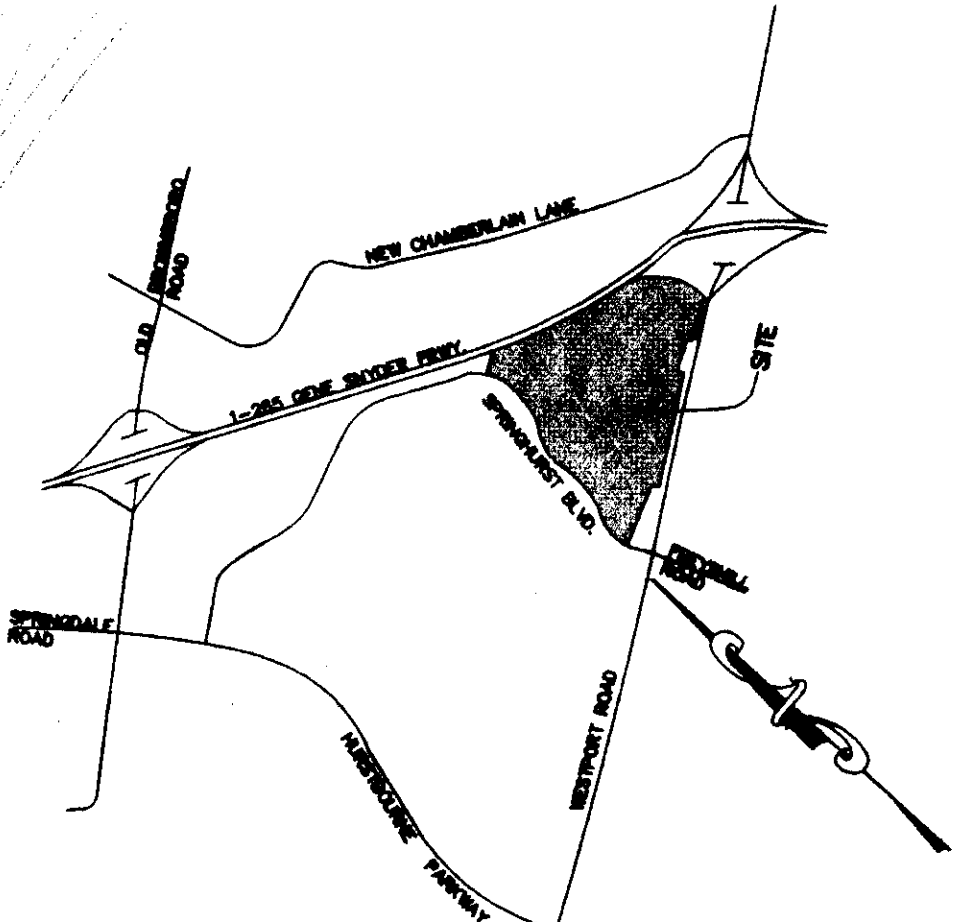


POINT OF BEGINNING

MEIJER
SEE PLAN APPROVED FEB. 22, 1996



KEY MAP

LANDSCAPE REQUIREMENTS

V.U.A.	5% REQUIREMENT	I.L.A. PROVIDED
A	372,278 SQFT	18,613 SQFT
B	35,768 SQFT	1,988 SQFT
C	170,915 SQFT	8,545 SQFT
D	73,968 SQFT	3,698 SQFT
E	31,199 SQFT	1,559 SQFT
F	87,245 SQFT	4,362 SQFT
G	103,494 SQFT	5,173 SQFT
H	103,737 SQFT	5,186 SQFT
I	1,620 SQFT	0 SQFT
J	17,289 SQFT	864 SQFT
K	9,085 SQFT	454 SQFT
L	14,568 SQFT	728 SQFT
M	970,084 SQFT	48,416 SQFT
N	28,160 SQFT	1,408 SQFT
O	32,830 SQFT	1,641 SQFT
P	28,091 SQFT	1,404 SQFT
Q	39,529 SQFT	1,976 SQFT
R	40,498 SQFT	2,024 SQFT
S	20,926 SQFT	1,046 SQFT
T	19,090 SQFT	954 SQFT
U	20,926 SQFT	1,046 SQFT
V	37,878 SQFT	1,893 SQFT
W	28,784 SQFT	1,439 SQFT
X	379,830 SQFT	19,721 SQFT
Y		20,160 SQFT

