

EXHIBIT A

CONSERVATION EASEMENT

FROM

SIMON B. RICH AND NANCY A. RICH

TO

NORTH CAROLINA COASTAL LAND TRUST

Legal Description Follows on the Next Three Pages

CONSERVATION EASEMENT
 from
 SIMON B. RICH and NANCY A. RICH
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 NORTH CAROLINA COASTAL LAND TRUST

December 27, 2001

EXHIBIT "A"

The "POPLAR NECK" FARM, lying on both sides of the public Poplar Neck Road (North Carolina Route #32, and known formerly also as part of the Indian Trail, and later also as the Albemarle Sound Bridge road), sold by Richard Creecy in 1835 to Augustus Moore, sold by Mrs. John Armistead Moore in 1904 to Isaac Layden, and allotted among his heirs by plat of 1927 in Book "Q" at page 317/319; bounded south by Thomas B. Wood's Julien Wood "Mulberry Hill" farm (the older Blount portion thereof), east by Albert G. Byrum's Octavius C. Byrum "Mount Auburn" lands, north by the Dr. Thomas Hoskins "Beech Island" land, northwest by the William J. Leary "Gum Pond" land, west by Charles Blount's Julien Wood "Beech Ridge" farm (subsequently part of the Union-Camp Corporation's H.S. Hofler & Sons Lumber Co. tract of the U.S. Marine Corps lands), and southwest by the aforesaid Thomas B. Wood's Julien Wood "Mulberry Hill" lands (mainly the newer Skinner portion thereof, and subsequently constituting parts of the Union-Camp Corporation's H.S. Hofler & Sons Lumber Co. tract of the U.S. Marine Corps lands);

But EXCEPTING THE TRACTS of Poplar Neck heretofore sold as noted below, and being subject to the southern boundary agreement of 1942 by the Layden heirs in Book 4 at page 125 and page 313, and subject to and together with the easements etc. noted below:

AND Consisting of TWO SECTIONS, the South Field (or House Field), lying south of the public road, and the North Field, lying north of the public road, each separately described below:

The SOUTH (or HOUSE) FIELD of Poplar Neck being the land conveyed by Isaac Layden's heirs to T. Benbury H. Wood and wife by deeds in Book 18 at page 399 (citing survey in Plat Book 4 at page 16), Book 22 at page 351 (by survey reflected on plat appended to the deed cited next), Book 24 at page 510 (citing survey at page 511), Book 25 at page 28 (citing same survey), and Book 91 at page 713, and conveyed then by said Wood and wife by deeds of December 8, 1975, in Book 108 at page 252 (citing survey in Book 107 at page 303/312-13), and of January 10, 1977, in Book 113 at page 535 (citing plat in Book 107 at page 303/314-315), to Simon B. Rich (formerly known as Simon B. Rich, Jr.) and wife, Nancy A. Rich (one lot thereof having been subsequently reconveyed to said Rich and wife, by deed of February 10, 1986, of Gary Calvin Wooten and wife, in Book 156 at page 638);

EXCEPTING, HOWEVER, those portions thereof sold and conveyed by said Rich and wife respectively to H. Richard Saunders by deeds in Book 113 at page 543 (by survey based originally on plat in Book 107 at page 303/314-315 and further reflected in part on plat in Book 119 at page 300/305 recited in Book 124 at page 498/499) and in Book 134 at page 780 (citing survey in Plat Book 9 page 76), to Robert L. Charlton and wife by deed in Book 129 at page 45 (citing plat in Plat Book 9 at page 45), to David R. Bock and wife by deed in Book 132 at page 552 (by survey based on plat in Plat Book 9 at page 45), to Jubilee, Inc., by deed in Book 135 at page 187 (citing plats in Plat Book 9 at page 45 and Cabinet 1 at slide 7-B), and likewise those portions respectively conveyed by T. Benbury H. Wood and wife to David Crowell and wife by deed in Book 152 at page 312 (citing survey at page 316), and conveyed by Gary Calvin Wooten and wife to Paris R. Trail and

wife by deed in Book 149 at page 206 (by survey based on plat in Cabinet 1 at slide 7-B):

