

EXHIBIT "A"

Land Initially Submitted

ALL THOSE TRACTS OR PARCELS OF LAND lying and being in Mecklenburg County, North Carolina, and being more particularly described as follows:

Lots 1 through 8 and other areas shown on that certain plat of Stephens Grove, Phase 1, Map 1, recorded in the Public Records at Map Book 30, Page 615; and

Lots 9 through 59 and 115 through 167 and other areas shown on that certain plat of Stephens Grove, Phase 1, Map 2 recorded in the Public Records at Map Book 30, Page 819;

as such plats may be revised from time to time.

EXHIBIT "B"

Land Subject to Annexation

LYING AND BEING in Lemley Township, Mecklenburg County, North Carolina, and more particularly described as follows:

THE POINT AND PLACE OF BEGINNING is marked by an existing iron rod located in the centerline of the sixty (60) foot wide public right of way of Stephens Road (S.R. # 2132), which iron rod also marks the southwestern corner of the land conveyed to David W. Love by instrument recorded in Book 4873, Page 280, Mecklenburg County Registry and which iron rod also marks the northwestern corner of the land conveyed to John D. Kiser by instrument recorded in Book 7480, Page 375, Mecklenburg County Registry; thence running from the POINT AND PLACE OF BEGINNING and with the center line of the right of way of Stephens Road the following three (3) courses and distances: (1) S 57-51-53 W 494.66 feet to an existing iron rod; (2) S 57-44-10 W. 590.23 feet to an exiting iron rod: and (3) S. 57-24-30 W. 577.57 feet to and existing iron rod located on the northern boundary of land conveyed to Anthony Kidd by instrument recorded in Book 4129, Page 355, Mecklenburg County Registry; thence with the northern boundary of the Kidd property (now or formerly) the following three (3) courses and distances: (1) S. 73-06-27 W. 194.34 feet to an existing iron rod; (2) N. 76-40-25 W. 622.28 feet to an existing iron rod; and (3) S. 44-05-13 W. 540.18 feet to an existing iron rod marking the southeastern corner of land conveyed to The City of Charlotte by instrument recorded in Book 7888, Page 822, Mecklenburg County Registry; thence with the eastern boundary of The City of Charlotte property (now or formerly) the following thirteen (13) courses and distances: (1) N. 31-23-15 W. 140.23 feet to a point; (2) N. 79-00-50 W. 9.43 feet to a point; (3) N. 79-00-50 W. 10.55 feet to a point; (4) N. 45-59-21 W. 76.47 feet to a point; (5) N. 64-11-11 W. 46.33 feet to a point (6) S. 79-11-09 W. 20.83 feet to a point; (7) N. 74-28-51 W. 34.33 feet to a point; (8) S. 62-44-53 W. 15.11 feet to a point; (9) N. 28-24-52 E. 6.25 feet to an existing iron rod; (10) N. 28-24-52 E. 475.41 feet to a point; (11) N. 28-24-52 E. 315.42 feet to set iron rod; (12) N. 00-12-17 E. 937.56 feet to a set iron rod; and (13) N. 10-10-35 W. 492.97 feet to an existing iron rod located in the southeast corner of land conveyed to Edgar A. Juhan by instrument recorded in Book 3811, Page 627, Mecklenburg County Registry and the southwestern corner of land conveyed to Walnut Creek Farms Limited Partnership by instrument 7156, Page 305, Mecklenburg County Registry; thence with the southern boundary of Walnut Creek Farms Limited Partnership property (now or formerly) the following seventeen (17) courses and distances: (1) N. 55-38-35 E. 353.34 feet to point; (2) S. 78-58-42 E. 17.82 feet to a point; (3) N. 59-11-55 E. 107.28 feet to a point; (4) S. 60-41-57 E. 26.04 feet to a point; (5) N. 57-04-49 E. 95.21 feet to a point; (6) S. 81-24-21 E. 43.80 feet to a point; (7) N. 58-13-44 E. 154.11 feet to a point; (8) N. 52-00-24 E. 217.92 feet to a point; (9) N. 55-30-45 E. 185.48 feet to a point; (10) N. 41-34-24 E. 104.35 feet to a point; (11) N. 25-01-24 E. 143.21 feet to a point; (12) N. 16-46-57 E. 172.66 feet to a point; (13) N. 08-11-23 E. 84.17 feet to a point; (14) S. 24-02-01 E. 13.69 feet to an existing iron rod; (15) S. 24-02-01-E. 341.14 feet to and existing iron rod; (16) S. 81-17-41 E. 660.07 feet to a 2 inch iron pipe; and (17) S. 80-11-37 E. 906.05 feet to a 1 inch iron pipe marking the northwestern corner of the land conveyed to David W. Love by instrument recorded in Book 5744, Page 121, Mecklenburg County Registry; thence with the western boundary of the Love property (now or formerly) S. 12-19-13 W.

1,606.14 feet to an existing iron rod in the northern right of way margin of Stephens Road; and thence S. 12-14-26 W. 42.33 feet to the existing iron rod marking the POINT AND PLACE OF BEGINNING, containing 140.791 acres, more or less, all as shown on survey entitled "PROPERTY OF SHENANLEA DEVELOPMENT, LLC," dated April 22, 1998, revised May 22, 1998 and June 2 1998, prepared by Paul F. Zeltner, N.C.R.L.S. No. L-3955 of Harris Engineering - Job Number S0598.

LESS AND EXCEPT the land initially encumbered by this Declaration which is described on **Exhibit A** to this Declaration.