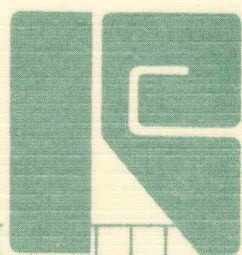
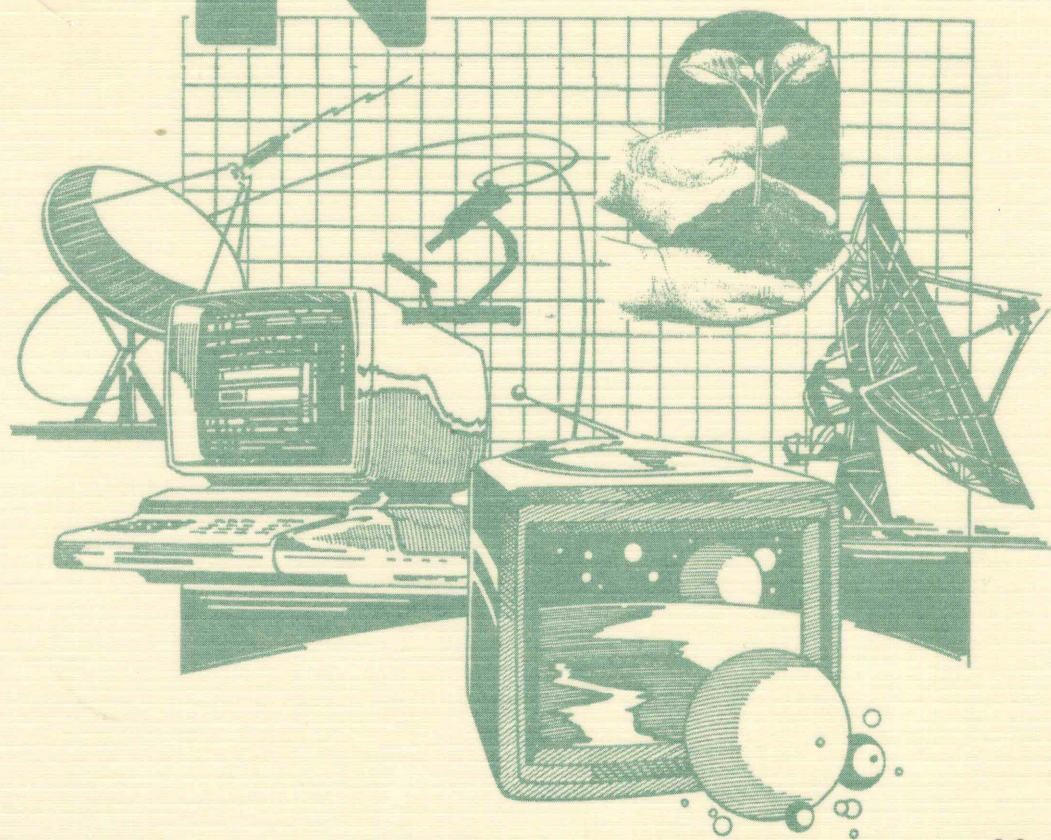


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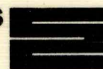
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Research Park

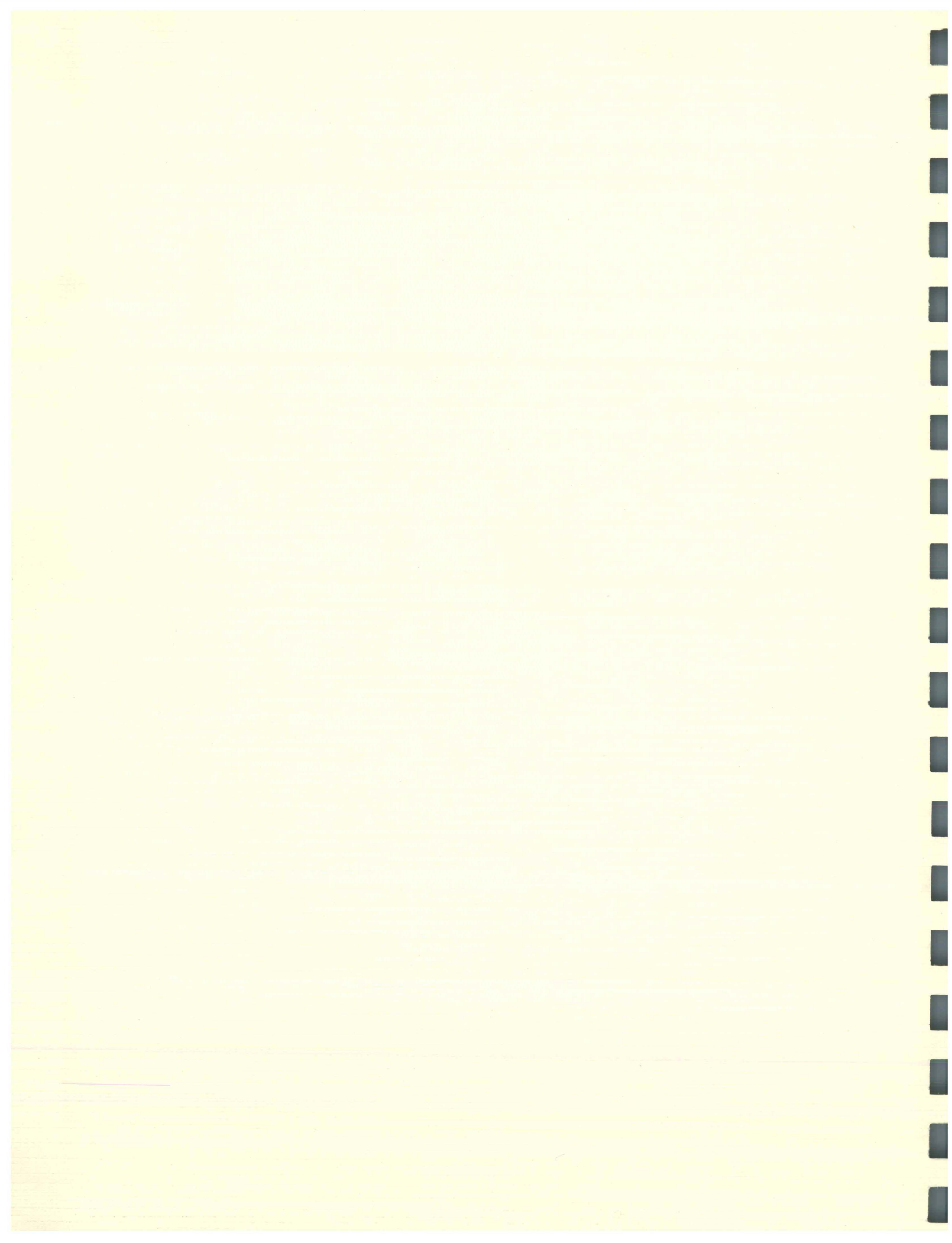


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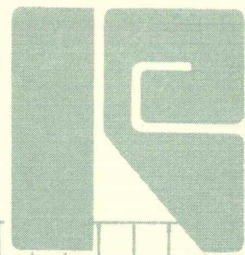
Prepared for Iowa State University By

STANLEY CONSULTANTS

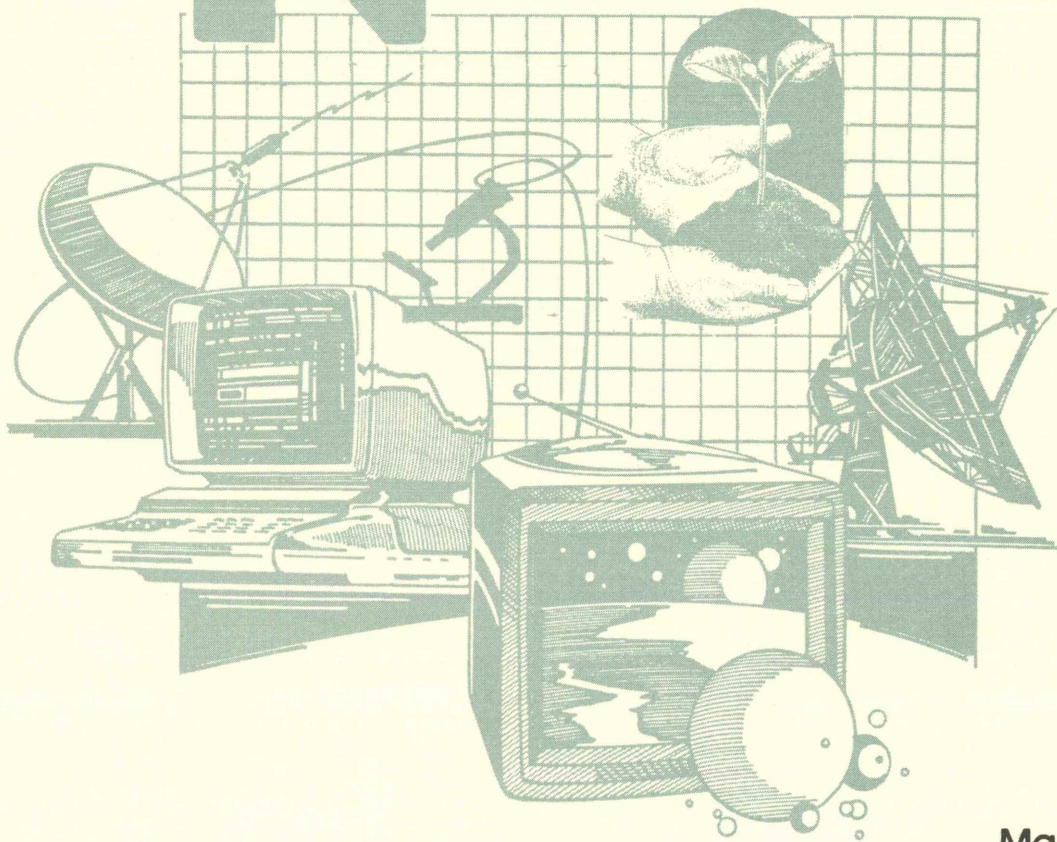




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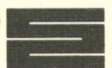
Iowa State University
Research Park



March 1987

Prepared for Iowa State University By

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CONTENTS

	Page
Section I - Introduction	
Background	1
Technology Transfer in Iowa	1
Project Components	1
Section II - Master Plan	
General	2
Development Concept	2
Development Plan	3
Utility Plan	5
Phasing	9
Section III - Existing Site Resources	
Soils	10
Topography	12
Drainage	13
Vegetation	14
Cultural Features	15
Utilities	16
Transportation	17
Land Use	18
Zoning	19
Annexation	20
Section IV - Covenants	22
Appendix A - Photos	
General	44

SECTION I INTRODUCTION

Background

Research parks began to emerge in the early 1950s at Stanford and in the Raleigh-Durham area of North Carolina. These events occurred as universities and industries began to once again see the need to cooperatively conduct research, thus fostering innovation and facilitating the transfer of technology from the university to the private sector. More recently the greater emphasis on technological innovation in the American economy has created a strong link to the university system as a source of new ideas for industry.

Technology Transfer in Iowa

The Iowa High Technology Council was charged with the responsibility of encouraging the development of high-tech industries and research. In 1985 the Iowa High Technology Council commissioned a study to investigate how the 3 state-supported universities could develop research centers at or near each of their respective campuses. That study found that a number of benefits could accrue to each of the universities and to the entire state. These benefits include:

- Provision of a site which facilitates university/corporation joint research.
- Enhancement of the university mission of teaching and research.
- Creation of new jobs.
- Expansion of the applied research capability of technology-driven corporations.
- Provision of shared-time jobs and research consulting opportunities for graduate students and university faculty and staff.
- Creation of a supply of new engineers, scientists, and technicians for new high-technology industries which will help retain Iowa-trained graduates in the state.
- Expansion of the local tax base.
- Enhancement of university impact on the state's economic development.

Iowa State University has fully endorsed the Iowa technology partnership concept and is rapidly moving toward development of a research park abutting its campus. Areas of excellence such as nondestructive evaluation, microelectronics, advanced materials, plant biotechnology, animal biotechnology, the engineering disciplines, and basic sciences have been identified. Research in these areas will attract scientists and skilled people of the highest level in both academia and industry.

Project Components

This report includes a resource inventory and analysis, a review of land use and zoning, a discussion of the research park concept, and a plan to guide orderly park development.

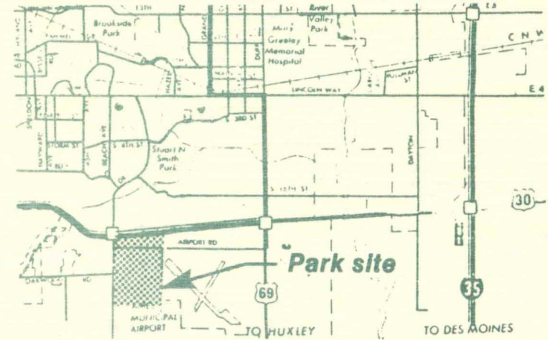
The plan includes the basic vehicular and pedestrian circulation systems, site drainage, utilities, and overall landscaping. Included with the plan are phasing requirements.

SECTION II MASTER PLAN

General

The Research Park site is a 190-acre area at the south edge of Ames. The site is generally flat to gently rolling farmland with a few dwellings on the property. Scattered trees are found around the dwellings, along old fence rows, and along a drainageway in the southern portion of the area. The park is expandable to the south and southwest.

The site has convenient access to Iowa State University, Ames, and the surrounding area from U.S. 30, Airport Road, Elwood Drive, and Oakwood Road.



Basic utilities serve the northwest portion of the park and can be easily extended to serve the entire site.

Development concepts and the Master Plan have been based, in large part, on the site's resources which are discussed in Section III.

Development Concept

The overall concept for the Research Park is to develop an attractive, parklike setting for corporate research and development facilities. The park will have extensive open space, visual features, pedestrian and bicycle paths, and recreation facilities. The park will be developed with consideration given to the natural resources of the area and will be in harmony with existing transportation and utility systems.