The SOUTH FIELD, less the said portions sold and conveyed, so being more particularly described as follows, to-wit—Beginning on the Poplar Neck Road by the northeast corner of the first of the two parcels conveyed by the deed cited above to Jubilee, Inc., and running thence southwardly along the eastern line of the said Jubilee parcel to its southeast corner, thence westwardly along its southern line to the neighboring "Beech Ridge" farm, thence southwardly along that farm's east line and the east line of the Skinner lands of the "Mulberry Hill" farm to the northwest corner of the Paris Trail lot, thence east along the north line of that lot to its northeast corner, thence south along the east line of the Trail lot to its southeast corner, at the line of the "Mulberry Hill" lands, thence eastwardly along the line of the "Mulberry Hill" lands (first that farm's Skinner land taken for the U.S. Marine Corps, second that farm's Blount land taken for the U.S. Marine Corps, and third that farm's Blount land remaining) to the southwest corner of the 78.3-acre larger parcel conveyed to H. Richard Saunders by his first deed cited above, thence northwardly along the west line of that Saunders parcel to a run marking the southwest boundary of the 4.68-acre smaller parcel likewise conveyed to said Saunders, thence northwestwardly along that run and the ditch succeeding to the western line of the Saunders smaller parcel, thence northwardly along the west line of that parcel to its northwest corner, thence eastwardly along the north line of the Saunders smaller parcel to the southwest corner of the David Bock tract, thence northwardly along the western line of the Bock tract to its northwest corner and to the Poplar Neck Road, and thence westwardly along the Poplar Neck Road to the point of beginning:

TOGETHER with those restrictive covenants and drainage rights reserved by Rich and wife in their deed to Charlton and wife in Book 129 at page 45, and likewise in their deed to Bock and wife in Book 132 at page 552, and together with those negative easements etc. granted to Rich and wife by deed of David R. Bock and wife in Book 144 at page 783; and together with those restrictive covenants governing the 10.00-acre lot sold to Paris R. Trail and wife by deed of August 23, 1984, which covenants are set forth in that deed, in Book 149 at page 206, and likewise the drainage rights reserved in the same deed, and moreover the privilege reserved in the same deed to relocate a portion of the lot's right of way, which said covenants and said rights and said privilege then were assigned to Rich and wife by deed in Book 156 at page 638;

SUBJECT, HOWEVER, to the restrictive covenants governing the 5.02-acre lot reconveyed to said the Rich and wife by deed of February 10, 1986, of Gary Calvin Wooten and wife, which covenants are set forth in that deed, in Book 156 at page 638; and subject to appurtenant drainage rights granted in those two deeds of August 23, 1984, to Paris R. Trail and wife through Gary Calvin Wooten and wife, in Book 152 at page 165 and Book 149 at page 206; and subject to that 30-foot right of way for access to the highway and to utilities by the said Paris R. Trail lot, as granted in the deed in Book 149 at page 206:

And THE NORTH FIELD of Poplar Neck being the lands conveyed by Isaac Layden's heirs and their assigns by deeds of September 12, 1997, in Book 235 at page 166, of October 7, 1998, in Book 246 at page 357, and of October 6 and 13, 1998, in Book 249 at page 203 and page 206, the latter deeds citing survey in Plat Cabinet 1 at slide 166-B, to Simon B. Rich and wife, Nancy A. Rich;

EXCEPTING, HOWEVER, those portions thereof sold and conveyed respectively by Isaac Layden in 1908 to Octavius Byrum by deed in Book "L" at page 450, by Isaac Layden in 1912 to the

Board of Education of Chowan County by deed in Book "L" at page 593 (as clarified by boundary agreement of October 13, 1998, in Book 249 at page 206 aforesaid), and by Stephen R. Burch in 1984 to Alice Mae Ward by deed in Book 150 at page 74):

