

The Village At Lake Norman

BY CORNELIUS BROMONT, LLC

An Open Letter To The Community

Dear Neighbors:

The Cornelius Bromont team is committed to making The Village At Lake Norman an exceptionally high-quality development that will be a substantial asset for the community in many ways. Following are the 7 major benefits provided by this project:

1. High-Quality, Master-Planned Development

- This high-quality, master-planned development will make a substantial contribution to the community in terms of aesthetics, economics, infrastructure and lifestyle
- The approximately \$500-million Village will be located on 102 acres south of Westmoreland Road, between US 21 and I-77
- It will include distinctive high-quality retail, corporate office buildings, two hotels including a conference facility, and luxury condominiums above retail shops and restaurants

2. Aesthetic Design Reflecting the Town's Vision and Lake Norman Lifestyle

- The beautiful architecture reflects a relaxed, comfortable, outdoor-enjoyment lifestyle centering around an attractive Village Green
- Many trees and other resort-quality landscaping elements will be used in the Village Green, open parks, linear parks, walking trails, and along the edges of the property
- Underground parking and service areas will reduce surface-level parking

3. Complementing Local Quality of Life with New Amenities

- Strong interest has been expressed by high-quality retailers for the department stores, shops and restaurants
- Office, hotel, residential and recreational features will also provide new amenities for the area
- The Village Green will host events like live music, "Movies on the Green," art and craft shows, holiday events and outdoor dining

4. Generating New Revenues and Employment for the Region

- The project is estimated to create about 3,000 new jobs, millions in positive economic impact, income for other local businesses, and increased support for local non-profit organizations
- The development by itself (no other parcels) will generate millions of dollars a year in new revenues to provide additional municipal services and transportation improvements, plus millions in new sales taxes and hotel room taxes

5. Widening of I-77

- Revenues generated by this project alone will pay for widening of I-77 to three lanes in each direction, from south of Exit 23 to Exit 28
- This will benefit everyone in the area, reducing traffic congestion, saving time and gas

6. Major Transportation Improvements

- A new Exit 27 will be built at I-77 and Westmoreland Road
- A new east-west bridge over I-77 will link the realigned Bailey Road and the new Robbins Park
- US 21/Statesville Road will be widened to 5 lanes including a landscaped median
- Turn lanes will be added and signal timing improved in numerous locations
- All transportation improvements are contingent upon approval by all governing authorities

7. Commitment You Can Depend On

- The Cornelius Bromont team is totally committed to building a project we can all be proud of, enjoy and share with family, friends and neighbors for years to come
- The partners in Cornelius Bromont, LLC, have over 30 years experience developing high-quality retail, office and multi-family projects throughout the country and the Lake Norman area
- We welcome your ideas and feedback at our project website, www.CorneliusBromont.com

With best regards,



Josh Rector
Development Director
Bromont Development