

EXHIBIT A

LOT DESCRIPTIONS

Being all of Lots 1 through 5 as shown on Final Plat of Monroe Road Office Park prepared by F. Donald Lawrence & Associates, P. A., dated November 27, 1992 and recorded in Map Book 25 at Page 212 of the Mecklenburg Public Registry and being more particularly described as follows:

LOT #1:

BEGINNING at a point located at the westerly corner of Lot 1 as shown on the above-referenced plat which point is located three (3) courses and distances as follows from a nail set at the intersection of the centerline of the right-of-way of Sharon Amity Road and the centerline of the right-of-way of Monroe Road: (1) South 60°37'11" East 616.05 feet to a point; (2) North 32°15'00" East 4.90 feet to an existing iron pin; and (3) North 84°11'37" East 68.11 feet to the point and place of BEGINNING; thence North 32° 27'49" East 46.49 feet to a point; thence South 57°35'39" East 42.92 feet to a point; thence South 32°33'12" West 46.46 feet to a point; thence North 57°38'41" West 42.85 feet to the point and place of BEGINNING.

LOT #2:

BEGINNING at a point located at the westerly corner of Lot 2 as shown on the above-referenced plat which point is located three (3) courses and distances as follows from a nail set at the intersection of the centerline of the right-of-way of Sharon Amity Road and the centerline of the right-of-way of Monroe Road: (1) South 60°37'11" East 616.05 feet to a point; (2) North 32°15'00" East 4.90 feet to an existing iron pin; and (3) North 57°46'17" East 124.67 feet to the point and place of BEGINNING; thence North 32° 12'25" East 45.79 feet to a point; thence South 57°54'27" East 42.06 feet to a point; thence South 32°12'25" West 45.79 feet to a point; thence North 57°54'27" West 42.06 feet to the point and place of BEGINNING.

LOT #3:

BEGINNING at a point located at the easterly corner of Lot 3 as shown on the above-referenced plat which point is located four (4) courses and distances as follows from a nail set at the intersection of the centerline of the right-of-way of Sharon Amity Road and the centerline of the right-of-way of Monroe Road: (1) South 60°37'11" East 616.05 feet to a point; (2) South 57°41'09" West 225.06 feet to a point; and (3) North 32°15'00" East (passing an existing iron pin at 5.12 feet) a total distance of 275.00 feet to an existing iron pin; and (3) South 86°12'51" West 82.57 feet to the point and place BEGINNING; thence South 31°54'11" West 44.06 feet to a point; North 57°52'30" West 92.07 feet to a point; North 32°05'37" East 44.03 feet to a point; thence South 57°53'42" East 91.92 feet to the point and place of BEGINNING.

LOT #4:

BEGINNING at a point located at the southerly corner of Lot 4 as shown on the above-referenced plat which point is located four (4) courses and distances as follows from a nail set at the intersection of the centerline of the right-of-way of Sharon Amity Road and the centerline of the right-of-way of Monroe Road: (1) South 60°37'11" East 616.05 feet to a point; (2) South 57°41'09" West 225.06 feet to a point; (3) North 32°15'00" East 5.12 feet to an existing iron pin; and (4) North 05°13'51" East 120.57 feet to the point and place BEGINNING; thence North 58°07'14" West 43.47 feet to a point; North 31°53'22" East 51.64 feet to a point; South 58°01'13" East 43.46 feet to a point; thence South 31°52'40" West 51.56 feet to the point and place of BEGINNING.

LOT #5:

BEGINNING at a point located at the southerly corner of Lot 5 as shown on the above-referenced plat which point is located four (4) courses and distances as follows from a nail set at the intersection of the centerline of the right-of-way of Sharon Amity Road and the centerline of the right-of-way of Monroe Road: (1) South 60°37'11" East 616.05 feet to a point; (2) South 57°41'09" West 225.06 feet to a point; (3) North 32°15'00" East 5.12 feet to an existing iron pin; and (4) North 20°16'16" West 68.45 feet to the point and place BEGINNING; thence North 57°53'16" West 42.83 feet to a point; North 32°05'00" East 46.69 feet to a point; South 57°48'23" East 42.83 feet to a point; thence South 32°04'22" West 46.63 feet to the point and place of BEGINNING.