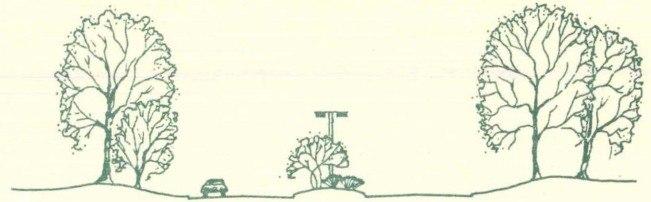
Adjacent facilities, notably Gateway Center Inn with its conference facilities, fine restaurant, and outstanding lodging accommodations and Ames Municipal Airport, are considered essential elements of the overall park setting. The nearby Iowa State Center provides expanded conference and cultural facilities. The Scheman Continuing Education Building offers 19 conference meeting rooms, a 440-seat auditorium, an extensive media center, and complete food service. The 2,749-seat Stevens Auditorium offers a vast array of concerts, plays, and other productions. Concerts, conventions, and athletic events are held in the 15,000-seat Hilton Coliseum. The Fisher Theater and the Brunner Gallery and Museum are integral parts of the Iowa State Center.

A 9-acre commercial development is proposed across from the park entrance to offer ancillary services to park tenants.

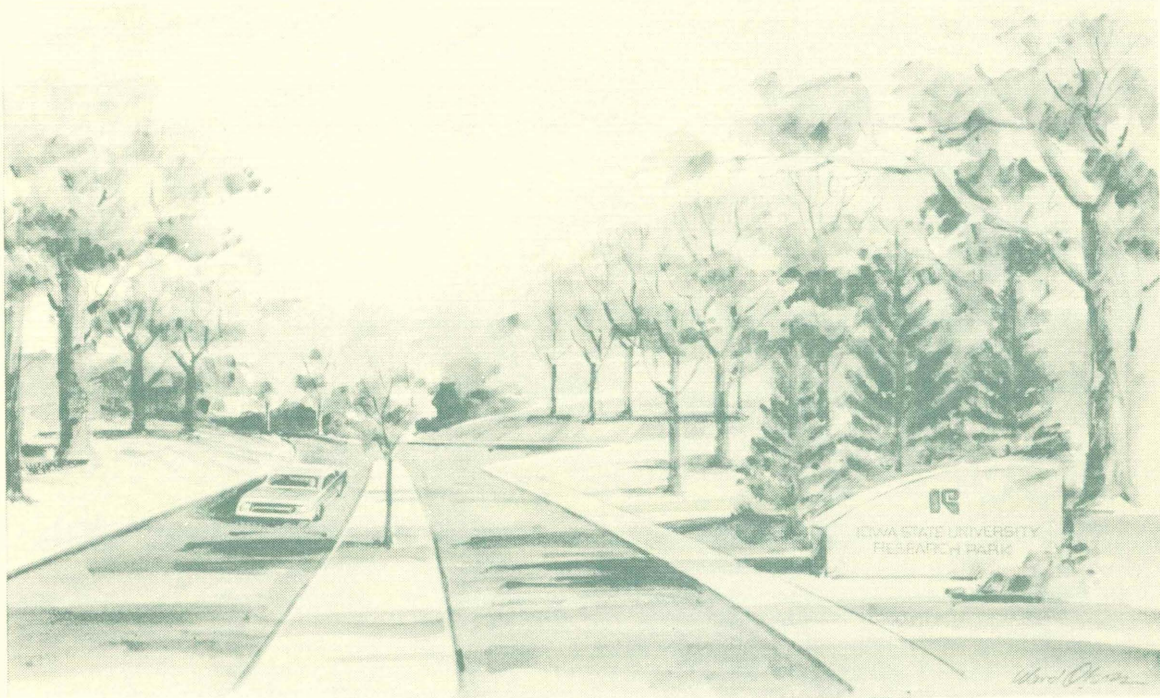
All land, with the exception of the road right-of-way, will be owned by the Iowa State University Research Park Corporation. Land will be leased to tenants for negotiable long periods. This land, improvements to the land (buildings), and equipment (subject to prevailing state laws) will be subject to local property taxes.

Development Plan

The basic road network of the Research Park involves relocation of existing Airport Road to connect to Oakwood Road on the west. The new Airport Road will be a divided 4-lane facility with berms and landscaping on each side and in the median. The road is designed to provide a highly aesthetic access to the park without sacrificing road utility,

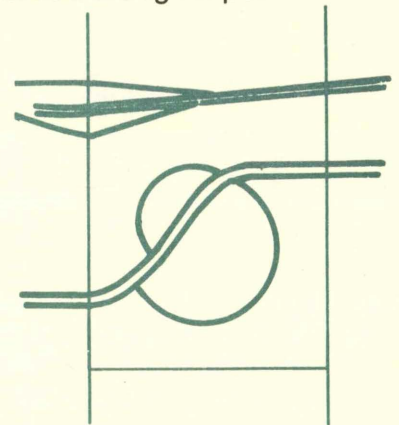


The travelled way will be depressed slightly to gain more visual separation between general travel along Airport Road and the building sites in the Research Park.



PARK ENTRANCE — AIRPORT ROAD

Loop roads provide access to sites. No building frontage is afforded along Airport Road. The loop roads will be landscaped as an integral part of site landscaping. The north loop road is designed to carry the traffic anticipated at full buildout of Phase I development. The road is also designed to provide as vibrationless environment as possible. All utilities are in the right-of-way along the north loop road or along Elwood Drive and ready to be extended by site developers. Provision will be made for future extension to development along the south loop road.

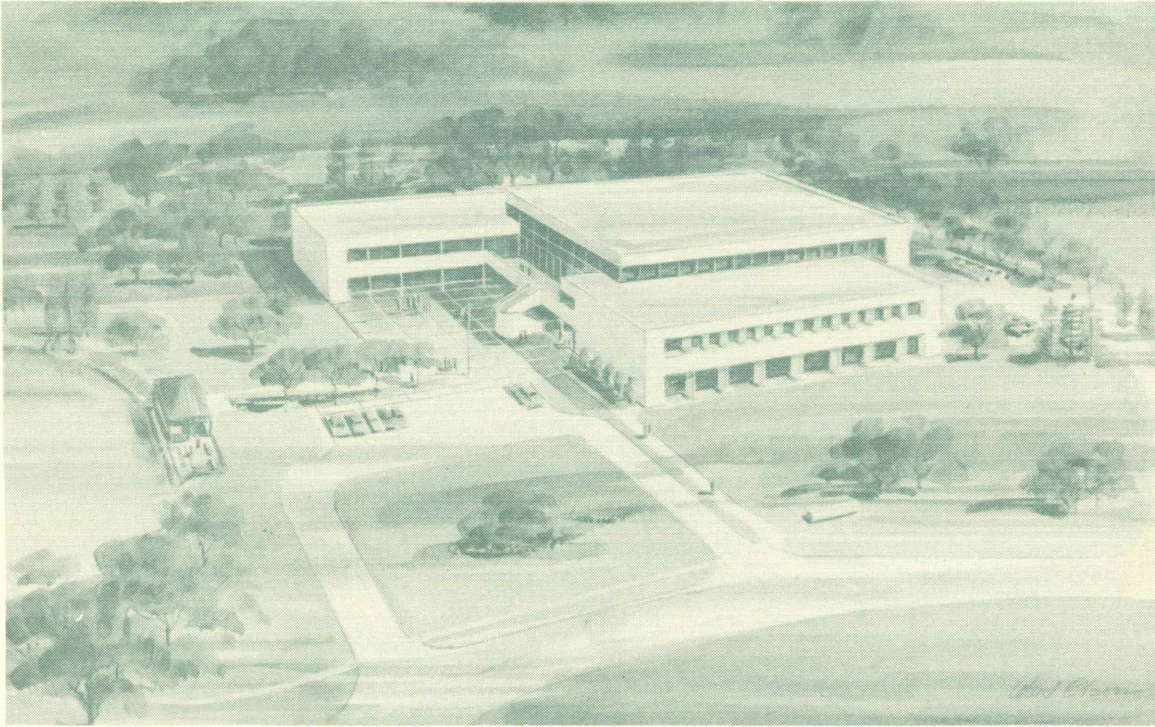


All services will be underground, appropriately sized to meet demands at planned buildout.

Three stormwater retention areas will be created as part of the overall stormwater management plan. Two of the areas will be designed with permanent pools and one will be a dry bottom pond. The ponds, one 3 acres in size and the

other 4 acres, will also be developed as major visual features of the park and will be landscaped and developed as recreation areas.

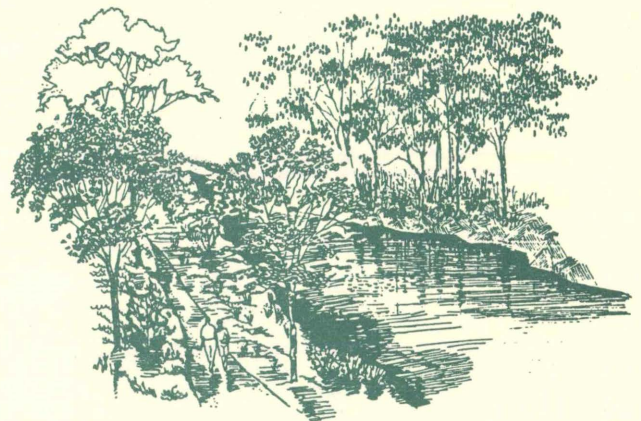
Each of the individual site improvements will be accessed from the loop roads. All features of the site improvements including buildings, roads, and parking lots will be designed with consideration given to overall aesthetics of the Research Park, and will conform to the Research Park covenants found in Section IV of this Master Plan.



CONCEPTUAL RESEARCH FACILITY

Various amenities will be incorporated to serve the employees of the Research Park. These include paths which will connect to the overall Ames pathway system, access to the ponds, planned sports and recreational facilities, and sitting and/or picnic areas along the southern drainageway. Indoor recreation facilities and a day care center may be located in the park in the future.

Landscaping will be developed throughout the park to create a unique setting. All roads will be landscaped to add visual interest and will fully consider safety aspects. Each developed site will be landscaped to achieve screening, visual enhancement, and coordination with other facilities in the park. (See Section IV, Covenants.)





MASTER PLAN

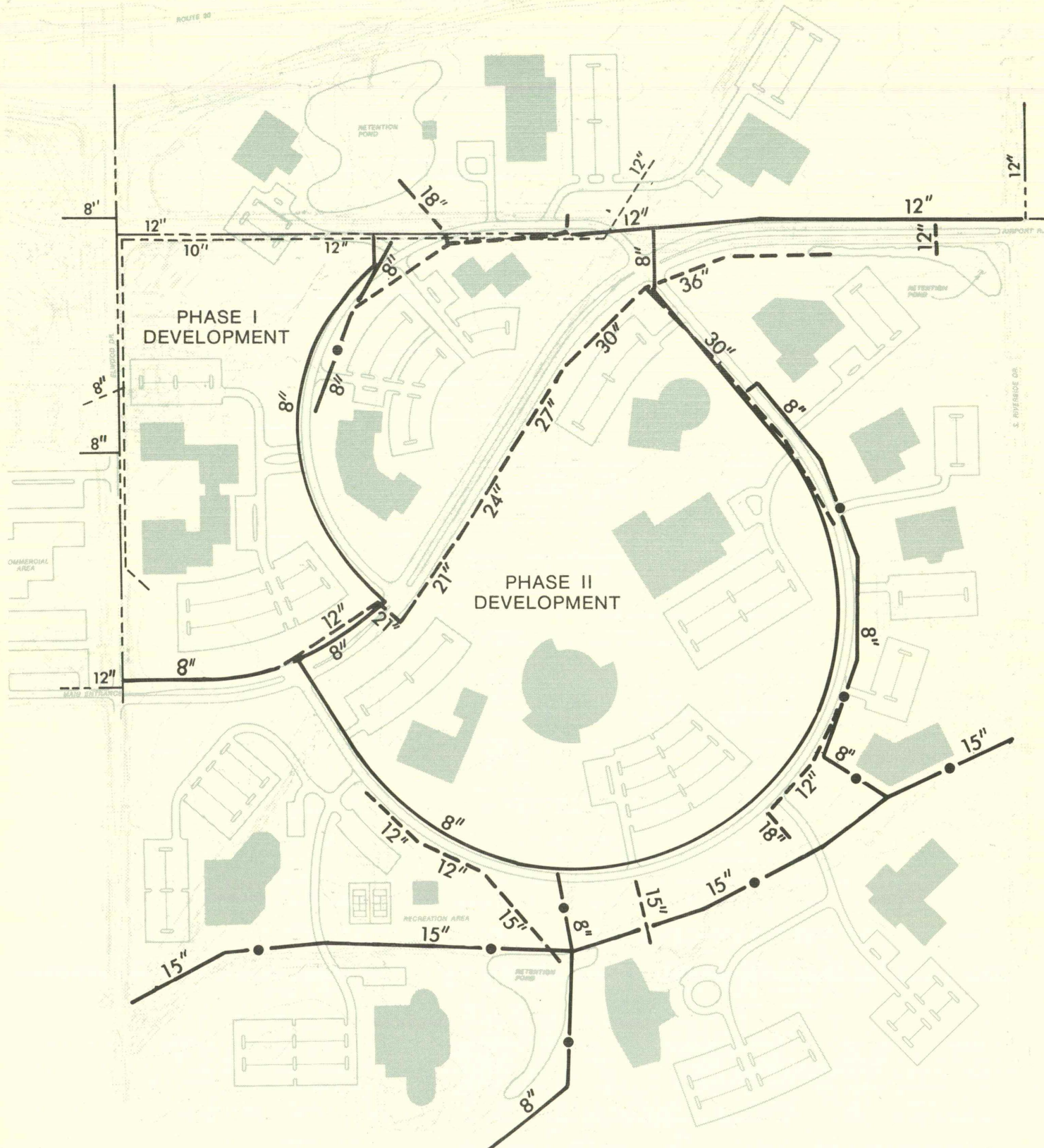
Utility Plan

The utility plan shown on pages 6 and 7 expands the existing system and provides adequate capacity to serve the proposed development. All on-site stormwater is conveyed by a combination of surface and subsurface drainage facilities to two wet bottom retention ponds and one dry bottom pond. Pond discharge meets city requirements.

Sanitary sewer lines (8 inches and 12 inches in diameter) are located to serve all developable property and will discharge into the Ames system through existing sewer lines or a proposed trunk along the southern drainageway. Much of Phase I development will be served by existing sanitary sewers. The existing sewers range from 9 feet to 12-1/2 feet deep and will easily accommodate any potential development.

Water lines will connect to existing service and will provide adequate water to serve the site for both potable and fire needs. The proposed 8-inch and 12-inch system is designed as a loop system to ensure reliable water supplies. Water pressure will be 72 pounds per square inch.

