

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

**SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR UNIVERSITY EAST
BUSINESS PARK**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR UNIVERSITY EAST BUSINESS PARK (this "Supplemental Declaration"), made on this 6th day of June, 2000 by UNIVERSITY EAST, LLC ("Declarant");

WITNESSETH:

WHEREAS, Declarant has heretofore imposed a Declaration of Covenants, Conditions and Restrictions for University East Business Park upon a portion of the commercial development known as University East Business Park, which Declaration is recorded in Book 9241 at Page 180 of the Mecklenburg County Public Registry (the "Declaration"); and

WHEREAS, the property currently subject to and affected by the Declaration is more particularly described in the Declaration and any supplements thereto which have been filed in the Mecklenburg County Public Registry (the "Existing Property"); and

WHEREAS, the Declaration provides in Article II, Section 2 that additional land which is contiguous to the Existing Property and within one-half mile of the boundary of the Existing Property may be annexed to the Existing Property by Declarant with the consent of a majority of the Total Votes; and

WHEREAS, a portion of Tract I as described in Exhibit A attached hereto has been subjected to the Declaration, and the remaining portion of Tract I as described in Exhibit A has not been subjected to the Declaration (all of the property described in Exhibit A attached hereto is hereinafter referred to as the "Incorporated Property"); and

WHEREAS, Declarant wishes to ensure that all of the Incorporated Property is subjected to the Declaration, and is therefore resubjecting a portion of Tract I as described in Exhibit A to the Declaration; and

WHEREAS, the Incorporated Property is contiguous to the Existing Property and within one-half mile of the boundary of the Existing Property; and

WHEREAS, pursuant to Article III, Section 3 of the Declaration, the Declarant shall be entitled to fifty-one percent (51%) of the Total Votes until January 1, 2007; and

1814065.02
LIB: CH

Drawn by and mail to:
Taryn G. Mecia, Esq.
Kennedy Covington Lobdell & Hickman, L.L.P.
4200 Bank of America Corporate Center
100 North Tryon Street
Charlotte, North Carolina 28202-4006

W+

WHEREAS, the Declarant desires to incorporate the Incorporated Property into the property subject to the Declaration and thereby also amend Exhibit A to the Declaration.

NOW, THEREFORE, pursuant to the provisions of the aforesaid Declaration, Declarant does hereby amend the Declaration to annex the Incorporated Property to the Existing Property which is subject to the Declaration to the end that the Incorporated Property shall be within the scheme of said Declaration and to the further end that all present and future owners of all or any portion of the Incorporated Property shall be subject to the terms and conditions of the aforesaid Declaration and the owners thereof shall have the rights, privileges and obligations therein set out. The Existing Property shall hereafter include all of the property described in Exhibit A hereof.

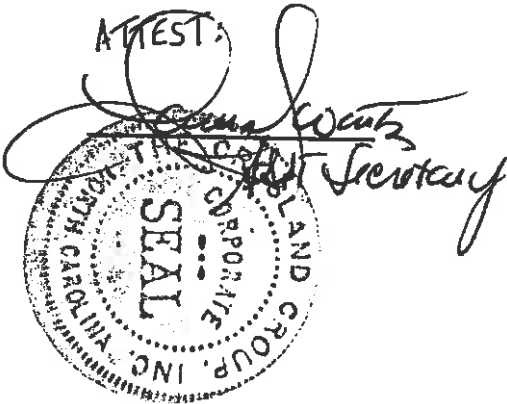
Terms not defined in this Supplemental Declaration shall have the meaning given them as set forth in the Declaration. The Declaration, as amended herein, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be duly executed as of the day and year first above written.

UNIVERSITY EAST, LLC
a North Carolina limited liability company

By: The Crosland Group, Inc.,
its Manager

By: James E. Mifflin
Vice President



STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, a Notary Public of the County and State aforesaid, certify that JAMES E. Merrifield personally came before me this day and acknowledged that he is Vice President of The Crosland Group, Inc., a North Carolina corporation, Manager of University East, LLC, and that he/she, as Vice President, being authorized to do so, executed the foregoing instrument on behalf of the corporation, as Manager of the limited liability company.

Witness my hand and official seal this 6th day of June, 2000.

Debra L. Viker
Notary Public

My commission expires: 4/15/04

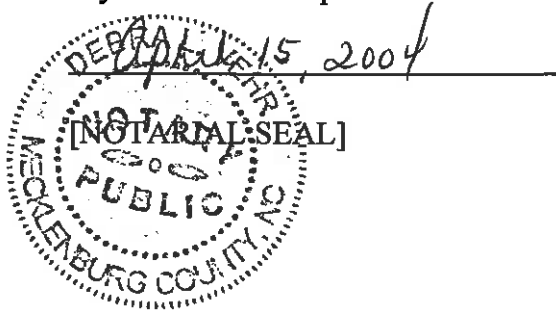


EXHIBIT A

Tract 1

BEING a portion of the property conveyed to Russell G. Faulk by that one certain deed recorded in Book 1387, Page 287, Mecklenburg County Public Registry, said property being 16.6701 acres of land situated in Crab Orchard Township, Mecklenburg County, North Carolina, more particularly described as follows:

BEGINNING at an existing iron pin located at the southeast corner of the property of Jimmy D. Faulk and wife, Marilyn P. Faulk (now or formerly), as shown in Deed Book 1811, Page 08 in the Mecklenburg County Public Registry, which point is N 09-49-49 E 540.76 feet from an existing iron pin in the eastern boundary of the right-of-way of East W. T. Harris Boulevard and from said point of BEGINNING N 09-49-49 E 99.35 feet to a point; thence with a new line which follows the center line of Back Creek, the following 11 calls and distances: (1) N 73-10-43 E 6.14 feet to a point; (2) N 41-00-03 E 57.33 feet to a point; (3) N 20-39-49 E 27.54 feet to a point; (4) N 47-47-19 E 16.07 feet to a point; (5) N 82-46-04 E 67.45 feet to a point; (6) N 30-10-46 E 34.93 feet to a point; (7) N 57-02-10 E 101.53 feet to a point; (8) N 52-56-07 E 82.28 feet to a point; (9) N 78-02-09 E 11.51 feet to a point; (10) N 57-20-25 E 16.56 feet to a point; and (11) N 48-50-08 E 144.41 feet to a point in the western boundary line of the property of Barbara H. Wright (now or formerly), as shown in Deed Book 7402, Page 574 in the Mecklenburg County Public Registry; thence the following 3 calls and distances: (1) S 18-56-36 W 281.39 feet to an existing iron pin; (2) S 02-39-34 W 1,073.94 feet to an existing iron pin at an oak tree; and (3) S 02-28-04 W 1,348.75 feet to an existing iron pin; thence with the northeastern boundary line of the property of Carolina Conference Association of Seven Day Adventists, Inc. (now or formerly), as shown in Deed Book 8713, Page 262 in the Mecklenburg County Public Registry, N 57-19-01 W 364.75 feet to an existing iron pin located in the eastern right-of-way line of East W. T. Harris Boulevard; thence with said right-of-way line the following 8 calls and distances: (1) with the arc of a circular curve to the left having a radius of 2,009.86 feet, a chord bearing and distance of N 16-26-38 E 329.33 feet, and an arc length of 329.70 feet to a point; (2) N 28-27-58 E 33.08 feet to a point; (3) N 08-39-06 E 214.54 feet to a point; (4) N 12-10-25 W 52.11 feet to a point; (5) with the arc of a circular curve to the left having a radius of 2,009.86 feet, a chord bearing and distance of N 03-43-14 W 475.25 feet, and an arc length of 476.36 feet to a point; (6) N 03-51-20 W 106.68 feet to a point; (7) N 21-42-25 W 155.25 feet to a point; (8) with the arc of a circular curve to the left having a radius of 2,009.86 feet, a chord bearing and distance of N 20-22-53 W 207.35 feet, and an arc length of 207.44 feet to an existing iron pin in the eastern line of the right-of-way of East W. T. Harris Boulevard; thence N 09-49-49 E 540.76 feet to the POINT AND PLACE OF BEGINNING, said property containing 16.6701 acres as shown on survey prepared by W. K. Dickson and certified and sealed by J. Jeffrey Cobb, RLS, dated March, 1999 and titled "Boundary Survey made at the request of The Crosland Group, Owners of record: Russell G. Faulk--D.B. 1387, Pg. 287; BARRINGTON PLACE ASOCIATES-- D.B. 8896, Pg. 033", and described as Project No. 98770.15.

Tract II

BEING a portion of the property conveyed to Russell G. Faulk by that one certain deed recorded in Book 1387, Page 287, Mecklenburg County Public Registry, said property being 2.3179 acres of land situated in Crab Orchard Township, Mecklenburg County, North Carolina, more particularly described as follows:

BEGINNING at an existing iron pin located at the southeast corner of the property of Jimmy D. Faulk and wife, Marilyn P. Faulk (now or formerly), as shown in Deed Book 1811, Page 08 in the Mecklenburg County Public Registry, which point is N 09-49-49 E 540.76 feet from an existing iron pin in the eastern boundary of the right-of-way of East W. T. Harris Boulevard and from said POINT OF BEGINNING S 09-49-49 W 540.76 feet to an existing iron pin in the eastern line of the right-of-way of East W. T. Harris Boulevard; thence with said easterly line the following four (4) courses and distances: (1) with the arc of a circular curve to the left having a radius of 2,009.86 feet, a chord bearing and distance of N 27-42-19 W 266.98 feet and an arc length of 267.18 feet to a point; (2) with the arc of a circular curve to the left having a radius of 2,009.86 feet, a chord bearing and distance of N 32-55-26 W 105.22 feet and an arc length of 115.24 feet to a point; (3) N 19-12-59 W 57.77 feet to a point; (4) N 35-17-33 W 120.26 feet to a point; thence with the center line of Back Creek, the following four courses and distances: (1) N 50-42-25 E 80.39 feet to a point; (2) N 85-49-45 E 92.12 feet to a point; (3) N 72-39-31 E 73.50 feet to a point; (4) S 80-04-58 E 139.97 feet to the POINT AND PLACE OF BEGINNING, said property containing 2.3179 acres as shown on survey prepared by W.K. Dickson and certified and sealed by J. Jeffrey Cobb, RLS, dated March, 1999 and titled "Boundary Survey made at the request of The Crosland Group, Owner of record: Russell G. Faulk--D.B. 1387, Pg. 287; Barrington Place Associates--D.B. 8896, Pg. 033", and described as Project No. 98770.15.



JUDITH A. GIBSON
REGISTER OF DEEDS , MECKLENBURG COUNTY
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE NC 28202

Filed For Registration: 06/12/2000 03:35 PM
Book: RE 11348 Page: 614-619
Document No.: 2000081898
RESTR 6 PGS
Recorder: MAXINE HAITH

State of North Carolina, County of Mecklenburg

The foregoing certificate of DEBRA L. VEHR Notary is certified to be correct. This 12TH of June 2000

JUDITH A. GIBSON, REGISTER OF DEEDS By: _____
Deputy/Assistant Register of Deeds

Valerie F. White



2000081898