking no further action.

Southampton Subdivision - Category 1

Southampton Subdivision is a 56-lot single-family residential development, located at the intersection of Herndon Road and Fenwick Parkway. The subdivision was developed by Parker & Orleans Homebuilders, Inc. The developer has completed all work to the satisfaction of the City. The City is taking no further action.

Towns of Hollymeade - Category 1

Towns of Hollymeade is a 43-lot multi-family residential development, located east of the intersection of Wyldeewood Road and Horton Road. The subdivision was developed by DBA Williams Construction, Inc. The developer has completed all work to the satisfaction of the City. The City is taking no further action.

Trinity Ridge Subdivision - Category 1

Trinity Ridge Subdivision is a 36-lot single-family residential development, located off of Ridge Road south of Cornwallis Road. The subdivision was developed by Parker & Orleans Homebuilders, Inc. The developer has completed all work to the satisfaction of the City. The City is taking no further action.

Auto Park @ Southpoint - Category 2

Auto Park @ Southpoint is a 12-lot commercial development, located off of HWY 751 near its intersection with I-40. The subdivision was developed by Johnson's Lexus. Currently, the developer is attempting to complete Autopark Drive. The City has approved construction drawings and is monitoring the progress.

The expectation is that construction will commence in April.

Chatham Steel Addition - Category 2

Chatham Steel Addition is a single-lot commercial development, located off of Cheek Road. The subdivision was developed by Chatham Steel Co. Currently, the developer is attempting to complete the development and an addition to the building. The City has approved construction drawings and is monitoring the progress.

The project is expected to begin construction this summer.

Crestfield Subdivision - Category 2

Crestfield Subdivision is a 34-lot single-family residential development, located off of Cook Road north of Fayetteville Road. The subdivision was developed by Entities Structures. Currently, the developer is attempting to complete the development. The City has approved construction drawings and is monitoring the progress.

Emorywood Orchards Phase 1 - Category 2

Emorywood Orchards Phase 1 is a 30-lot single-family residential development, located off of Century Oaks Drive east of Cornwallis Road. The subdivision was developed by Accord Contractors and Developers, Inc. Currently, the developer is attempting to complete the development with the assistance of the investment bank. The City has approved construction drawings and is monitoring the progress.

Emorywood Orchards Phase 2 - Category 2

Emorywood Orchards Phase 2 is an 18-lot single-family residential development, located off of Century Oaks Drive east of Cornwallis Road. The subdivision was developed by Accord Contractors and Developers, Inc. Currently, the developer is attempting to complete the development with the assistance of the investment bank. The City is reviewing revised construction drawings and is monitoring the progress.

Emorywood Orchards Phase 3 - Category 2

Emorywood Orchards Phase 3 is a 17-lot single-family residential development, located off of Century Oaks Drive east of Cornwallis Road. The subdivision was developed by Accord Contractors and Developers, Inc. Currently, the developer is attempting to complete the development with the

assistance of the investment bank. The City is reviewing revised construction drawings and is monitoring the progress.

Eno Forest Phase A - Category 2

Eno Forest Phase A is a 16-lot single-family residential development, located off of Guess Road north of Rose of Sharon. The subdivision was developed by The Mason Company. Currently, the developer is attempting to complete the development. The City has approved construction drawings and is monitoring the progress.

Eno Forest Phase B - Category 2

Eno Forest Phase B is a 27-lot single-family residential development, located off of Guess Road north of Rose of Sharon. The subdivision was developed by The Mason Company. Currently, the developer is attempting to complete the development. The City has approved construction drawings and is monitoring the progress.

Muirfield Village Phase 1 - Category 2

Muirfield Village Phase 1 is a 35-lot multi-family residential development, located east of the intersection of Victory Boulevard and Guess Road. The subdivision was developed by Signet Realty Associates of Durham. Currently, the developer is attempting to complete the development. The City has approved construction drawings and is monitoring the progress.

Quality Mower & Saw Equipment - Category 2

Quality Mower & Saw Equipment is a single-lot commercial development, located at the intersection of Stallings Road and Patterson Road. The subdivision was developed by Quality Mower & Saw Equipment, Inc. The bond has been released by the City due to the fact that the bond expired. The City is monitoring the project and is requesting the owner to complete the work.

Ganyard Towns Phases A and B - Category 3

Ganyard Towns Phases A and B is a 102-lot multi-family residential development, located east of the intersection of HWY 98 and Clayton Road. The subdivision was developed by Ganyard Farm, LLC. By 2011, the developer became unresponsive and left the subdivision incomplete. Since then, the City has called the performance bond.