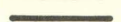




Water, Sanitary Sewer & Storm Sewer Plan



NORTH



LEGEND

-  WATER
-  SANITARY SEWER
-  STORM SEWER
-  EXISTING WATER
-  EXISTING SAN. SEWER

All proposed electrical service will be located underground. In addition, existing above ground electrical lines will be buried. Required transformers, switchgear, and other facilities will be pad-mounted and properly screened. A looped system will be installed and dual feed from the Ames and Iowa State University systems provided.

An extensive communications network using fiber optics and copper wire is proposed for the site. This communications system includes telephone, information systems network (data linkup), and a tie to WOI-TV for video "up-link" services through the Iowa State University system. The electrical and communications system will be placed within separate duct systems with an appropriate separation.

Natural gas service will be extended from the existing 4-inch lines along Elwood Drive and Airport Road. The system will be located to adequately serve all potentially developable areas of the site.

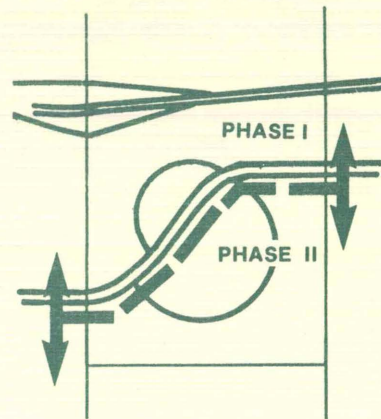
Utility	System	Capacity
Water	Loop system of 8" and 12" diameter lines connected to 12" diameter water main	12" diameter; 72 psi
Sanitary Sewer	System of 8" diameter and 12" diameter lines connected to Ames municipal system	8" diameter; 350 gpm 12" diameter; 750 gpm
Electrical	Buried loop system connected to area power grid; dual feed planned	13,800-volt, 3-phase system
Communications	Telephone, information systems network, and video "up-link"	Adequate to support park
Storm Sewer	On-site system draining to on-site retention ponds	System designed for 1-hour storm, 5-year event; ponds designed for 24-hour, 100-year storm
Natural Gas	Direct connection to existing gas lines and loop system connected to gas mains	4" diameter; 120 psi

Phasing

Overall Research Park development will occur in phases as the demand for land warrants.

Phase I, 64 acres in size, will include relocating Airport Road to a boulevard connecting Oakwood Road and Airport Road plus construction of the north loop road. This will provide 46 acres of developable land which can accommodate 500,000 square feet of buildings. Employment could approach 2,000 persons.

Future development of 126 acres will include a loop road and all necessary utilities to serve the southern portion of the Research Park. This will allow an additional 115 acres of research park to be developed which can accommodate 1,250,000 square feet of buildings. Phase II could add 4,200 employees to the park.



SECTION III
Existing Site Resources



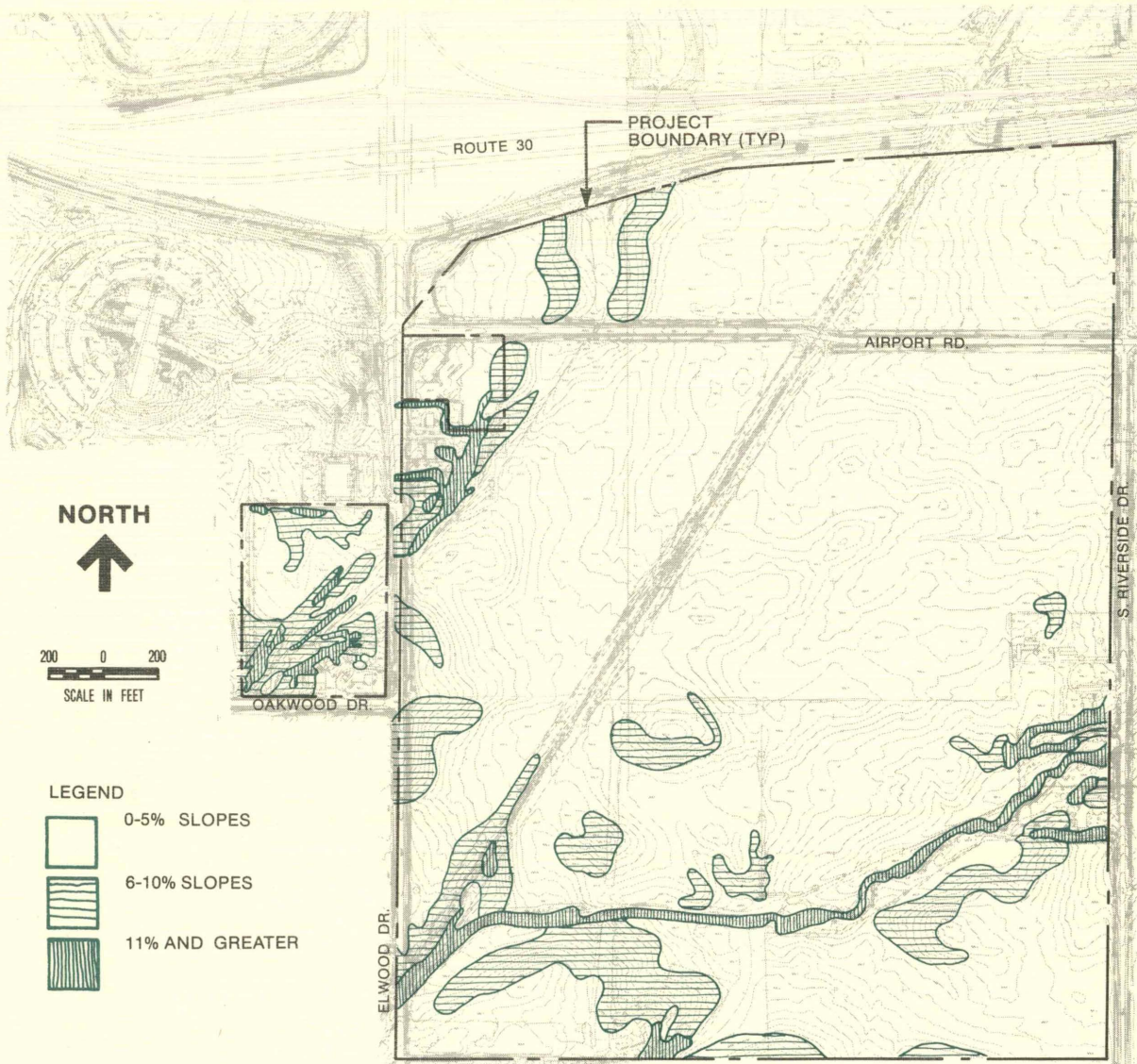
Soils have been analyzed for development suitability according to the "Soil Survey of Story County, Iowa," USDA Soil Conservation Service.

The on-site soils are found within major soil series consisting of Clarion, Nicollet, Webster, and Coland soils.

Clarion soils consist of well drained, moderately permeable soils on uplands. Soil Conservation Service data indicate that this soil series presents few development constraints. These soils encompass approximately 32 percent of the site.

Nicollet soils consist of somewhat poorly drained, moderately permeable soils on uplands. These soils are low ridges and on plain to slightly concave side slopes. They encompass approximately 34 percent of the site. Soil Conservation Service data indicate that these soils have moderate development constraints primarily due to wetness. This situation can readily be accommodated by adequate granular base construction under floors, roads, and other construction elements.

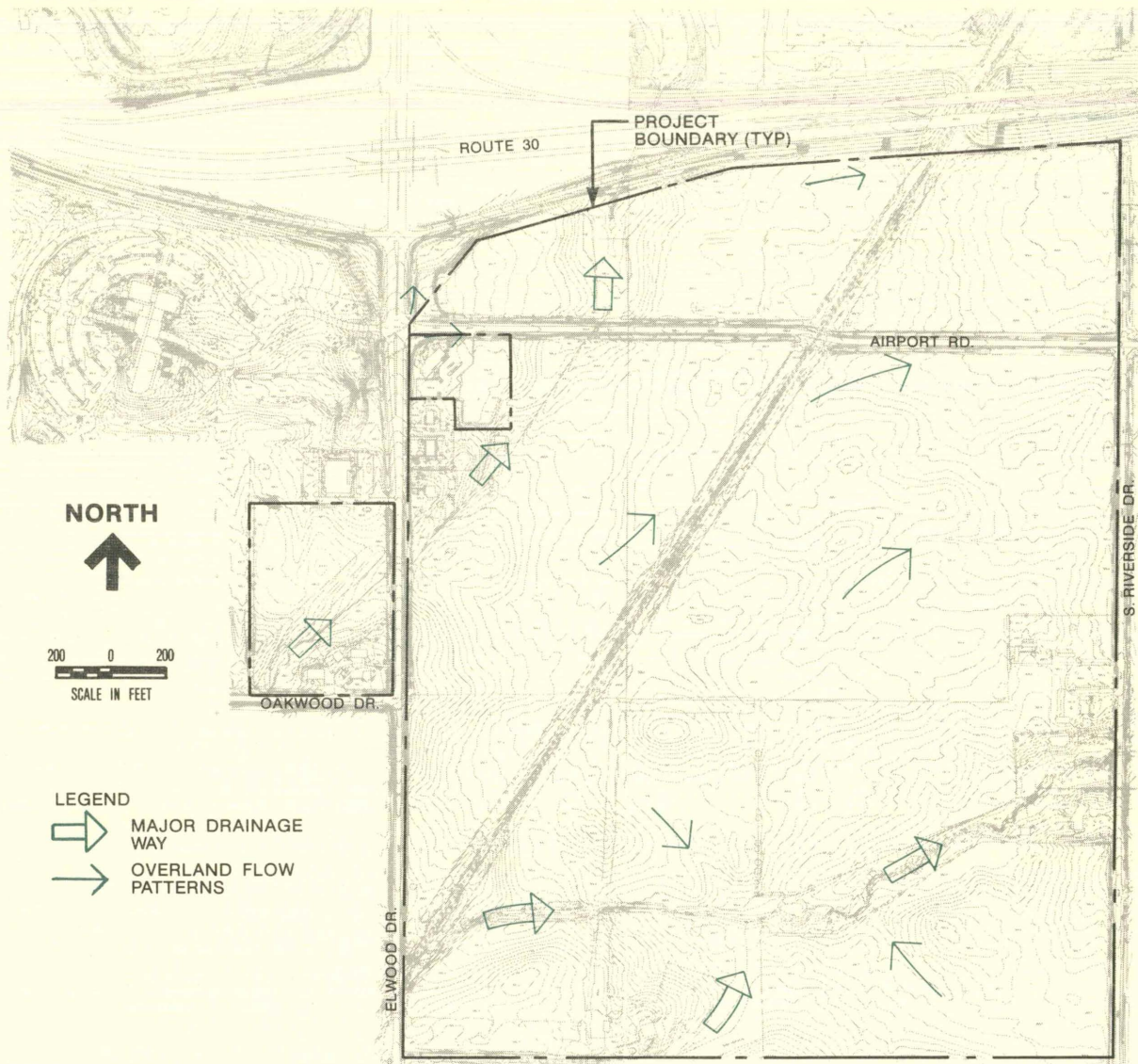
Webster and Coland soils are poorly drained, moderately permeable and can be found in bottom lands or drainageways, in the case of Coland, or on uplands for Webster soils. These soils are found on approximately 34 percent of the site. Both of these soils series have been identified as having development constraints due to wetness. These constraints can be overcome by common engineering practices which include adequate granular base material, careful attention to site drainage, and underground drainage systems.



The site can be characterized by flat to gently rolling topography that presents few development constraints.

The majority of the site consists of slopes under 5 percent. Grading requirements for construction in these areas will be minimal. Limited areas of 6 percent to 10 percent slopes are found primarily in the southern portion of the site. These slopes are considered developable, but will require careful building siting and design to take advantage of the natural features.

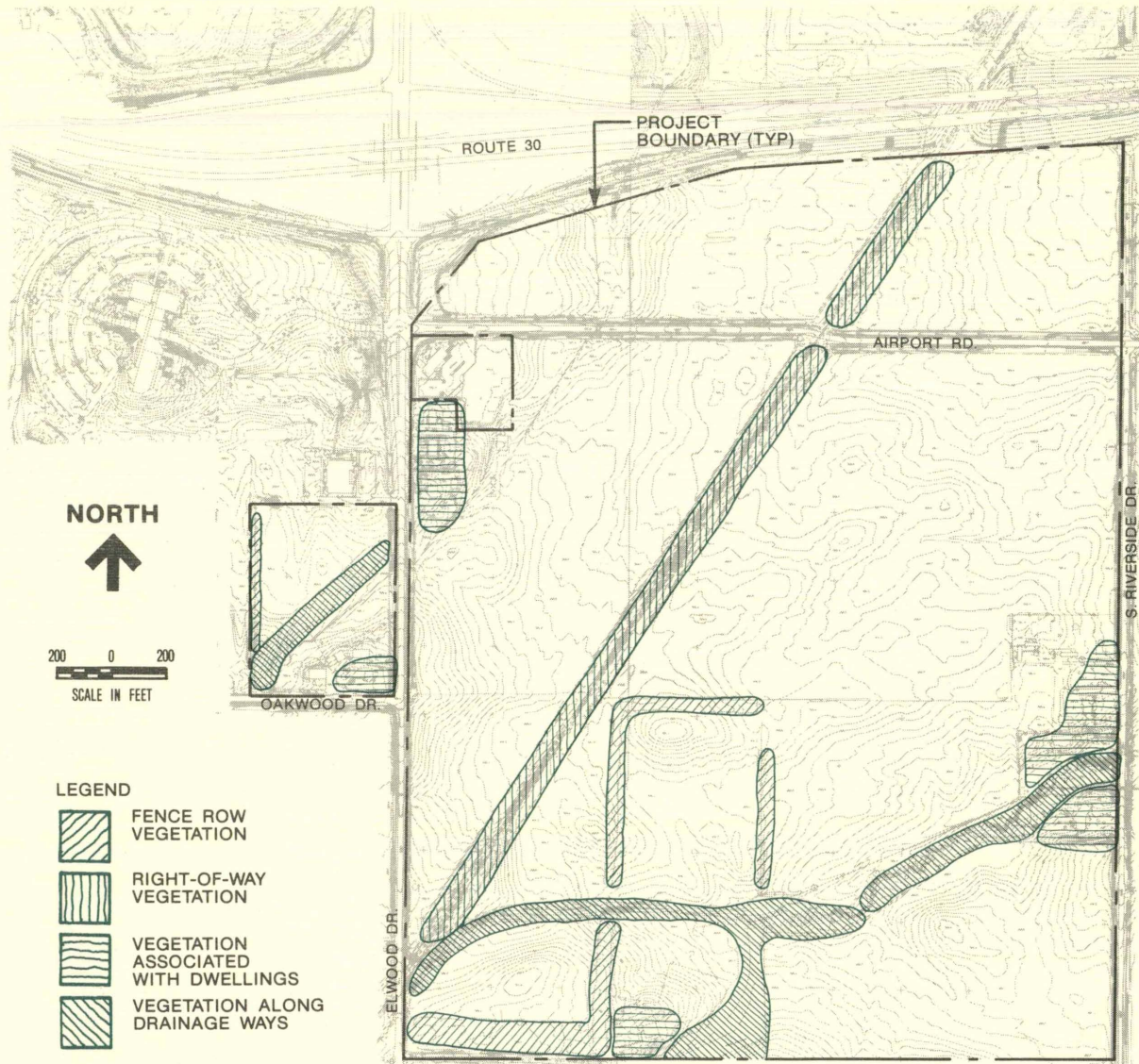
The steepest slopes on the site are found along the major drainages. These slopes are in excess of 10 percent and should be considered undevelopable.



