
July 16, 2020

To: Adjacent and Nearby Property Owners and Residents

From: CFB Powersports, LLC

Re: Notice of Default and Intent to Terminate Franchise Agreement

Dear Neighbors,

This is a notice of a community meeting for all Adjacent and Nearby Property Owners in the proximity of the land located at 7775 Market Street (parcel ID No.: R03600-004-025-000) (the "Property"). WBP LLC ("WBP"), by and through CFB Powersports, LLC, is proposing a rezoning of the Property from its current zoning: Office and Institutional ("O&I") to a Highway Business District ("B-2") using the conditional zoning procedures specified in the New Hanover County Zoning Ordinance to allow the development of a boat and motorcycle dealership, along with an entirely indoor service center.

Our request for rezoning is conditional. This means that, if we are granted a rezoning, it would be for the site plan attached hereto and the use set out. It is an opportunity for the New Hanover County Commissioners to grant a rezoning, subject to specific conditions and limitations designed to lower impacts of a potentially more intense zoning district.

We look forward to describing our plans for the Property in greater detail and answering any questions you have about the project.

Given the current COVID-19 pandemic, and after careful consideration of how to appropriately solicit meaningful feedback from our neighbors while exercising social distancing measures, we will hold an in-person community meeting with limited in-person registration. The meeting location contains one large, 8,000 square foot room, which will allow for ample space for social distancing. We will also have a later meeting accessible remotely via Zoom in the event such a forum is more convenient and safe. In-person attendees and Zoom participants will both be offered the chance to provide input and ask questions about the planned development.

The meeting information is as follows:

In-Person Meeting
July 30, 2020
6:00 pm
Battleship Cycles & Marine
8006 Market Street
Wilmington, NC

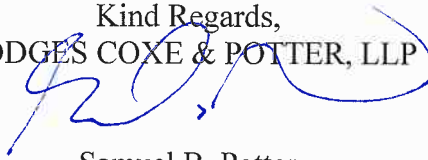
Zoom Access
July 31, 2020
6:00 pm

Please note that all in-person attendees will be required to wear a mask and practice social distancing at all times during the meeting.

If you prefer to register for Zoom Meeting, please email Rachel@hcplaw.com and you will receive a confirmation email containing information about joining the webinar. Please also use this email address as a resource for any questions you may have regarding registration for, and participation in, the meetings.

If you have any questions regarding the topics to be covered in the meeting, or wish to comment on the proposed rezoning outside the context of this community meeting, please write or call Rachel Bengel at (910) 772-1678 or rachel@hcplaw.com.

Kind Regards,
HODGES COXE & POTTER, LLP



Samuel B. Potter