Northern Way - Category 3

Northern Way is a 14-lot single-family residential development, located at the intersection of Northern Way Court and Goodwin Road. The subdivision was developed by RCP Investments VI, LLC. By 2011, the developer had sought bankruptcy and left the subdivision incomplete. Since then, the City has called the performance bond.

Currently, the City is estimating the costs of completing the development.

Ravenstone Subdivision Phase 1 Section 1 - Category 3

Ravenstone Subdivision Phase 1 Section 1 is a 33-lot single-family residential development, located off of Sherron Road south of HWY 98. The subdivision was developed by Sherron Road Ventures, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Ravenstone Subdivision Phase 1 Section 1B - Category 3

Ravenstone Subdivision Phase 1 Section 1B is an 8-lot single-family residential development, located off of Sherron Road south of HWY 98. The subdivision was developed by Sherron Road Ventures, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Ravenstone Subdivision Phase 1 Section 2A - Category 3

Ravenstone Subdivision Phase 1 Section 2A is a 32-lot single-family residential development, located off of Sherron Road south of HWY 98. The subdivision was developed by Sherron Road Ventures, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Ravenstone Subdivision Phase 1 Section 2B - Category 3

Ravenstone Subdivision Phase 1 Section 2B is an 8-lot single-family residential development, located off of Sherron Road south of HWY 98. The subdivision was developed by Sherron Road Ventures, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Ravenstone Subdivision Phase 1 Section 3 - Category 3

Ravenstone Subdivision Phase 1 Section 3 is a 43-lot single-family residential development, located off of Sherron Road south of HWY 98. The subdivision was developed by Sherron Road Ventures, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Ravenstone Subdivision Phase 2 Section 1 - Category 3

Ravenstone Subdivision Phase 2 Section 1 is a 33-lot single-family residential development, located off of Sherron Road south of HWY 98. The subdivision was developed by Sherron Road Ventures, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Ravenstone Subdivision Phase 2 Section 3 - Category 3

Ravenstone Subdivision Phase 2 Section 3 is a 43-lot single-family residential development, located off of Sherron Road south of HWY 98. The subdivision was developed by Sherron Road Ventures, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. In 2009, the City called the letter of credit and collected \$125,000.

Since this phase is in the center of the overall Ravenstone project, the City is waiting for the resolution of the other phases in negotiations with the bonding company prior to completing this work.

Ravenstone Subdivision Phase 2A - Category 3

Ravenstone Subdivision Phase 2A is a 23-lot single-family residential development, located off of Sherron Road south of HWY 98. The subdivision was developed by Sherron Road Ventures, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Ravenstone Subdivision Phase 2B - Category 3

Ravenstone Subdivision Phase 2B is a 21-lot single-family residential development, located off of Sherron Road south of HWY 98. The subdivision was developed by Sherron Road Ventures, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Ravenstone Subdivision Phase 2 Section 4 - Category 3

Ravenstone Subdivision Phase 2 Section 4 is a 34-lot single-family residential development, located off of Sherron Road south of HWY 98. The subdivision was developed by Sherron Road Ventures, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Stonehills Estates Subdivision Phase 1A - Category 3

Stonehills Estates Subdivision Phase 1A is a 26-lot single-family residential development, located off of Freeman Road west of Mineral Springs Road. The subdivision was developed by Durham Land Associates, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Stonehills Estates Subdivision Phase 1B - Category 3

Stonehills Estates Subdivision Phase 1B is a 17-lot single-family residential development, located off of Freeman Road west of Mineral Springs Road. The subdivision was developed by Durham Land Associates, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Stonehills Estates Subdivision Phase 2 - Category 3

Stonehills Estates Subdivision Phase 2 is a 45-lot single-family residential development, located off of Freeman Road west of Mineral Springs Road. The subdivision was developed by Durham Land Associates, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Stonehills Estates Subdivision Phase 3 - Category 3

Stonehills Estates Subdivision Phase 3 is a 37-lot single-family residential development, located off of Freeman Road west of Mineral Springs Road. The subdivision was developed by Durham Land Associates, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Stonehills Estates Subdivision Phase 4 - Category 3

Stonehills Estates Subdivision Phase 4 is a 46-lot single-family residential development, located off of Freeman Road west of Mineral Springs Road. The subdivision was developed by Durham Land Associates, LLC. In 2009, the developer went bankrupt and left the subdivision incomplete. Since then, the City has called the performance bond.

The current status of the project is that the city and bonding company are still in disagreement over the amount of work to be completed. The City Attorney's Office is involved in the negotiations.

