

March 16, 2017

Warehouse Investors, LLC  
c/o Lee Holloway  
8300 Moores Chapel Road  
Charlotte, N.C. 28214  
Tax Parcel 05501103

**Re: Compliance Plan for 8300 Moores Chapel Road**

Dear Mr. Holloway:

Please find below the City of Charlotte Code Enforcement Division's proposed compliance plan for the buildings located at 8300 Moores Chapel Road (the "property").

If this plan is acceptable to you, please indicate your agreement by signing in the space provided below.

**Building # 1 - Main Building:**

- Electric power to be disconnected and meter removed within 30 days
- The second floor of the building to be closed off and secured
- The second floor rollup exterior door to be welded shut
- The first floor will also be secured with access to create a small area for storage of forklifts and incidental grounds keeping equipment only to be located near a front loading bay and enclosed by a physical barrier preventing use of the other areas of the first floor. A licensed structural engineer shall certify that the portion of Building #1, if any, utilized for such storage is structurally sufficient for that purpose.

**Building # 2 - Dye house and adjoining structure:**

- Building to be closed and secured
- Electric power to be disconnected and meter removed within 30 days
- Provide a report by a licensed structural engineer certifying Building #2's structural integrity and further certifying that the building is neither structurally impaired nor in danger of collapse

- Engineer to also certify that the destruction of Building #5 will not structurally compromise the structural integrity of Building #2
- Vegetation to be removed from brick

### **Building #3 - Skylight Building:**

- Building to be closed and secured
- Electric power to be disconnected and meter removed within 30 days
- A report by a licensed structural engineer shall certifying the building's structural integrity and further certifying that the building is neither structurally impaired nor in danger of collapse
- Water faucets at exterior of building to be removed

### **Building # 4 - Cotton Warehouse buildings:**

#### **1. 4-A Access Bridge**

Discontinue use and close access to bridge which will include preventing persons from going over or under bridge

#### **2. 4-A**

Discontinue use and close access to unit

#### **3. 4 B**

Discontinue use and close access to unit within 30 days

Alternatively, obtain permit to repair the floor in office area, begin work within 30 days and obtain report by licensed structural engineer of building integrity. Future use will require completion of all repairs

#### **4. 4C**

Use of unit to be discontinued and tenant removed in 30 days

#### **5. 4D**

Discontinue use and close access to unit within 30 days.

Alternatively, obtain permit to repair the floor in office area, begin work within 30 days and obtain report by licensed structural engineer of building integrity.

Remove all exterior water faucets. Future use will require completion of all repairs

#### **6. 4E**

*Handwritten signature/initials*

Discontinue use and close access to unit within 30 days.

Alternatively, obtain permit to repair the floor in office area, begin work within 30 days and obtain report by licensed structural engineer of building integrity.

Future use will require completion of all repairs

**7. 4 F**

Obtain permit and repair roof opening/crack along outside brick wall.

Provide a report by a licensed structural engineer certifying the building's structural integrity. Permanently close off access through any door allowing any internal access to other buildings.

**Building # 5 Garage:**

- Use of building to be discontinued in one week
- Structure to be demolished within 30 days of approval of Certificate of Appropriateness for Demolition by the Charlotte-Mecklenburg Historic Landmarks Commission
- Note comments re Building #2 issue when #5 is demolished

**Building # 6 Front Building:**

- Close off access to mezzanine office space
- Produce past permit for electrical work or have contractor inspect and certify compliance.

**Generator Building:**

- Remove tree limbs damaging the building structure
- Remove loose brick on corner nearest tree limb

**8 x 28 Office Trailer:**

Compliance Letter issued July 7, 2016

**10 x 51 Office Trailer:**

- Disconnect power in 7 days
- Disconnect all utilities and remove trailer from property in 30 days

The action items listed above are in addition to the requirement that you provide my office with confirmation of re-inspection of the premises every 90 days by a licensed structural engineer with continued certification of the buildings' structural integrity. We

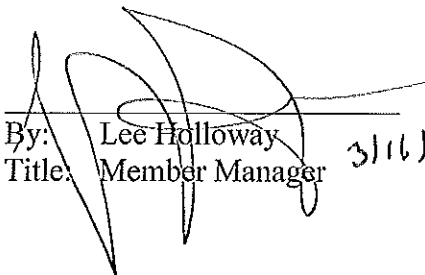
understand that your notice to tenants to vacate the premises will be timely given; but that compliance will be subject to North Carolina statutory requirements.

In recognition of our mutually agreed to compliance plan, the Housing Appeals Board ("HAB") voted to continue your appeal for 90 days. If the property remains in compliance, the appeal may be continued in additional 90 day increments. A breach of the compliance plan shall nullify the plan and allow the City to immediately schedule the appeal before the HAB.

We appreciate your continued cooperation with our enforcement efforts.

Sincerely,

Benjamin Krise  
Code Enforcement Division Manager

  
By: Lee Holloway  
Title: Member Manager

3/16/2017