

EXHIBIT A

ZBA #3754

This Conditional Use Permit shall be issued subject to the following conditions:

1. General office uses shall be allowed only on the first floor of the existing building. Office uses shall consist only of professional services and shall be limited to lawyers, accountants, engineers, architects, financial businesses and/or real estate agents. The remainder of the building may only be used as allowed by the R – 3 zoning regulations.
2. There shall be no retail sales conducted on the premises at any time.
3. Should the existing building be destroyed by more than 50% of value, this CUP shall expire.
4. The first floor of the existing building shall not be enlarged to increase the floor area available for office use.
5. Landscaping shall be installed in accordance with the landscaping plan prepared by JTS Architects dated 8/07/08.