Drainage on the site generally flows from southwest to northeast.

Major off-site drainage enters the site along the west and south sides. An off-site area of approximately 155 acres drains to the west side of the site and exits along the north side of a large culvert under U.S. 30. A second drainage area of 380 acres drains to the southwest corner of the site and flows along a major drainageway to the east to exit onto airport property. An off-site area of 660 acres drains to the south boundary and also flows into the major drainageway across the south portion of the site to the airport property. On-site drainage flows into the major drainageways and into road ditches along the east and north sides of the site. This drainage flows east from the site approximately 1/2 mile to a large culvert under U.S. 30.

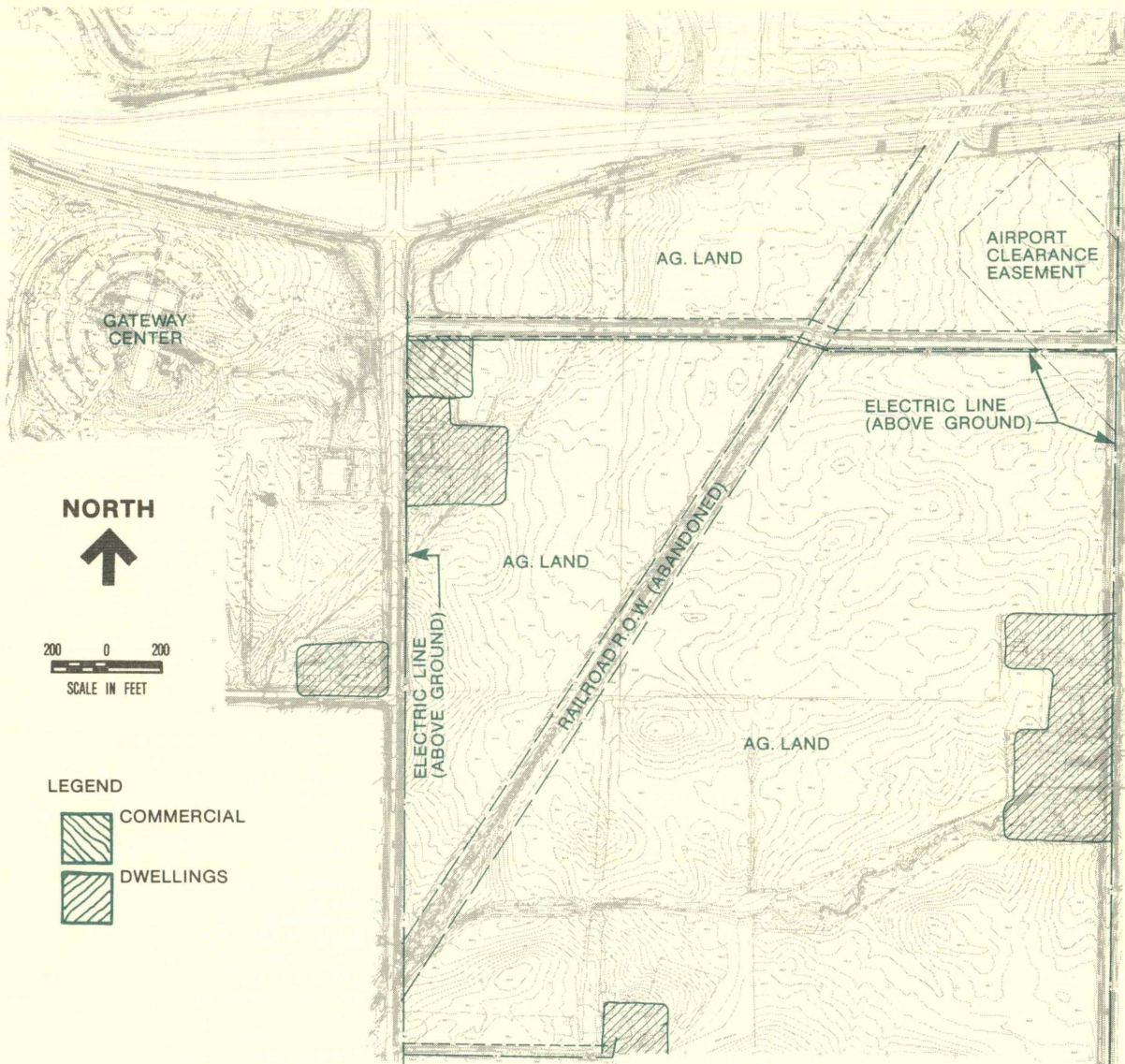
The major drainageways are an obstacle to development and construction within the drainage limits should be avoided. On-site drainage poses no development constraints and can be accommodated by normal site grading.



The primary vegetation of the site is cultivated farm land with smaller areas of permanent grass and scattered trees.

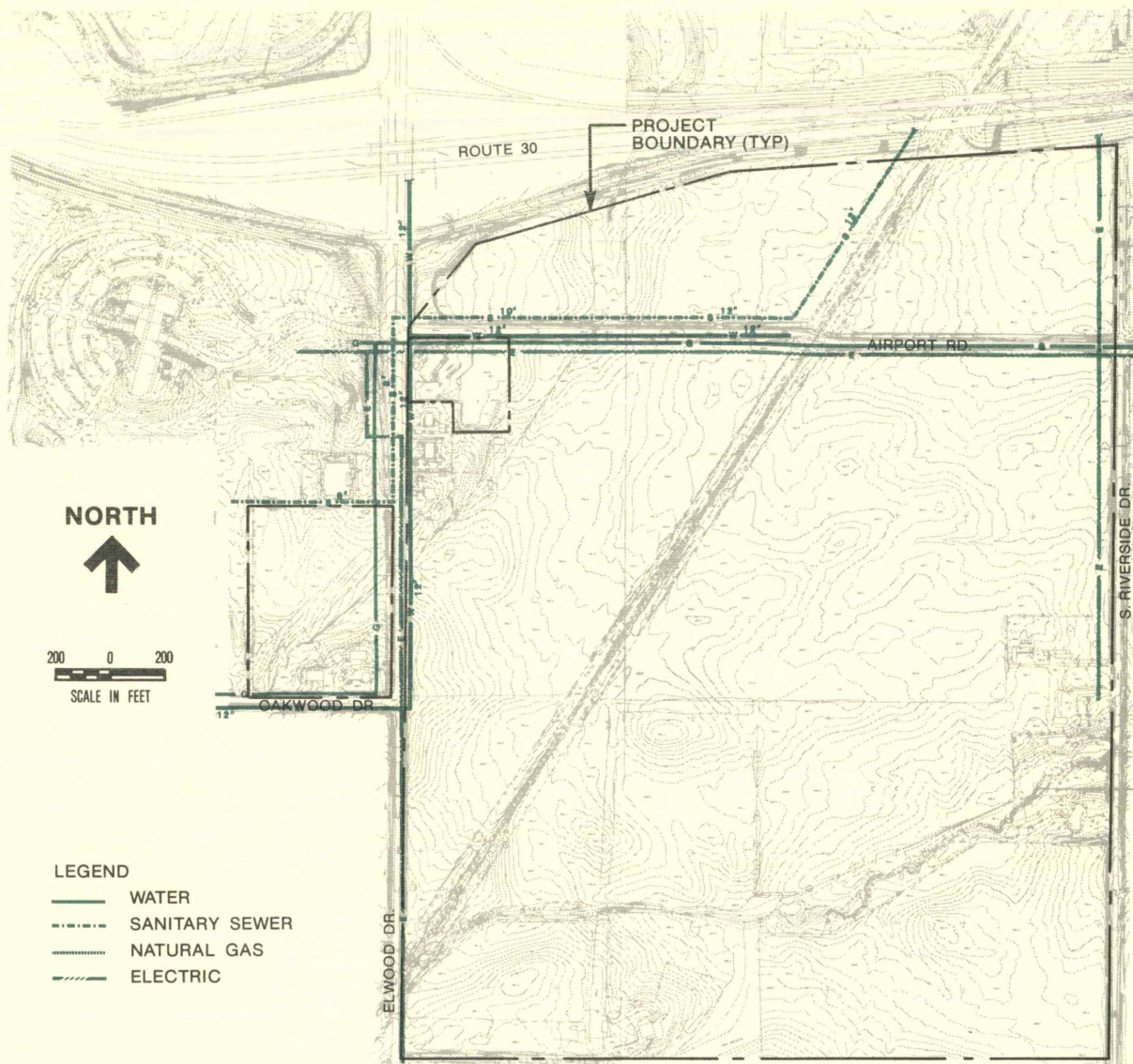
Some areas of trees are located along old fence rows and the railroad right-of-way. Species here include wild cherry, mulberry, elm, and some scattered oak.

The major area of trees is along the major drainageway in the southern part of the site. Species here include oak, silver maple, and wild cherry. These species are generally the largest trees on the site. This area presents the greatest opportunity for visual amenities related to development. Other trees and shrubs are located at the scattered dwellings and farmsteads. These have been planted by man and include a wide range of species.



The site is primarily agricultural land and has been impacted by other manmade uses over the years. Roads have been developed along the east, west, and north sides. Airport Road runs east-west across the site. Overhead electrical power lines are found along each of the roads. An abandoned railroad right-of-way bisects the site from southwest to northeast.

Dwellings, farmsteads, or other structures are located at the northwest corner and along the east and south sides. Purchase and removal of these structures is a part of the long-term park development plan. None of these structures has historical significance. No known archaeological sites are located in the Research Park. An airport clearance easement in the northeast corner of the site poses a major development constraint. This easement prevents any manmade structures, trees, or shrubs from being located within the easement area.



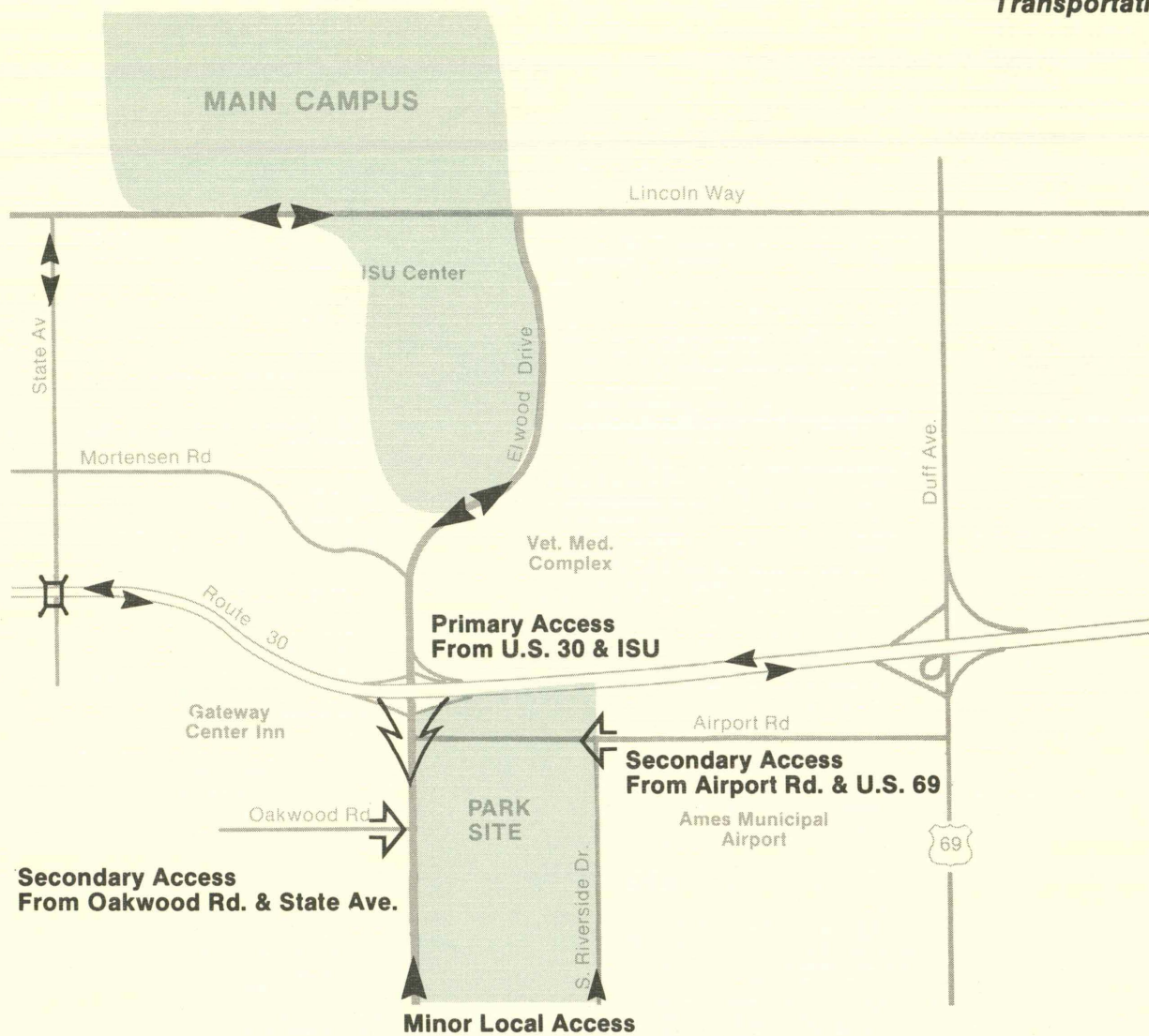
Existing utilities are in place to serve the first phase of development. These utilities will be expanded to serve the entire Research Park. (See pages 6 and 7 for park utility plans.)

