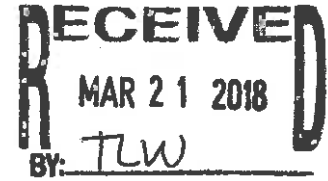


EXHIBIT "A"



HOOVER PROPERTY CONDITIONAL ZONING RESTRICTIONS

1. THE FOLLOWING USES ARE PROHIBITED:
 - (a) PAWN SHOPS
 - (b) ATHLETIC CLUB FACILITIES
 - (c) MINING OF NONMETALLIC MINERALS
 - (d) GASOLINE PUMPS AVAILABLE TO THE PUBLIC WITH OR WITHOUT AN ATTENDANT ON SITE
 - (e) ADULT ARCADES, MASSAGE PARLORS, ADULT BOOKSTORES AND ADULT VIDEO STORES
 - (f) NIGHTCLUBS
 - (g) ESTABLISHMENTS AND LOTS FOR THE DISPLAY, RENTAL, SALE, SERVICE, REPAIR, MINOR REPAIR OF FARM EQUIPMENT, CONTRACTOR EQUIPMENT, AUTOMOBILES, MOTORCYCLES, TRUCKS, BOATS, TRAVEL TRAILERS, MOBILE HOMES OR SUPPLIES FOR SUCH ITEMS, EXCEPT THAT THERE MAY BE PERMITTED AN ELECTRIC CAR DEALERSHIP.
 - (h) BILLIARD OR POOL HALLS; DANCING HALLS, SKATING RINKS; MINIATURE GOLF OR PUTTING COURSES AND BOWLING ALLEYS
 - (i) TATTOO PARLORS
 - (j) CARNIVALS, SPECIAL EVENTS, FESTIVALS AND CONCERTS.
 - (k) COMMERCIAL FARM MARKETS AND MARKET GARDENS
 - (l) SELF-SERVICE LAUNDRY
2. THERE SHALL BE A FIFTEEN (15) FOOT LANDSCAPE BUFFER AREA ALONG THE REAR OF THE PROPERTY LINE WHICH EXCLUDES ANY STRUCTURES, INCLUDING MECHANICAL UNITS AND THE LIKE.
3. FREE-STANDING SIGNAGE SHALL BE IN ACCORDANCE WITH ARTICLE 17 OF THE ZONING ORDINANCE AND SHALL BE LIMITED TO THE SIGNAGE SHOWN ON AND APPROVED BY THE PLANNING COMMISSION ON THE FINAL DEVELOPMENT PLAN.
4. EXISTING TREES ON THE SITE SHALL BE PRESERVED EXCEPT FOR DISEASED OR DYING TREES.
5. THERE SHALL BE AN EIGHT (8) FOOT OR HIGHER WALL ADJACENT TO THE PALOMAR COVE SUBDIVISION ADJACENT TO ANY NEW DEVELOPMENT ON THE PROPERTY.
6. BUILDING HEIGHT ON THE SITE SHALL BE RESTRICTED TO ONE STORY, EXCEPT FOR THE HOTEL.