DATA

GROSS AREA 111.124 ACRES
NET AREA 108.882 ACRES
EXISTING ZONING C-2 (108.78 ACRES)
R-7 (2.101 ACRES)

MAJOR TENANTS

LOT	BUILDING AREA	LOT AREA	FAR	PARKING REQ. PROV.	USE
A	78,100 SQFT	617,600 SQFT	.13	801	4006 SEAT THEATER
B	25,715 SQFT	137,765 SQFT	.19	129	RETAIL
C	66,000 SQFT	359,043 SQFT	.26	434	RETAIL (FIRST FLOOR)
D	7,000 SQFT			35	RETAIL (SECOND FLOOR)
E	42,000 SQFT	178,915 SQFT	.42	210	RETAIL (FIRST FLOOR)
F	33,000 SQFT	41,057 SQFT	.07	7	WAREHOUSE (SECOND FLOOR 10 EMPL.)
G	22,400 SQFT	88,028 SQFT	.25	112	RETAIL
H	3,711 SQFT			1	WAREHOUSE (2 EMPL.)
I	15,000 SQFT	58,770 SQFT	.25	75	RETAIL
J	27,000 SQFT	102,362 SQFT	.30	135	RETAIL
K	3,000 SQFT			1	WAREHOUSE (2 EMPL.)
L	60,000 SQFT	246,033 SQFT	.50	300	RETAIL
M	25,000 SQFT	84,882 SQFT	.50	125	RETAIL
N	14,200 SQFT	4,487 SQFT	.46	6	RETAIL
O	15,200 SQFT	133,102 SQFT	.15	76	RETAIL
P	7,288 SQFT	123,968 SQFT	.10	36	RETAIL
Q	4,158 SQFT			21	RETAIL
R	4,600 SQFT	63,324 SQFT	.20	48	RETAIL
SUB TOTAL	486,350 SQFT	2,199,079 SQFT		2552	INCLUDES HANDICAP PARKING
T	272,750 SQFT			2928	
E	123,700 SQFT				
TOTAL	882,800 SQFT				

OUTPARCELS

LOT	BUILDING AREA	LOT AREA	FAR	PARKING REQ. PROV.	USE
O	5,600 SQFT	45,738 SQFT	.12	58	RESTAURANT
P	3,000 SQFT	44,031 SQFT	.11	30	RESTAURANT (FAST)
Q	3,000 SQFT	28,575 SQFT	.13	39	RESTAURANT (FAST)
R	3,000 SQFT	41,057 SQFT	.07	15	RESTAURANT (FAST)
S	9,500 SQFT	54,222 SQFT	.18	95	RESTAURANT
T	6,150 SQFT	56,283 SQFT	.11	61	RESTAURANT (FAST)
U	4,000 SQFT	33,028 SQFT	.14	45	RESTAURANT (FAST)
V	3,000 SQFT	55,948 SQFT	.10	56	RESTAURANT (FAST)
W	6,150 SQFT	38,736 SQFT	.07	10	CONVENIENCE/GAS
X	6,199 SQFT	28,577 SQFT	.21	30	RETAIL
Y	7,472 SQFT	33,531 SQFT	.22	17	RETAIL
Z	8,000 SQFT	54,504 SQFT	.15	80	RESTAURANT
TY	5,000 SQFT	40,548 SQFT	.12	50	RESTAURANT (FAST)
TOTAL	70,824 SQFT	544,699 SQFT		624	784 INCLUDES HANDICAP PARKING

PERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-6-89C
APPROVAL DATE 5/22/87
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
K. Wayne Edwards
PLANNING COMMISSION