Twelve-inch water lines are found in Airport Road and Elwood Drive. The water main network in this area is adequate to serve the proposed Research Park demand of 180,000 gallons per day (gpd). The required 2,500 gpm fire flow can also be met.

A 12-inch diameter sanitary sewer running along Airport Road is adequate to serve the research park's projected load of approximately 180,000 gpd. A proposed trunk sewer in the south portion of the park will allow Phase II development to be served without any pumping stations.

Electrical distribution lines are located along Airport Road and Elwood Drive. A substation is located on the north side of U.S. 30 approximately 700 feet from the site. The capacity of these facilities will serve the estimated park load of 7,720 kW.

Natural gas lines are found along Elwood Drive and along Airport Road. Each of these is a 4-inch, 120 psi line and will adequately serve the development.

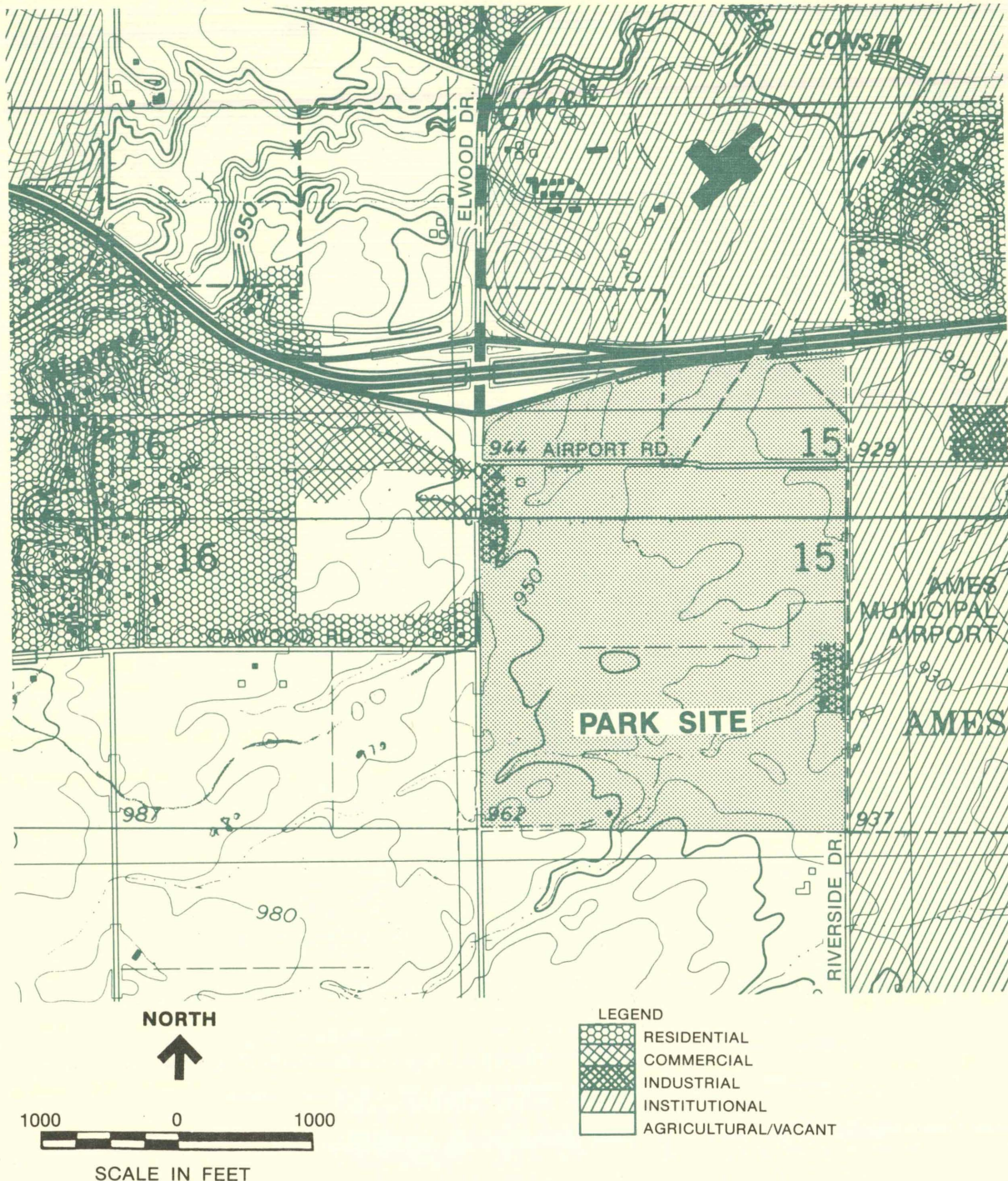


Major access is provided to the site by U.S. 30 and Elwood Drive. These streets provide convenient access from Ames, Iowa State University, and the surrounding area.

Secondary roads including Airport Road, South Riverside Drive, and Oakwood Road, provide direct access from U.S. 69 and for local traffic. It is estimated that Airport Road presently carries less than 2,000 vehicles per day.

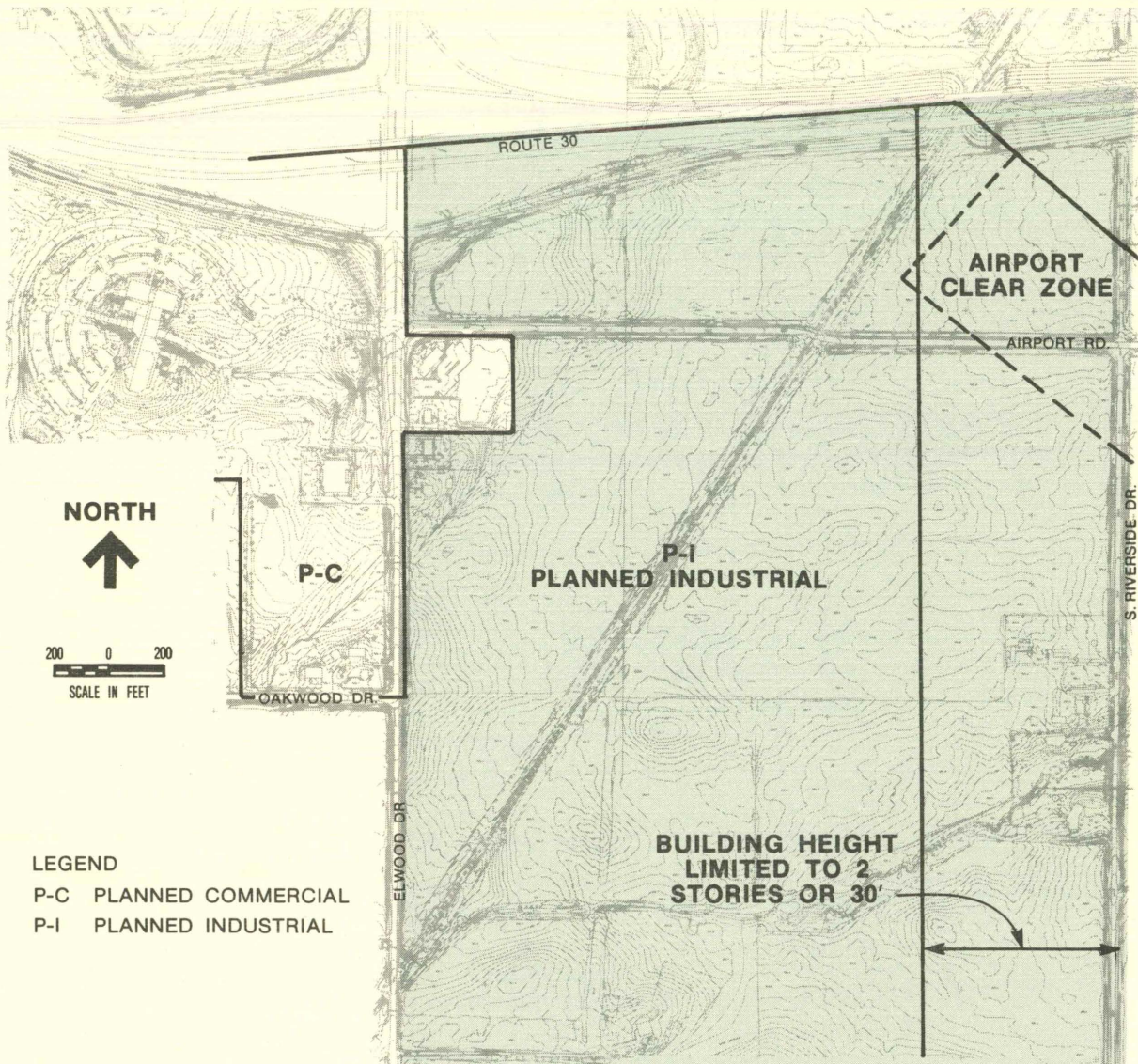
In addition to these transportation routes, Ames Municipal Airport adjoins the site immediately to the east and provides paved 3,500-foot and 4,600-foot runways for convenient air transport. Within the next five years, the runways are scheduled to be lengthened to 4,000 feet and 5,700 feet. Corporate aircraft are able to park next to the property boundary of the Research Park.

Public transit provides service to the Gateway Center Inn immediately west of the park.



The illustration above shows existing land use on, and in the general vicinity of, the Research Park. Most of the site is under agricultural cultivation with some commercial/residential development in the northwest corner. Several residences are also located on the east side of the site.

The City of Ames 1981 Land Use Policy Plan designates future land uses on the site as industrial, industrial expansion, and commercial. The master plan proposals are in accordance with the Land Use Policy Plan except for the western portion of the land lying north of present Airport Road which is shown for commercial rather than industrial use.

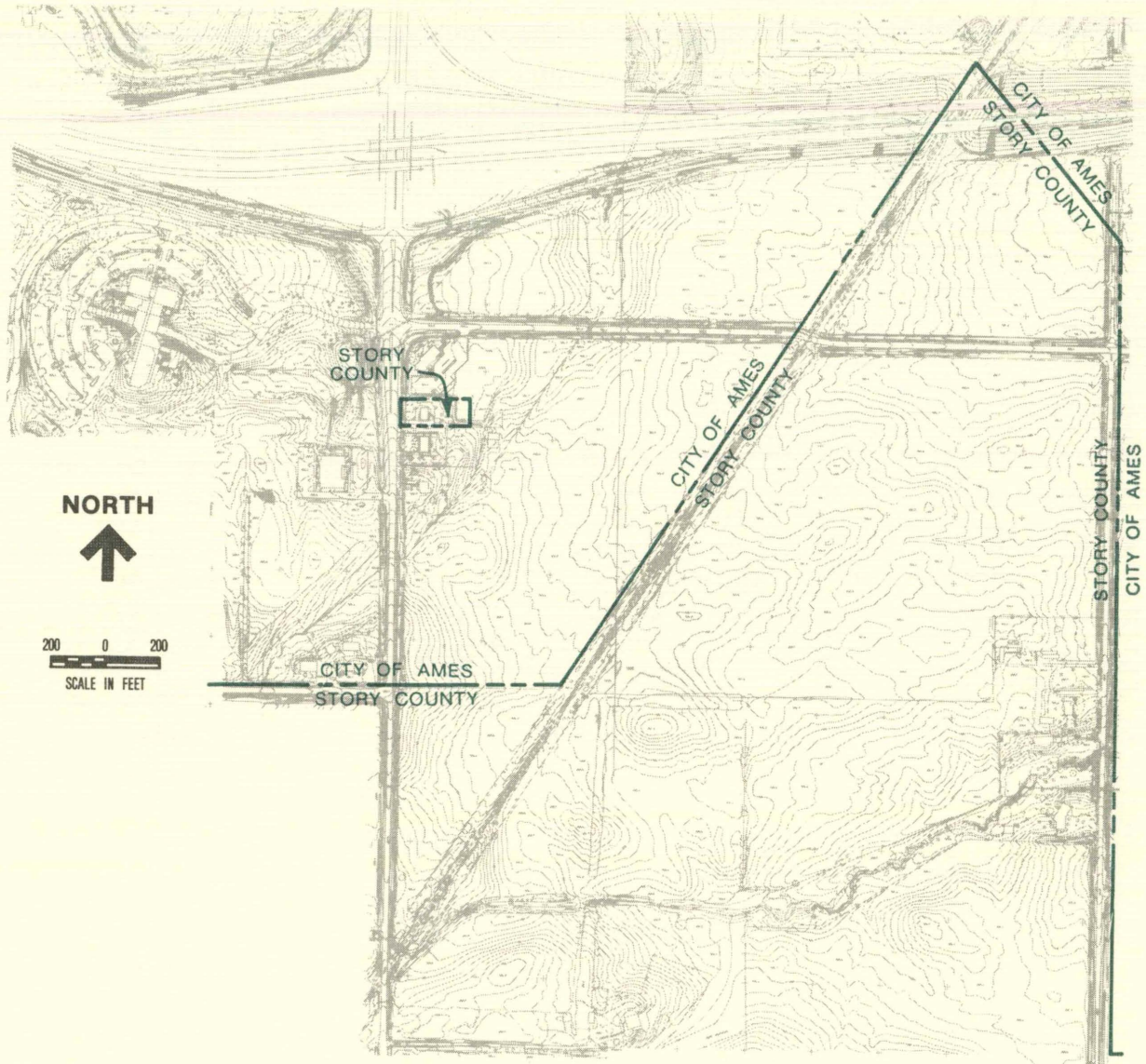


All land within Research Park is zoned. The P-C and P-I districts are intended to promote planned quality commercial and industrial environments. The Ames Planning and Zoning Commission and the City Council participate in the review and approval process for both planned districts.

It should be noted that a clear zone for the City's northwest/southeast runway exists in the northeast corner of the Research Park site. No structures can be built in the clear zone and heights are limited between the end of the clear zone and Route 30 Bypass.

