

AMERICAN ASSET CORPORATION

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**Liberty Property Trust
1900 South Boulevard,
Suite 302
Charlotte, NC 28203**

August 15, 2014

Re: Shopton Ridge Business Association, Inc. (the "Association")

Dear Colleen Storm:

This letter is to confirm that the Association has assumed obligations to maintain certain common area facilities within the Shopton Ridge Business Park pursuant to public documents. There will be no change in the level of maintenance, the facilities maintained by the Association, or the method of assessments. The purpose of this letter is simply to clarify what obligations the Association has assumed to avoid confusion or conflicts in the future.

Pursuant to Section 6.6 of that certain Declaration of Easements dated June 13, 2005 recorded in the Register of Deeds of Mecklenburg County, North Carolina (the "Public Office") on July 11, 2005 in Book 19017 Page 103 (the "Easement"), the Association has assumed the obligation of Shopton Ridge Business Park Limited Partnership to maintain, repair and replace the Detention Basin, as defined in and pursuant the Easement. In order to avoid multiple invoices to the Association members, any and all costs incurred by the Association in connection with the Detention Basin are billed to owners/members as part of the Assessments pursuant to Article V, Section 3(b) of the Covenants, as defined below.

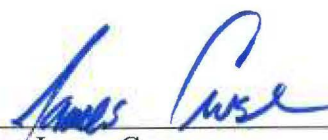
The Association has also assumed responsibility for maintaining, repairing and replacing the following Designated Maintenance Items pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Shopton Ridge dated July 30, 2004, recorded in the Public Office on July 30, 2004 in Book 17559 Page 851, as amended by First Supplement to Declaration of Covenants, Conditions and Restrictions for Shopton Ridge dated October 16, 2013, recorded in the Public Office on October 29, 2013 in Book 28797 Page 91 (the "Covenants"): pavement, curb and gutter, the Stormwater Facilities, lighting fixtures, signs, monuments, utilities,

sidewalks, landscaping located within the rights of way which are located within the Association Landscape and Roadway Easement Areas, Drainage Easements, Utility Easements and Sidewalk Easements, all as defined in the Covenants. The Association shall continue to maintain, repair and replace these Designated Maintenance Items until further notice.

In order to avoid duplication and multiple billing confusion, all costs incurred by the Association in connection with its maintenance duties pursuant to the Easement and the Covenant, are billed in one annual invoice to the members, pursuant to Article V of the Covenants.

Should you have any questions regarding this letter or the maintenance obligations and assessments therefor by the Association, please do not hesitate to contact me.

SHOPTON RIDGE OWNERS ASSOCIATION, INC.,
a North Carolina non-profit corporation

By: 
Name: James Cruse
Title: President