The NORTH FIELD, less the said portions sold and conveyed, so being more particularly described as follows, to-wit—Beginning in the centerline of the Poplar Neck Road halfway between two concrete monuments located by Jasper Hassell on his survey of January 15, 1972, marking the middle of an old lane crossing the Poplar Neck Road at practically a right angle (the southern monument having been described in deed of 1971 to T. Benbury H. Wood and wife in Book 91 at page 713, and the northern monument being described in deed of 1998 to Simon B. Rich and wife in Book 246 at page 357); and running thence North 23° 25' East 50.00 feet to and through the northern monument and into the old lane, leading between two ditches, and so continuing from the monument, along various lots of William J. Leary's "Gum Pond" land, the following courses and distances, to-wit, first the said course North 23° 25' East 1,698.2 feet to an iron pipe, a corner, then North 55° 19' East 1,436.8 feet along a ditch to an iron pipe, formerly a corner, and then continuing North 55° 19' East 692.3 feet to an iron pipe; thence running along the lots of Dr. Thomas Hoskins' "Beech Island" land, a ditch, South 85° 39' East 532.0 feet to an iron pipe; thence cornering right and running along the line of the Leary-Collins tract of the "Mount Auburn" farm, a ditch, South 10° 46' West 1,597.0 feet, to a corner; thence North 66° 21' West 123.0 feet, along the line of the aforesaid portion of the Layden land sold to Octavius Byrum, to an iron pipe; thence continuing the line of said Byrum's Layden land, a ditch, South 21° 45' West 1,112.3 feet to an iron pipe; thence continuing the said Byrum's Layden line South 24° 24' West 455.0 feet to an iron pipe; thence continuing the same Byrum's Layden line, again a ditch, South 21° 49' West 548.7 feet to an iron pipe in the northern line of the 100-foot right of way of the Poplar Neck Road; thence 50 feet farther to the centerline of the Road; thence running along the said Road North 66° 47' West to a point opposite an iron pipe in the northern right-of-way line at a former corner 1,049.7 feet from the last named pipe; thence continuing along the Road the same course North 66° 47' West to a point opposite an iron pin in the centerline of a ditch intersecting the said northern right-of-way line 677.09 feet from the last named pipe; thence cornering right and running 50 feet to the northern right-of-way line; thence running along the said ditch and boundary of the schoolhouse lot North 23° 41' 19" East 290.40 feet to an iron pin; thence cornering left and continuing with the boundary of the schoolhouse lot North 66° 47' 0" West 153.78 feet to the base of a sweet gum; thence cornering left and continuing with the boundary of the schoolhouse lot South 23° 41' 19" West 290.40 feet to a found iron pin in the said northern line of the 100-foot right of way of the Poplar Neck Road, situate South 66° 47' East 14.33 feet from the northern concrete monument of Jasper Hassell; thence running 50 feet farther to the centerline of the Road; and thence running along the Road North 66° 47' West to the middle of the old lane crossing the Road, the point and place of beginning: Less and Excepting, however, the aforesaid Alice Mae Ward lot, beginning at an iron post or pipe in the said northern line of the 100-foot right of way of the Poplar Neck Road, and running northwardly along the western line of Octavius Byrum's aforesaid Layden land 300 feet, then westwardly 150 feet, southwardly 300 feet to the said northern right-of-way line, and eastwardly 150 feet to the said iron post or pipe.