As of March 1987, the Ames zoning ordinance may limit building heights on the east side of the park. Section 29.37 of the ordinance states that no building exceeding 2 stories or 30 feet shall be erected within 750 feet of any airport, landing field, or landing strip. This height is only 5 feet less than permitted by the park covenants (See Section IV). This restriction will not effect Phase I development.

Annexation



As of March 1, 1987, more than half the site was located outside the Ames city limits. Concurrent with development of infrastructure, the City of Ames will undertake voluntary annexation of the balance of the park.

SECTION IV
Covenants

IOWA STATE UNIVERSITY RESEARCH PARK
RECOMMENDED
COVENANTS, CONDITIONS, AND RESTRICTIONS

Revised October 10, 1986

SUMMARY

The following summarizes the more important elements of the covenants, conditions, and restrictions for the Research Park:

- All improvements must be approved by the Research Park Board of Directors and the City of Ames.
- Permitted uses include research facilities, prototype manufacturing or assembly, assembly of high technology products related to on-site R&D, pilot plants, incidental operations, support services, and recreational facilities.
- Minimum lot size is two acres.
- Total floor area of all buildings on a lot must not exceed 25% of the total lot area.
- The total impervious area of all buildings, parking, and driveways must not exceed 50% of the total lot area.
- Minimum lot width is 200'.
- Setbacks for structures and paving is: front - 50'; side - 20'; rear - 30'.
- Building height is limited to three stories or 35'.
- Each lot must be landscaped in accordance with an approved plan.
- Storm drainage from lots and buildings will be handled by the Research Park's drainage system.
- Signs will be closely controlled.
- All parking must be off-street and provided by the tenant using a ratio of one passenger car space per 300 gross square feet of building.
- All outside storage must be approved by the Research Park Board of Directors.
- Innovative contemporary architectural designs which harmonize with the environment and express individuality are encouraged.

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE I - PURPOSE AND APPLICATION.....	22
ARTICLE II - RESEARCH PARK BOARD OF DIRECTORS.....	22
ARTICLE III - REVIEW AND APPROVAL PROCESS.....	23
ARTICLE IV - VARIANCES.....	26
ARTICLE V - ENFORCEMENT, DURATION, AND AMENDMENT.....	26
ARTICLE VI - PERMITTED USES.....	27
ARTICLE VII - GENERAL SITE STANDARDS.....	28
ARTICLE VIII - LANDSCAPING.....	29
ARTICLE IX - SITE GRADING AND DRAINAGE.....	32
ARTICLE X - SIGNAGE.....	33
ARTICLE XI - PARKING, DRIVES, LOADING, AND OUTDOOR STORAGE.....	35
ARTICLE XII - EXTERIOR LIGHTING.....	37
ARTICLE XIII - BUILDING DESIGN.....	38
ARTICLE XIV - WATER, WASTEWATER, AND SOLID WASTE.....	39
ARTICLE XV - ELECTRICITY AND TELECOMMUNICATIONS.....	41
ARTICLE XVI - ENVIRONMENTAL AND OTHER EXTERNALITIES.....	42
ARTICLE XVII - REQUIREMENTS OF THE STATE OF IOWA, COUNTY OF STORY AND CITY OF AMES.....	42

DECLARATION OF COVENANTS AND RESTRICTIONS
IOWA STATE UNIVERSITY RESEARCH PARK

ARTICLE I
PURPOSE AND APPLICATION

Section 1.10: Goal. The overall goal of the Iowa State University (ISU) Research Park covenants and restrictions is to produce high quality and aesthetically pleasing development that complements the site's natural resources. The following covenants and restrictions will help to preserve and enhance an environment in the completed park that is pleasing to occupants, visitors, and neighbors. The covenants as presented herein shall be binding on all lessees, tenants, and owners of buildings within the confines of the ISU Research Park, hereafter referred to as the "Research Park" or the "Park." The legal description of the real estate included within the Research Park is described in attached Exhibit "A" which is incorporated herein by this reference.

ARTICLE II
RESEARCH PARK BOARD OF DIRECTORS

Section 2.10: Function. The function of the Research Park Board of Directors (Board) is to exercise control over the development of the Research Park in terms of its aesthetic qualities, tenant use within the confines of the covenants, and to maintain the conceptual integrity of the Park. Its purpose is to review all site layout and architectural presentations and approve or disapprove same.

Section 2.20: Board Membership. Members of the Board are appointed in accordance with the Research Park Corporation By-Laws.

Section 2.30: Board Liability. Neither the Iowa State Board of Regents, President of Iowa State University, Research Park Executive Director, Research Park Board of Directors, nor any member, employee, or agent thereof shall be liable to any owner or tenant or to anyone submitting plans for approval, or to any other party by reason of mistake in judgment, negligence, or nonfeasance, arising out of or in connection with the approval, disapproval, or failure to approve any such plans or for any other action in connection with its or their duties herein. Likewise, anyone so submitting plans to the Board

for approval, by submitting such plans, and any person when he or she becomes an owner or tenant, agrees that he, she, or it will not bring any action or suit to recover any damages against the Board, or any member, employee, or agent of said Board.

ARTICLE III
REVIEW AND APPROVAL PROCESS

Section 3.10: Required Plans. All plans, specifications, requests for authority to remodel or alter, or otherwise change the leasehold must be submitted to the Board and the City of Ames for review and approval. No building, sign, landscaping, lighting, or other exterior improvements shall be altered, placed, or erected on any building site without such prior approval from the Board and the City of Ames.

Section 3.11: Inspection Access. The Park Director or designated agent(s) shall have full access to the building and site during construction.

Section 3.20: Approval Process. Approvals shall be based upon, among other things, conformity and harmony of external designs with neighboring structures, effect of location and use of improvements on neighboring sites; orientation of main elevation with respect to nearby streets; and conformity of plans and specifications to the intent of these covenants. The Board shall not arbitrarily or unreasonably withhold its action or decision of such plans and specifications. Improvements or alterations to any site shall not be commenced prior to compliance with the following 2-part review process.

Section 3.21: Concept Design Review. The objective is to ensure careful site planning with regard to location and size of building, parking, open space, and access. The concept design must be approved by the Board in writing prior to final design. Concept design shall include the following:

1. Site plan information such as utility locations and connections, drainage, service areas, outdoor storage, trash receptacle, and mechanical equipment. Other activity or equipment that would alter the natural site must also be shown.
2. Building elevations, floor plans, and sections.
3. Building materials, parking, and open space.
4. Landscaping, signage, and lighting.
5. Construction staging.

Section 3.22: Final Design Review. Submission to include, but not limited to, the following:

1. A topographical and boundary map showing contour grades (with 1' intervals), the species, location, and size (measured 12" above the ground of all existing trees greater than 6" caliper) and the location of all improvements, such as signs, structures, walks, patios, driveways, fences, and walls. Existing and finished grades shall be shown at parcel corners and for proposed improvements. Lot drainage provisions shall be included, as well as cut and fill details, if any appreciable change in contours is contemplated.
2. Exterior elevations, including areas to be screened.
3. Exterior materials, colors, textures, and shapes.
4. Landscaping plan, including proposed clearing, walkways, fences, walls, elevation changes, irrigation systems, vegetation, and ground cover.
5. Parking area and driveway plan.
6. Screening, including size, location, and method.
7. Utility routing and connection points.
8. Exterior illumination, including location, manufacturer's fixture number, and supporting photometric test data.
9. Fire protection system as required by all NFPA Codes.
10. Signs, including copy, size, shape, color, typeface, location, illumination, and materials. Also, elevation and plan view drawings indicating sign and relationship to all other visual elements within 50' of the sign.
11. Trash container storage locations and related screening.
12. Proposed use of parcel of land and estimated building occupant load.
13. Clearing plan and tree protection plan, plus measures for environmental protection during construction.
14. Drainage runoff quantities for 10-year frequency storm.

Section 3.23: A copy of all construction documents shall be filed with the Park Director prior to commencing construction.

Section 3.30: Submittal Requirements. Nine sets of all documents are to be included in each submission for review. All buildings must be designed by a registered architect and all landscape plans by a registered landscape architect. The architect(s) and registered engineer(s), shall be solely responsible for the safety of structural, mechanical, electrical, and other systems in the improvements. The Board does not approve these elements.

The seal of all Iowa registrations of the appropriate architect, engineer, and/or landscape architect must appear on the final drawings. The architect must also submit a statement under his/her signature to the effect that the contract documents have been prepared in accordance with all other applicable codes, ordinances, and regulations related to this particular project.

Section 3.40: Letter of Approval. Upon final plan approval, a letter will be issued advising the Board's acceptance of the plans. No construction activities are to be commenced without said letter.

Section 3.50: Limitation of Board Action. The Board shall approve or disapprove the plans or specifications within 30 days after submittal thereof.

The Board may disapprove the plans or specifications for failure to comply with the requirements of these covenants, conditions, and restrictions; failure to provide all information; objections to exterior design, appearance or materials of any proposed structure; incompatibility of the plan with any proposed or existing structures or uses of other lots in the Park; location of improvements; disapproval of any portion of the site development; or any other matter which, in the judgment of the Board, makes the proposed structure in-harmonious with the general development of the Park.

Section 3.60: Clearing Approval. A clearing plan must be submitted for approval prior to any site clearing.

The contractor shall ribbon-off the clearing limits and contact the Park Director for a site inspection and approval prior to commencement of actual clearing.

Section 3.70: Record Drawings. One set of reproducible record construction drawings will be filed with the Park Director within 30 days of building occupancy. If the record drawings show non-conformance with previous approved

plans submitted to the Board, upon notification from the Director of such discrepancies, corrective action will commence immediately to bring the building or lot into compliance.

ARTICLE IV VARIANCES

Section 4.10: In those instances where strict compliance with specific covenants would create an undue hardship by depriving the owner or lessee the reasonable use of its site or where, in the opinion of the Board, there are unusual characteristics which affect the property or use in question and which would make strict compliance with these covenants unfeasible, the Board may grant the owner or lessee a variance from these covenants as long as the general purpose of the covenants are maintained. Any variance granted from the provision of these covenants shall only be applicable to the specific site and conditions for which the variance was granted, and shall in no respect constitute a change in or effect the terms or conditions set out in the standards as same apply to other sites or conditions.

ARTICLE V ENFORCEMENT, DURATION, AND AMENDMENT

Section 5.10: Enforcement. The conditions, covenants, restrictions, and reservations herein contained shall run with the land, and be binding upon the inure to the benefit of ISU, its successors and assigns as owner of the affected real estate, and all lessees of the Research Park. These conditions, covenants, restrictions, and reservations shall be enforced by the Park Director. Violation of any of these provisions shall give the Park Director the right to take any and all appropriate action authorized under Iowa law, rules and regulations of the City of Ames, Iowa, against the party or parties violating or attempting to violate any of these provisions to prevent them from so doing, to cause any such violation to be remedied, and/or to recover damages resulting from such violation.

In any legal or equitable proceeding to enforce these provisions or to enjoin their violation, the party or parties against whom judgment is entered shall pay the attorney's fees of the party or parties for whom judgment is entered such amount as may be fixed by the court in such proceeding.

Section 5.20: Duration and Amendment. (To Be Revised.)

Section 5.30: Separability. In the event any of these covenants are invalidated by judgment or court order, all of the remaining provisions shall remain in full force and effect and shall in no way be affected.

Section 5.40: Rules and Regulations. The Board, from time to time, may promulgate rules and regulations governing the development and operation of the Park. These rules and regulations shall be binding on all property owners or tenants on the Park.

ARTICLE VI PERMITTED USES

Section 6.10: Intent. It is the intent of the provisions of this section to establish a Park in which research facilities, pilot plants, and prototype production facilities, requiring a high degree of scientific input will be permitted.

Section 6.20: Permitted Uses. The following uses are permitted to locate within the Research Park:

1. Laboratories, offices, and other facilities for research, basic, developmental and applied, and consulting, conducted by or for any individual, organization, or concern, whether public or private.
2. Product manufacture or assembly shall be limited to prototype development or to the assembly of high technology products which are clearly related to the on-site research and development activities of the tenant. No tenant exclusively engaged in manufacturing or assembly shall be permitted to occupy space in the Park.
3. Pilot plants in which processes planned for use in production elsewhere can be tested.
4. Incidental operations required to maintain or support any use permitted in paragraphs 1 through 3 above, on the same tract as the permitted use, such as maintenance shops, parking garages, keeping of animals, experimental plots, machine shops, and communications or computer facilities.

5. Services, which the Board, in its sole discretion, deems necessary to assist those uses permitted in paragraphs 1 through 3 including, but not limited to accounting, legal, printing, research, day-care, travel planning, and mailing centers. However, such services are to remain ancillary to the primary purpose of the Research Park as discussed above.
6. Recreational facilities predominantly for Park tenant use.

ARTICLE VII
GENERAL SITE STANDARDS

Section 7.10: Intent. It is the intent of the provisions in this section to develop a Park of a relatively low building density within a spacious park-like setting.

Section 7.20: Definitions. Terms used in this section are defined below.

Section 7.21: Total Lot Area. Tenant site area not committed to streets or pathways and included within the lot lease boundaries.

Section 7.22: Floor Area. The aggregate square feet of floor space located entirely within a major building and/or accessory building.

Section 7.30: Maximum Building Area. The total aggregate floor area of all buildings and/or accessory buildings shall not exceed 25% of the total lot area.

Section 7.40: Maximum Impervious Lot Coverage. The total impervious area of all building footprints, parking, and driveways shall not exceed 50% of the total lot area.

Section 7.50: Minimum Lot Size. The minimum lot size shall be 2 acres, excepting those areas that may be designated for smaller lots.

Section 7.60: Setbacks. The minimum setback lines from highways, public street property lines, and interior property lines are described below. Unless otherwise specified, no structure of any kind and no part thereof, nor any paving area shall be placed within these setback lines. Dimensions are from the legal lot line.

All setbacks apply to both structure and paving (except access driveway) unless otherwise noted.

Section 7.61: Front Setbacks. All front setbacks shall be 50' for any structure and paving. A corner lot shall have 2 front setbacks.

Section 7.62: Side Setbacks. All side setbacks shall be 20' for any structure and for any paving.

Section 7.63: Rear Setbacks. All interior rear setbacks will be 30' for any structure.

Section 7.64: Exceptions. The following improvements are permitted within the setbacks:

Steps, walks, driveway access to site.

Landscaping, including landscaped earthen berm.

Illumination (not including floodlights for buildings).