SIGN DATA

- SHOPPING CENTER IDENTIFICATION MONUMENT SIGN 6' HIGH 72 SQ.FT.
 - BUSINESS IDENTIFICATION MONUMENT SIGN 6' HIGH 60 SQ.FT.
 - OUTLOT IDENTIFICATION MONUMENT SIGN 6' HIGH 60 SQ.FT.
- NOTES:
- PURSUANT TO ORDINANCE NO. 7, SERIES 1988, CONCERNING SIGNAGE ALONG THE GENE SNYDER FREEWAY:
 - ATTACHED SIGNS FOR BUILDINGS "A", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" SHALL NOT EXCEED 80 SQUARE FEET IN AREA EXCEPT ON THE SOUTHWESTERLY FACADE.
 - NO FREESTANDING BUSINESS SIGN SHALL BE LOCATED WITHIN 200 FEET OF THE NEAREST EDGE OF THE RIGHT-OF-WAY LINE OF THE GENE SNYDER FREEWAY.
 - ANY MODIFICATION TO THE FREESTANDING SIGNS SHOWN HEREON AND LOCATED BETWEEN 200 FEET AND 500 FEET FROM THE NEAREST RIGHT-OF-WAY LINE OF THE GENE SNYDER FREEWAY SHALL NOT ALLOW A SIGN IN EXCESS OF 20 FEET IN HEIGHT NOR IN EXCESS OF 80 SQUARE FEET IN AREA FOR ANY FACE.
 - THERE SHALL BE NO MORE THAN FOUR FREESTANDING "SHOPPING CENTER IDENTIFICATION SIGNS", AND ANY SUCH SIGNS SHALL BE IN THE APPROXIMATE LOCATIONS SHOWN, SHALL NOT EXCEED THE HEIGHT AND AREA SHOWN, AND SHALL BE AT LEAST 5 FEET FROM THE RIGHT-OF-WAY LINE.
 - THERE SHALL BE NO MORE FREESTANDING "BUSINESS IDENTIFICATION SIGNS" NOR "OUTLOT IDENTIFICATION SIGNS" THAN ARE SHOWN HEREON, UNLESS APPROVED BY THE PLANNING COMMISSION, AND NO SUCH SIGN SHALL EXCEED THE HEIGHT NOR AREA SHOWN.
 - ALL FREESTANDING SIGNS SHALL BE MONUMENT-STYLE SIGNS.
 - NO SIGN SHALL BE CONSTRUCTED UNTIL THE LOT ON WHICH IT IS LOCATED HAS BEEN CREATED BY RECORDING A PLAT IN CONFORMANCE WITH THE METROPOLITAN SUBDIVISION REGULATIONS.
 - VARIANCES FROM THE BOARD OF ZONING ADJUSTMENT WILL BE REQUESTED TO PERMIT THE SIGNS ON LOTS "S" TO ENCRoACH INTO THE FRONT YARD.

NOTE: LBA BUFFERS SHOWN ARE FROM PROPERTY LINE TO FACE OF CURB OR FROM FACE OF CURB TO FACE OF SIDEWALK AND MAY INCLUDE SIDEWALK.

THE SIDEWALK SHOWN ALONG EACH OF THE FOLLOWING 3 ROADWAYS SHALL BE CONSTRUCTED PRIOR TO THE OCCUPANCY OF THE FIRST BUILDING IN THE LOT, WITH THE EXCEPTION THAT THE WALK ACROSS LOT "E" (MEIJER LOT) SHALL BE BUILT PRIOR TO OCCUPANCY OF THE LOT "C" BUILDING. THE ROADWAYS ARE AS FOLLOWS:

- SPRINGHURST BLVD. FROM ITS CURRENT PAVEMENT END TO WESTPORT RD.
- ROADWAY "A" FROM SPRINGHURST BLVD. TO WESTPORT RD. EXCEPT AS NOTED ABOVE.
- ROADWAY "C" FROM ROADWAY "B" TO WESTPORT RD.

OTHER WALKS WILL BE BUILT AS EACH LOT IS DEVELOPED.

TAX BLOCK W-2 LOT 74
TAX BLOCK 14 LOT 378
TAX BLOCK B LOT 107

REVISION TO LOT "A"
GENERAL DISTRICT DEVELOPMENT PLAN
AND
DETAILED DISTRICT DEVELOPMENT PLAN

SPRINGHURST TOWNE CENTER RECEIVED

DOCKET NO. 9-6-89C MAY 06 1997

OWNER DEVELOPER:
CBL/CP, INC. GENERAL PARTNER
SPRINGHURST LIMITED PARTNERSHIP
ONE PARK PLACE
6148 LEE HIGHWAY
CHATTANOOGA, TENNESSEE 37421-2931

PROPOSED TRAFFIC SIGNAL

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-8271

Scale: 1"=100'
Date: 5/22/87
REV: 4/22/86
REV: 5/12/86
REV: 8/19/86
REV: 12/31/86
REV: 5/22/87