Subway @ S Miami Blvd. - Category 3

Subway @ S Miami Blvd. is a single-lot commercial development, located off of HWY 70 near Miami Boulevard. The subdivision was developed by Nasif Kayed. Since 2010 the developer has been unresponsive and did not complete the sidewalk. The City has called the performance bond and collected \$5,000.

NCDOT is reviewing the required Encroachment Agreement application for work to be performed in the NCDOT right-of-way.

Bay Pointe Phase III - Category 4

Bay Pointe Phase III is a 68-lot single-family residential development, located west of Fayetteville Road off of Martin Luther King Jr. Pkwy. The subdivision was developed by Tucker Development Inc. Since 2007, the City has been trying to get the developer to finish the remaining work. In 2010, the City called the letter of credit, which covers the Green Gardens Phase II Subdivision as well, and collected \$145,000.

Since then, the City has been preparing punch list items and a cost estimate to complete the work. Recent cost estimates indicate that the costs will be approximately \$356,000.

Dunwoody Subdivision - Category 4

Dunwoody Subdivision is a 12-lot single-family residential development, located southwest of Guess Road off of South Riverdale Drive. The subdivision was developed by Riverdale Development, LLC. In 2008 the developer went bankrupt and left the subdivision incomplete. The City has been in negotiations with the insurance companies for a resolution.

In 2010 punch lists were prepared for the remaining work. The Travelers Insurance Company has taken a negotiating posture and is not willing to complete all of the identified work. Most currently, the City has filed claims with the insurance companies.

Green Gardens Phase II - Category 4

Green Gardens Phase II is a 70-lot single-family residential development, located south of Martin Luther King Jr. Pkwy off of Fayetteville Road. The subdivision was developed by Tucker Development Inc. Since 2007, the City has been trying to get the developer to finish the remaining work. Since 2007, the City has been trying to get the developer to finish the remaining work.

Since then, the City has been preparing punch list items and a cost estimate to complete the work. Recent cost estimates indicate that the costs will be approximately \$356,000.

Lynn Hollow II - Category 4

Lynn Hollow II is a 46-lot single-family residential development, located south of Gibson Road near intersection with Lynn Road. The subdivision was developed by Lynn Hollow, LLC (Chuck Welsh). In 2009, the developer went bankrupt and left the subdivision incomplete. In 2009, the developer went bankrupt and left the subdivision incomplete.

The City is finalizing a punch list of all the remaining construction items to finalize a cost estimate and bid out the project.

Pearl Knoll Subdivision - Category 4

Pearl Knoll Subdivision is a 12-lot single-family residential development, located south of Cheek Road off of Clayton Road. The subdivision was developed by Hairston Builders, LLC. Since 2009, the City has been trying to get the developer to finish the remaining work. In 2011, the City called the letter of credit and collected \$10,000.

Since then, the City has been preparing punch list items and a cost estimate to complete the work.

Riverside on the Eno - Category 4

Riverside on the Eno is a 24-lot single-family residential development, located at the intersection of Rose of Sharon Road and Golden Heather Drive. The subdivision was developed by Grand Park, LLC. By 2006, the developer had sought bankruptcy and left the subdivision incomplete. Since then, the City has been in negotiations with Traveler's Insurance for a resolution, and recently received \$60,000 from the recalled performance bond.

In 2010 punch lists were prepared for the remaining work. Recent cost estimate indicated that the costs of finishing the subdivision would be between \$60,000 and \$90,000.

Stoneybrook Cottages Phase 2 - Category 4

Stoneybrook Cottages Phase 2 is a 25-lot single-family residential development, located at the intersection of Brook Chase Lane and Cole Mill Road. The subdivision was developed by Ruth Stewart.

By 2009, the developer stopped work on the incomplete subdivision and defaulted on the construction security note. Since then, the City has received \$15,000 from the recalled certificate of deposit.

In 2010 punch lists were prepared for the remaining work. Recent cost estimate indicated that the costs of finishing the subdivision would be approximately \$50,000.

Windermere Ridge Townhomes Phase 1 - Category 4

Windermere Ridge Townhomes Phase 1 is a 42-lot multi-family residential development, located off of Infinity Road east of Roxboro Street. The subdivision was developed by Charles J. D'Aleo. Since 2006, the City has been trying to get the developer to finish the remaining work. In 2011, the City called the letter of credit, but have not received the funds from the bank yet, which totals \$10,000.

Currently, the City has been preparing punch list items and a cost estimate to complete the work.