Identification graphics (as provided in Article X).

Section 7.70: Minimum Lot Width. The minimum lot width shall be 200', excepting those areas that may be designated for smaller lots.

ARTICLE VIII LANDSCAPING

Section 8.10: Intent. It is the intent of these regulations to recognize, utilize, and supplement existing landscape resources. It is the further intent to provide a landscape image of continuity and diversity by providing color and textural variety. It is also the intent of these regulations to reduce adverse effects upon a tenant's lot and adjacent and nearby property; to screen unsightly situations, undesirable views, and incompatible land uses; to buffer noise and other disturbing sounds; and to provide for shade, protection from elements, and the comfort and convenience of Park tenants and visitors.

Section 8.15: Landscape Plans and Standards. Detailed landscape plans, prepared by a registered landscape architect, and any irrigation plans shall be submitted to and approved by the Board prior to issuance of a letter of approval. Such improvements shall be installed prior to issuance of a certificate of use and occupancy. Adjustments in time of planting may be made in consideration of availability of materials and weather conditions. Landscape in the public way shall be installed per plans and specifications approved by the Board and the City of Ames.

Section 8.20: Introduced Landscape Elements Standards. All open, unpaved space, including but not limited to front, side, and rear setback areas, shall be planted and landscaped according to a plan approved in writing by the Board. Landscaping in accordance with the approved plans must be installed prior to the occupancy of a building. New landscape elements should complement any adjacent native vegetation and physical development and include:

1. Landscaped Earthen Berms: Earthen berms can be used as a screening element where native vegetation is not sufficient to provide adequate screening. Berms shall be landscaped and contoured with varying slopes and heights -- maximum slope is 4:1. No berm shall be less than 36" in height. Access to utility lines shall be preserved.

2. Trees: All trees shall be suitable for the Ames climate.

Ornamental trees shall be at least 6' in height and shade trees have at least 1 1/2" caliper except in the front yard. In the front yard ornamentals shall be at least 8' in height or 2" caliper and shade trees shall have at least a 3" caliper.

At least one tree shall be planted for each 1,000 sq ft of gross building area on the lot. Of the total number of trees to be planted, the number to be planted in the front yard shall be based on the standard of one tree for each 20' of lot frontage.

3. Ground Cover: All ground cover shall be suitable for the Ames climate.

Section 8.30: Landscape Applications. The following additional design principles shall guide landscaping in these locations:

1. Planting within the setbacks shall comply with a landscape plan prepared for and approved by the Board.
2. Street R.O.W./Setback: Plantings in setback areas shall blend with plantings in a public street R.O.W.
3. Within Parking Areas: All medians and islands in parking areas shall be landscaped. Plantings shall comply with Section 8.20.
4. Within Drainage Easements: The native vegetation is to be preserved within all drainage easements except that portion to be used specifically for water conveyance and ditch maintenance.

Adequate ground cover plantings to prevent soil erosion shall be used to supplement native vegetation.

Section 8.40: Irrigation. All landscape areas shall be maintained to sustain growth.

Section 8.50: Grading and Trenching.

1. Near Existing Trees: No cutting, filling, or trenching shall occur within the drip line of any existing trees. Existing trees shall be protected from construction activities. Landscape features shall be returned to original conditions after construction.
2. Landscape Areas: Site grading shall be in compliance with Article IX, herein. Landscape areas, other than berms, shall not exceed a slope greater than 6:1.

Section 8.60: Fencing. The placement of all fences and the design and materials utilized shall be subject to the approval of the Park Director. It should be noted that at no time shall anyone utilize an open mesh chain link fence.

Section 8.70: Maintenance. All landscaping shall be properly maintained in accordance with maintenance standards as reflected in the ground lease. Periodic inspections will be made as directed by the Park Director and reports submitted with regard to the condition of maintenance. If suggestions for improvements are made and which are in the realm of the maintenance standards, the work shall be corrected within a time frame as specified by the Park Director.

Section 8.80: Miscellaneous. Landscape treatment shall not interfere with sight line requirements as specified in Article XI at street or driveway intersections.

Leased property held for future development shall be properly maintained by the tenant.

Park tenants are encouraged to preserve any specimen trees.

The environment shall be protected during construction.

ARTICLE IX
SITE GRADING AND DRAINAGE

Section 9.10: Intent. It is the intent of the provisions of this section to establish controls on the grading and drainage of lots within the park for the mutual benefit of the Park and individual tenants. In general, site grading shall be kept to a minimum and drainage designed to minimize erosion and any adverse effects on the environment.

Section 9.20: Effect on Adjacent Tracts. Each lot shall be graded such that no runoff drains onto another lot, except as permitted hereinafter.

Section 9.30: Storm Water Drainage. Storm water shall be collected on-site and discharged into the Park storm water systems by one of the following methods:

1. By connection of a storm drain to the back of a curbside storm drain inlet or to a storm drain stub-out. All such connections shall be at points acceptable to the Board and the City of Ames, where appropriate.
2. By construction of an approved outfall pipe to the existing drainageways in the Park. Requests for permission to construct such outfall pipes shall be submitted in writing to the Board for approval and shall address the aesthetic and environmental aspects of the outfall as well as engineering and construction information.

Section 9.40: Landscaped Areas. Landscaped areas adjacent to Park streets or existing drainageways may drain by sheet flow to the adjacent street or ravine.

Section 9.50: Roof Drains. All structures shall be equipped with interior roof drains or gutters and downspouts. Downspouts shall be connected to the underground storm drain system via underground pipes. No downspout water shall be permitted to be deposited onto landscaped areas or open ditches.

Section 9.60: Building and Floor Drains. Building process and floor drains shall not be connected to the underground storm drain systems. Such drains shall be connected by underground piping to a sanitary sewer within the lot boundaries. Building foundation drains shall be connected to the underground storm drainage system.

Section 9.70: Storm Drains and Appurtenances. All elements of the underground storm drainage system shall be designed and constructed in accordance with established design criteria (including a 10-year frequency storm), materials, and construction standards. Easement may be required for underground or overland drainage.

Section 9.80: Drainage During Construction. Tenants shall take special care to minimize the adverse effects of construction on adjacent tenants and on Park streets and drainageways. Specifically, tenants shall take action to prevent sedimentation of adjacent drainageways and shall promptly remove sedimentation and clean up any mud or other debris or residue deposited on Park and streets during construction. If so directed by the Park Director, the tenant shall comply with designated points and routes of access and egress to be used during construction to minimize adverse effects on the property of the Park and other tenants.

ARTICLE X SIGNAGE

Section 10.10: Intent. It is the intent of the provisions of this article to encourage attractive signage, lighting, and other private visual media which aid in the orientation and/or identification of uses and activities. These provisions further intend to enhance a park-like environment by controlling the number, placement, and size of signs while allowing design flexibility.

Section 10.11: Definition. A sign shall be defined as lettering, symbols, or other graphic display used to identify or advertise an event, location, or business. These standards include the supporting structure and devices used to display the sign.

Section 10.20: Building Identification Signs. Each site may have one identification sign, oriented to each street on which the premises have frontage, identifying the building as a whole and/or its predominant use. Any lot with a street frontage in excess of 1,000' may have 2 signs oriented to that street.

For all buildings the street address (number only) must be legible from the street.

Section 10.30: Sign Location. Building Identification Signs: Shall be ground-mounted with the following restrictions:

1. A ground-mounted sign shall be set back from the front lot line a minimum distance of 20' and shall be no less than 150' from park street intersections. Ground-mounted signs placed within the front setback where any native vegetation is being preserved, should be located near the drives where the natural vegetation system has already been disturbed. Location of the ground-mounted sign must be sensitive to and compatible with the landscape.

Section 10.40: Sign Area. Building identification signs shall have a maximum area of 40 sq ft.

Maximum sign height of ground-mounted signs to be 5' from the natural ground plane on which they are mounted.

If the graphic is enclosed by a box or outline, the total area of the graphic, including background is counted as part of the allowable sign area.

If the graphic consists of individual letters, the area of the letters contained by a simple geometric outline is counted as the allowable area.

Section 10.50: Materials and Reproduction. Illumination: Signs shall be illuminated only by a steady, stationary, shielded light source, directed solely at the sign without causing glare for motorists, pedestrians, or neighboring premises.

Prohibited Devices: No sign shall move, make noise, or employ blinking, flashing, or strobe lights or exposed fluorescent lamps.

Identification sign structures should be simple and a neutral color with accent color used as corporate identifiers.

Section 10.60: Internal Directional Signs. Directional signs indicating loading or delivery areas, various building entries, parking lots, etc., shall not exceed 12 sq ft in size nor employ lettering larger than 8" in height. Such signs shall be limited to 4' in height. Signs with a dark background and white lettering are encouraged.

Section 10.70: Temporary Signs. During the construction phase of a project, one unlighted construction sign is permitted with the dimensions

approved by the Park Director. On this sign may be the name of the project, a short description of the project, the owner, contractor, architect, engineer, financing information, as well as, completion date.

These signs will be removed within 14 days after substantial completion.

No existing vegetation shall be disturbed or removed solely for the display of this sign.

Section 10.75: Directional and Public Information Signs. Graphic continuity for displaying public information shall be achieved by: Use of the ISU Research Park logotype on all temporary signs; use of consistent project typeface, symbol, and color system for directional signs (preferably white letters on dark background); minimizing the amount of copy wording; minimizing visual clutter by integrating signage with landscape, lighting, and other site elements.

Section 10.80: Directional and Information Symbols. The graphics/signage systems shall incorporate graphic representations as found in the latest edition of "Manual on Uniform Traffic Control Devices," U.S. Department of Transportation, Federal Highway Administration. White symbols on a dark background are encouraged.

Section 10.85: Regulatory Signs. On-premise regulatory signs such as stop signs shall conform to Iowa Department of Transportation Standards. Such signs shall be limited to 7' in height and 3' in width. A dark background for each regulatory sign is recommended.

Section 10.95: Sign Review. All signs shall be approved by the Board prior to construction and in accord with the provisions of "Article III, Review and Approval Process" of these Covenants and Restrictions. The design, format, and material of all signs shall be consistent with building architecture and lot design.

ARTICLE XI PARKING, DRIVES, LOADING, AND OUTDOOR STORAGE

Section 11.10: Intent. The intent of this section is to provide guidelines for the management of the flow of vehicular traffic in a manner that maintains natural area aesthetics and the safety of park tenants.

Section 11.20: General Parking Requirements. No owner or lessee shall permit parking on any public street or access drive. Sufficient off-street

parking should be developed at each site. ISU will request the City to declare that no parking will be allowed on any roadway.

All parking areas shall be paved with an all-weather surface at least 5" thick and meeting the standards of the City of Ames, shall have appropriate bumper guards where needed, and except for driveways and other entrances, shall be visually screened.

Parking areas shall not be located within any required setback area (see Section 7.60).

An adequate number of visitor and handicapped parking spaces shall be provided near the main entrance to any building.

All parking areas and driveways shall have portland cement concrete curb.

Tenant's parking requirements for laboratories and offices shall be based on the standard of one passenger car space per 300 gross sq ft of building. Parking for other uses shall be in accordance with requirements of the Ames zoning ordinance. Variances to these parking requirements may be granted by the Board if the building tenant can illustrate the need for fewer parking spaces than the specified number due to tenant programs such as employee van pool or car pool programs, staggered work shifts, or other unusual circumstances (i.e., a building with a high percentage of storage area on the site). Site space however, shall be reserved to meet the full parking requirements in the event of changes in building use or commuting patterns.

The Board shall also have the ability to require more parking spaces per square foot if the tenants in a building perform work which is more labor intensive requiring more employees.

All parking areas shall be designed and landscaped to include a 15' minimum width landscaping median running the length of the aisle for every 3 contiguous double-loaded parking aisles, and a 9' minimum width landscaping island space for every 20 parking spaces.

Section 11.30: Drives. No driveway approach shall be permitted within 125' (curb to curb) of a street intersection.

One curb cut is allowed for every 150' of street pavement frontage, but it may not be located closer than 120' from an adjacent curb cut. No lot shall have more than 2 curb cuts. All curb cuts are subject to Park Director and City of Ames approval.

Driveway width shall be a minimum of 22' with a minimum curb return radius of 20'.

Access drives may cross building setback areas; however, drives may not traverse parallel to setback areas.

Landscape treatment at driveway and street intersections shall not interfere with sight line requirements.

Section 11.40: Loading Facilities. Loading docks and other loading facilities will not be permitted to face on any street. Provisions must be made for handling all freight on those sides of a building which do not face a street. Written exceptions to these Covenants and restrictions concerning the placement of freight facilities may be permitted by the Board in those cases where 2 or more sides of a building site face a street. All loading docks and refuse collection facilities must be screened from public view in a manner approved by the Board.

Section 11.50: Outside Storage. No park tenant shall have the right to keep articles, goods, materials, incinerators, trash bins, storage tanks, or like equipment in the open or exposed to public view or to view from adjacent buildings, except at the locations, to the extent, and in the manner approved by the Board. If it shall be necessary to store or keep such materials or equipment in the open, these shall be screened from view in a manner approved by the Board. Said screen shall be in height at least equal to that of the materials or equipment being stored but in any event shall fully shield said materials and equipment from both public view and view from adjacent buildings.

All storage shall be limited to the rear two-thirds of any building site and under no circumstances shall any material or equipment be stored within 50' of any street, except at the locations, to the extent, and in the manner approved by the Board.

ARTICLE XII EXTERIOR LIGHTING

Section 12.10: Intent. It is the intent of the following provisions to encourage park tenants to provide exterior lighting for the safety of Park users and to complement the natural setting and man-made improvements in the Park.

Section 12.20: Exterior lighting shall be provided to meet the following guidelines:

1. All wiring for exterior lighting, including but not limited to driveway, walkway, area, parking, and decorative lighting, shall be underground.
2. All light fixtures shall be oriented such that glare directed onto adjacent properties, including streets and neighboring tenant lots, is minimized.
3. Light standards shall be restricted to a maximum height of 20'. Poles should be a neutral, preferably dark, color.
4. All lighting installations shall conform to the latest edition of the National Fire Protection Association National Electrical Code.
5. Each tenant shall maintain all light fixtures in proper operating condition.
6. Parking and driveway lights shall be of a style and color consistent with established Park standards and harmonize with the architecture of the proposed building on the lot.
7. All light sources shall be color-corrected high-pressure sodium.
8. Average intensity of lighting should be:
 - Parking Lots - 0.5 footcandles
 - Entry Drives - 0.5 footcandles
 - Paths and Steps - 1.0 footcandles
 - Building Entrances - 5.0 footcandles
 - Use Areas Near Building - 5.0 footcandles

ARTICLE XIII
BUILDING DESIGN

Section 13.10: Intent. To produce an orderly and aesthetically pleasing environment that is compatible with the natural aspects of the park site as well as existing ISU facilities. The aesthetic appearance of the exterior of the buildings and other structures is of paramount concern to the Board. Therefore, building design will weigh heavily in the Board's decision to

either accept or reject a proposed design. Innovative contemporary architectural designs which harmonize with the environment and express individuality are encouraged.