EXHIBIT B

CONSERVATION EASEMENT

FROM

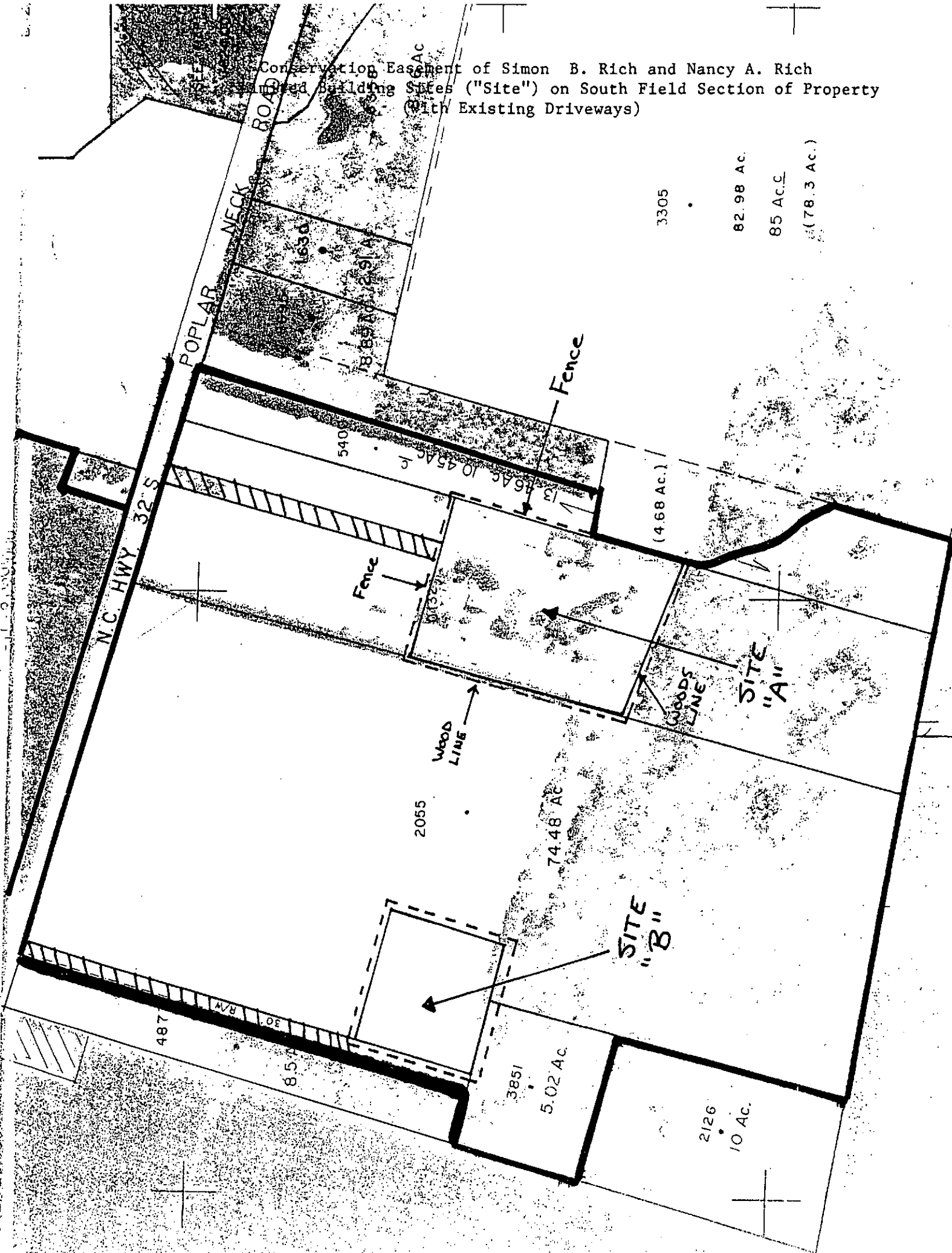
SIMON B. RICH AND NANCY A. RICH

TO

NORTH CAROLINA COASTAL LAND TRUST

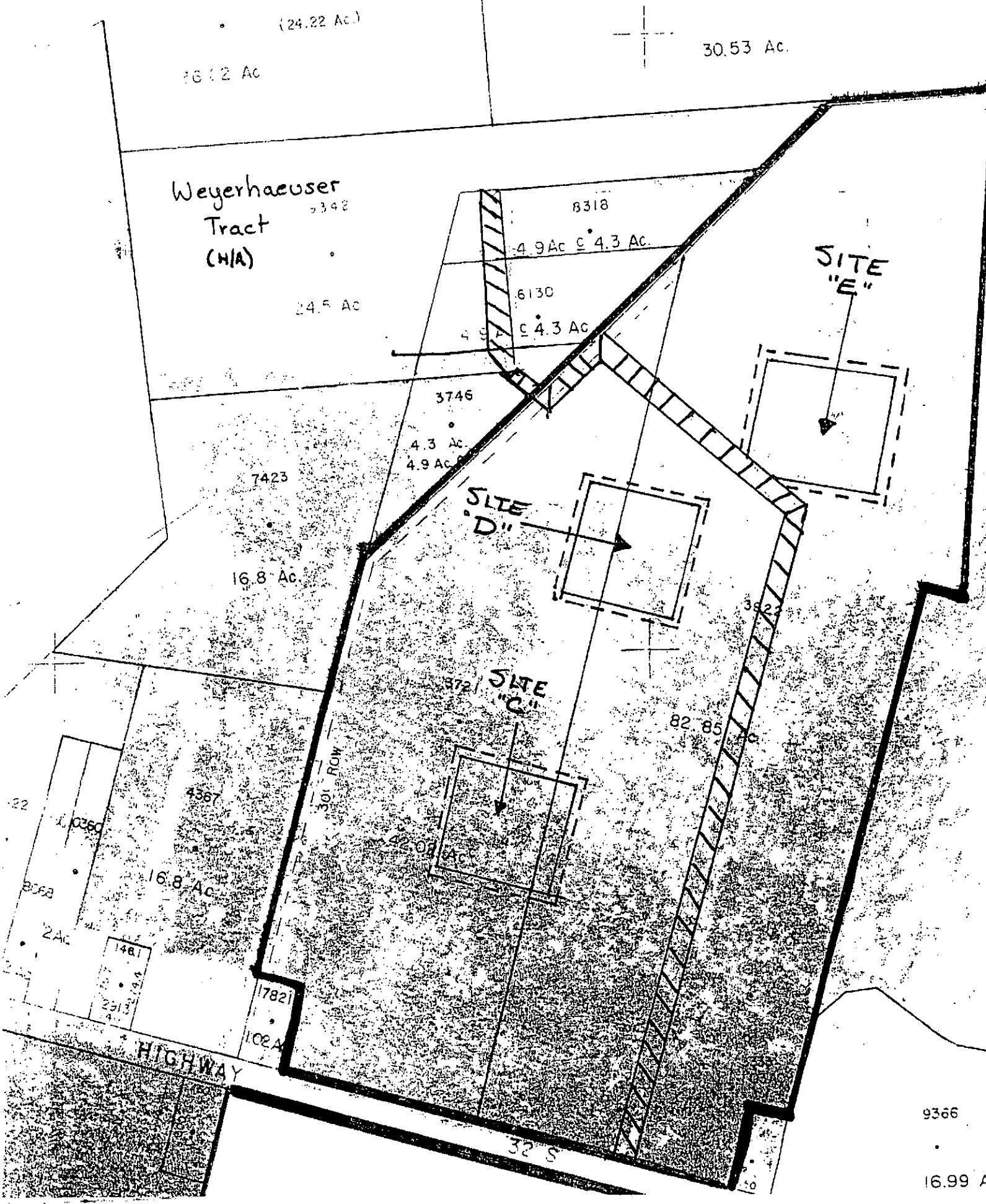
**A Sketch Plan of the Property, Showing Also the Locations of Limited Building Sites A,
B, C, D and E, Follows on the Next Two Pages**

Conservation Easement of Simon B. Rich and Nancy A. Rich
Proposed Building Sites ("Site") on South Field Section of Property
(With Existing Driveways)



"THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS."

Conservation Easement of Simon B. Rich and Nancy A. Rich
Limited Building Sites ("Site") on North Field Section of Property
(with Existing Driveways)



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