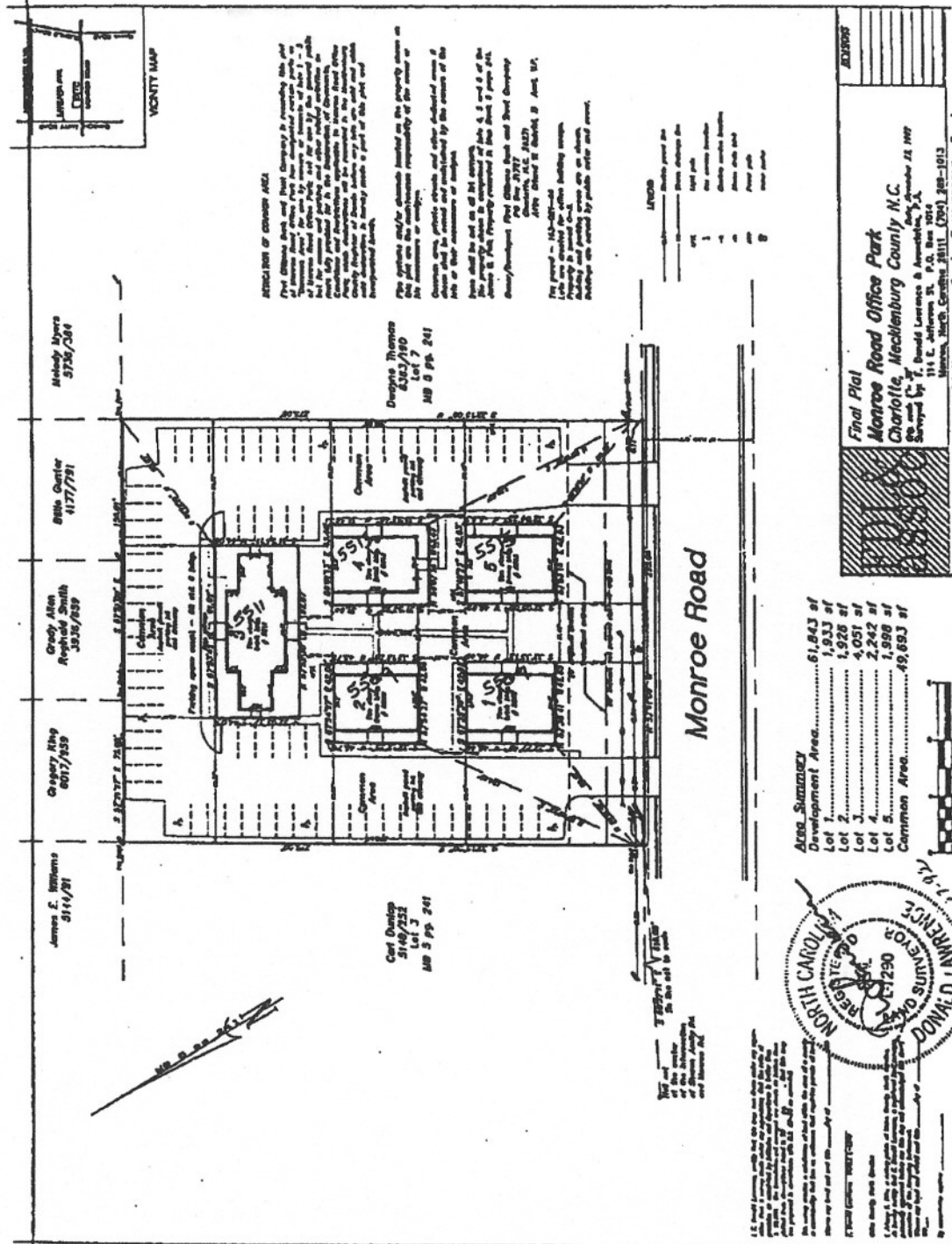


EXHIBIT C

Rules and Regulations

Each Owner of a Lot shall do the following with respect to its Lot:

- (a) Keep and maintain the exterior of all Improvements and all sidewalks in good, safe, clean and sightly condition;
- (b) Remove promptly, to the extent reasonably practicable, snow, ice, surface water on paved surfaces on its Lot and debris on its Lot;
- (c) Repair, replace and renew lighting fixtures, and bulbs, tubes and ballasts therefor as may be necessary;
- (d) Care for and replant all landscaped and planted areas so as to not allow dead or unsightly plants to remain within its Lot;
- (e) Repair any damage or breakage to Improvements located beneath the pavement on its Lot and serving solely its Lot;
- (f) Keep its Lot clean, orderly, sanitary and free from objectionable odors and from termites, insects, vermin and other pests.
- (g) Store all trash and garbage in adequate containers within its Lot, maintained in a clean and neat condition, and located so as not to be visible to the public and so as not to create any health or fire hazard, and to arrange for regular removal thereof at Owner's expense;
- (h) Not burn any papers, trash or garbage of any kind in or about its Lot;
- (i) Not distribute any handbills or other advertising matter on or about any part of the Properties; and
- (j) Not install in or about its Lot any exterior amplification or similar devices and/or not to use in, on or about the Properties any advertising medium which may be heard or experienced outside its Lot, such as flashing lights, searchlights, loudspeakers, phonographs, television or radio broadcasts.
- (k) Not leave cars parked in the Parking Lot on the Common Area overnight.
- (l) Not violate any other requirement set forth in the body of the Declaration.

Section 9.702. Uses permitted by right.

The following uses are permitted by right in the O-1, O-2 and O-3 districts, provided they meet all requirements of this Part and all other requirements established in these regulations:

- (1) [REDACTED]
- (2) Barber and beauty shops.
- (3) [REDACTED]
- (4) Civic, social service and fraternal facilities.
- (5) Clinics, medical, dental and optical.
- (6) [REDACTED]
- (7) Cultural facilities.
- (8) Dwellings, detached, duplex, triplex or quadplex.
- (9) [REDACTED]
- (10) [REDACTED]
- (11) [REDACTED]
- (12) Financial institutions, up to 300,000 square feet.
- (13) Funeral homes.
- (14) Government buildings, up to 300,000 square feet.

- (15) [REDACTED]
- (16) [REDACTED]
- (17) [REDACTED]
- (18) Indoor recreation.
- (19) Laboratories, within an enclosed building for basic and applied research.
- (20) Laboratories, medical, dental and optical.
- (21) Offices, up to 300,000 square feet.
- (22) [REDACTED]
- (23) Post offices.
- (24) Radio and television stations and/or offices.
- (25) Religious institutions.
- (26) Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry.
- (27) Subdivision sales offices.
- (28) [REDACTED]
- (29) [REDACTED]
- (30) [REDACTED]