

Castlebury West Business Park

Non Compete Restrictions for Business Park & Signage for Lot 5, Block 1

Question - Are there any non compete business type restrictions on the Castlebury West Business Park for the remaining 4 lots?

Answer - Yes, both Oasis Medical and Castlebury Dental have non compete restrictions in place that expire over the next 34 months.

Oasis Medical has a restriction on the other 4 lots that do not allow for the operation of an urgent care medical office or family practice through July 31, 2012. (28 months from the auction)

Castlebury Dental has a restriction on the other 4 lots that do not allow for the operation of a general dentist office through February 18, 2013. (34 months from the auction)

Question - Are there any special sign agreements that could affect the 4 remaining lots?

Answer - Yes, the only existing agreement is between vacant Lot 5, Block 1 and Castlebury Dental. Castlebury Dental paid for the entire existing monument sign on Chinden Blvd which has 2 signage spaces and the costs are to be shared with the owner of Lot 5. The amount owed to Castlebury Dental by any new owner of Lot 5 will be \$10,300. This is not included in the auction price of Lot 5.