Section 13.20: Materials. Durable materials such as masonry are preferred for all structures. Innovative quality materials are encouraged and their use is subject to Board approval.

Section 13.30: All construction shall conform to the requirements of the City of Ames building code and State of Iowa Building Code, current editions. Construction shall also conform to the requirements of OSHA and NFPA with regard to life/safety provisions.

Section 13.40: Building Height. All structures shall be limited to a height of 3 stories or 35', not including parapet walls extending 4' or less above the limiting height of the building. Purpose of parapet walls is to screen rooftop installed air handling units from view.

Section 13.50: Expansion. All controls delineated in these covenants refer to ultimate development of any site. All site plans shall identify initial and ultimate improvements including buildings, paving, grading, and landscaping.

Section 13.60: Barrier Free Design. All site improvements shall be fully accessible to the handicapped in accordance with the Iowa Code.

Section 13.70: Construction Criteria. Once commenced, construction shall be diligently pursued to the end. Such construction may not be left in a partially finished condition any longer than is reasonably necessary. No excavation shall be made except in conjunction with construction of an improvement. When such an improvement is completed, all exposed excavations shall be back-filled, graded, and returned, as nearly as possible, to its natural state or to the approved landscape plan for the site.

ARTICLE XIV
WATER, WASTEWATER, AND SOLID WASTE

Section 14.10: Intent. It is the intent of the following provisions to establish controls governing the installation of tenant water and wastewater systems, and the collection and disposal of solid waste.

Section 14.20: Location of Utility Lines. Whenever possible, water and sewer service lines shall be located adjacent to access drives to minimize disruption of landscaping during installation and maintenance of the lines.

Section 14.30: Water Service. Water will be provided via connections to the Park water distribution system. Such connections will be constructed at the tenant's expense and will normally be limited to one connection per tenant for normal uses and one optional connection for fire protection purposes. Connection will be made as follows:

1. Meters will be installed on all connections for normal uses. Tenants shall ensure access to Park and City of Ames personnel to tenant meters at all times.
2. Connections made solely for fire protection purposes shall not be metered.
3. All connections to the Park water distribution system shall be made at locations acceptable to the City of Ames and the Park Director.

Section 14.40: Wastewater Disposal. Wastewater generated on tenant sites shall be discharged into the Park wastewater collection system. Connections shall be constructed at tenant expense and will normally be limited to one connection per tenant.

Disposal of all wastes shall be in accordance with Sections 28.41 and 28.42 of the Ames Municipal Code. Any required pretreatment facilities must be enclosed in a structure, the location of which must be approved by the Board.

All connections to the Park wastewater collection system shall be made at locations acceptable to the City of Ames and the Park Director.

Section 14.50: Solid Wastes. All solid wastes will be collected, stored, and disposed of in accordance with all appropriate laws, rules, and regulations of the City of Ames and the State of Iowa.

1. Solid wastes shall not be disposed of within the Park.
2. Common refuse shall be collected on site and placed in dumpsters for removal. Removal or emptying of dumpsters shall be at tenant expense by the Park or by a contractor approved by the

Board. Tenants shall ensure that dumpster areas are kept clean, sanitary, and free of loose refuse. Dumpsters shall be located and screened in accordance with other provisions of these covenants.

3. Hazardous wastes shall be stored and disposed of at tenant expense in accordance with the laws, rules, and regulations of the United States, the State of Iowa, and the City of Ames.

ARTICLE XV
ELECTRICITY AND TELECOMMUNICATIONS

Section 15.10: Electrical Service. Electric service shall be provided by the tenant in accordance with the following:

1. The tenant shall be required to install electric service underground from the main service line.
2. The tenant shall connect to the main service line at points acceptable to the City of Ames and the Park Director.
3. The tenant shall be responsible for determining particular service needs and for furnishing and installing any transformer(s).
4. Any above-ground electrical equipment, including transformers and terminal equipment, must be fully screened from both public view and view from adjacent buildings.
5. Electric service meters shall be located such that they may be easily accessible and read by City personnel.
6. The Park owner will provide electric service for all tenants. However, Iowa State University, the Research Park Corporation, and the City of Ames will not be liable for damage or loss incurred by tenant as a result of system failure or malfunction.
7. Each tenant shall regularly maintain transformer(s) owned by tenant to ensure safe, efficient, and proper operation thereof.

ARTICLE XVI
ENVIRONMENTAL AND OTHER EXTERNALITIES

Section 16.10: Electromagnetic Emissions. The tenant shall not operate any device that will cause electromagnetic influence with other Park tenant's communication systems.

Section 16.20: Nuisance Factors and Hazards. In order to protect the interests of all tenants, no operation may be conducted which emits offensive or objectionable noise, vibration, smoke, odors, dust, or gases. Precautions should be taken in all operations against radiation, radioactivity, fire, and explosion hazards. Acceptable limits and standards may be established by the Park Director. These standards shall at a minimum meet the requirements of Federal, State, and local laws and any regulations thereunder applicable to the property.

ARTICLE VXII
REQUIREMENTS OF THE STATE OF IOWA,
COUNTY OF STORY AND CITY OF AMES

Nothing herein is intended, nor shall be construed to be, in lieu of compliance with any statute, rule, or regulation of the State of Iowa, County of Story, and City of Ames which affect the real estate included herein, such as zoning, building codes, fire codes, and other City policies. If there is a conflict between provisions contained herein and any statute, rule, or regulation of an authorized governmental agency, the intent of these restrictive covenants is that the party must comply with the appropriate governmental regulation in addition to complying with these covenants.

Wherefore, these Covenants, Conditions and Restrictions are entered into on this _____ day of _____, 1986.

IOWA STATE UNIVERSITY
RESEARCH PARK

By: _____
_____ its _____

By: _____
_____ its _____

STATE OF IOWA)
) SS:
COUNTY OF _____)

On this _____ day of _____, 19__, before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____ and _____, to me personally known, who being by me duly sworn, did say that they are the _____ and _____, respectively, of said corporation executing the within and foregoing instrument, that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation; that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said _____ and _____ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.

(Seal)

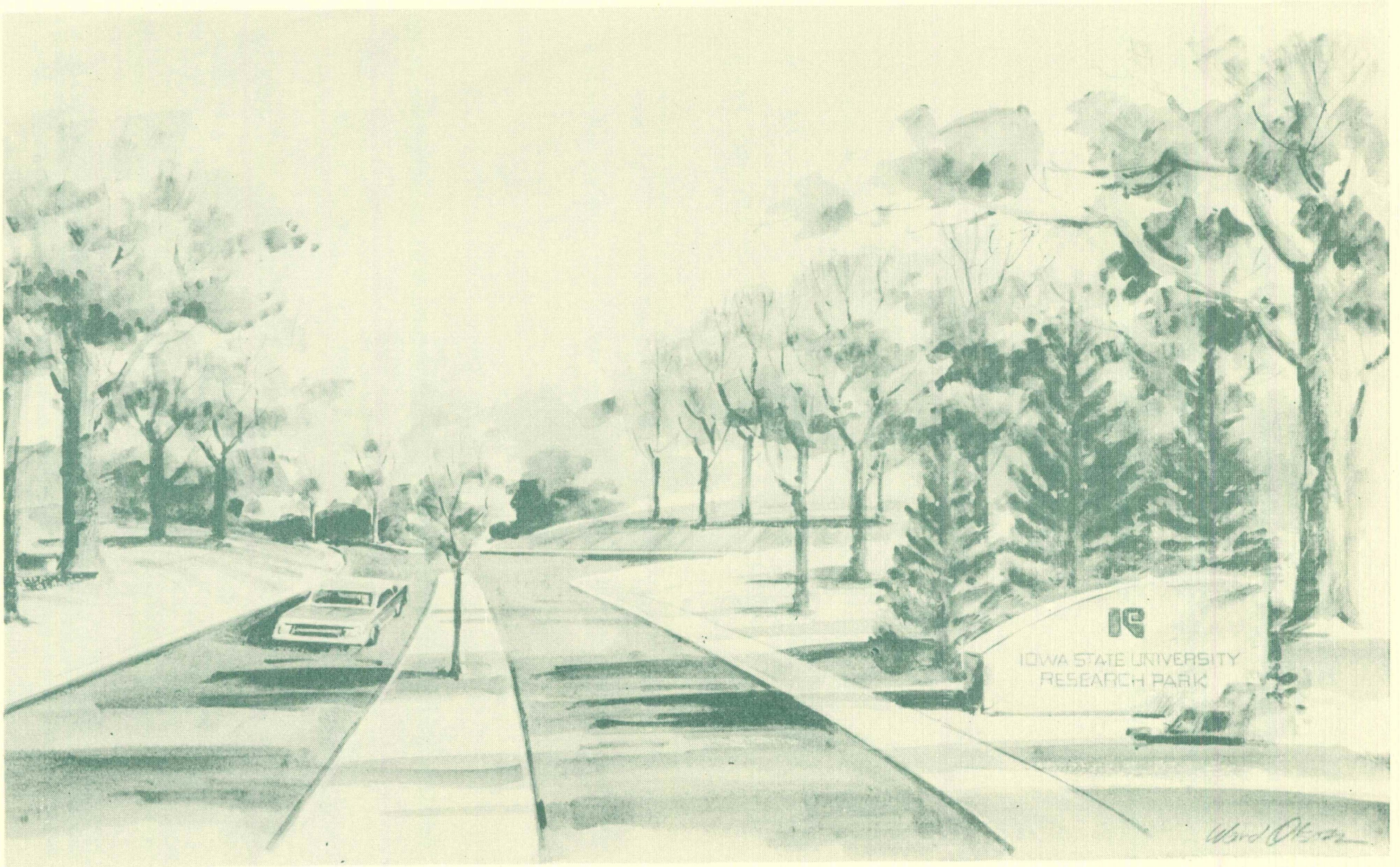
_____, Notary Public
in and for the State of Iowa

I.75/168-202

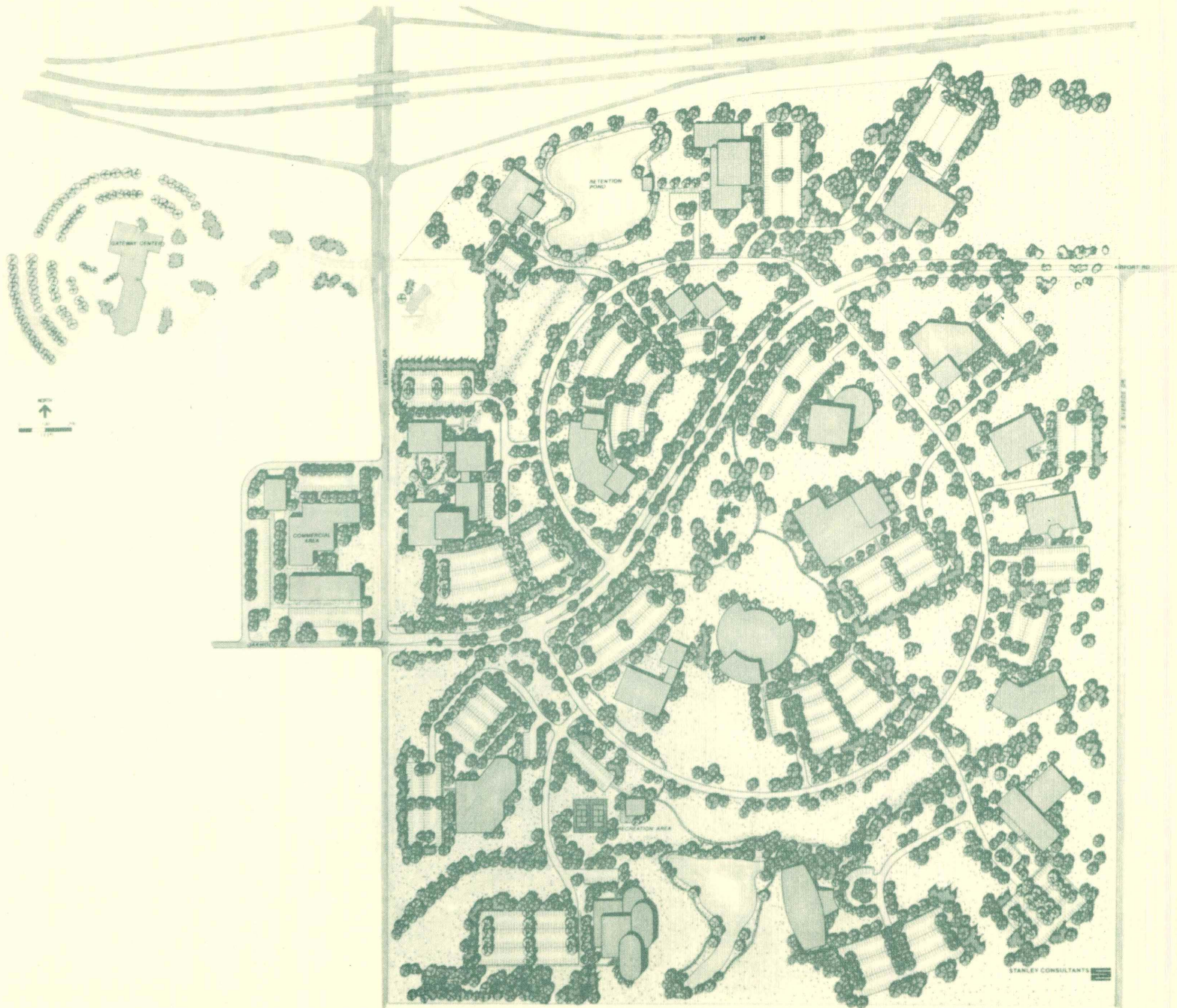
**APPENDIX A
Photos**

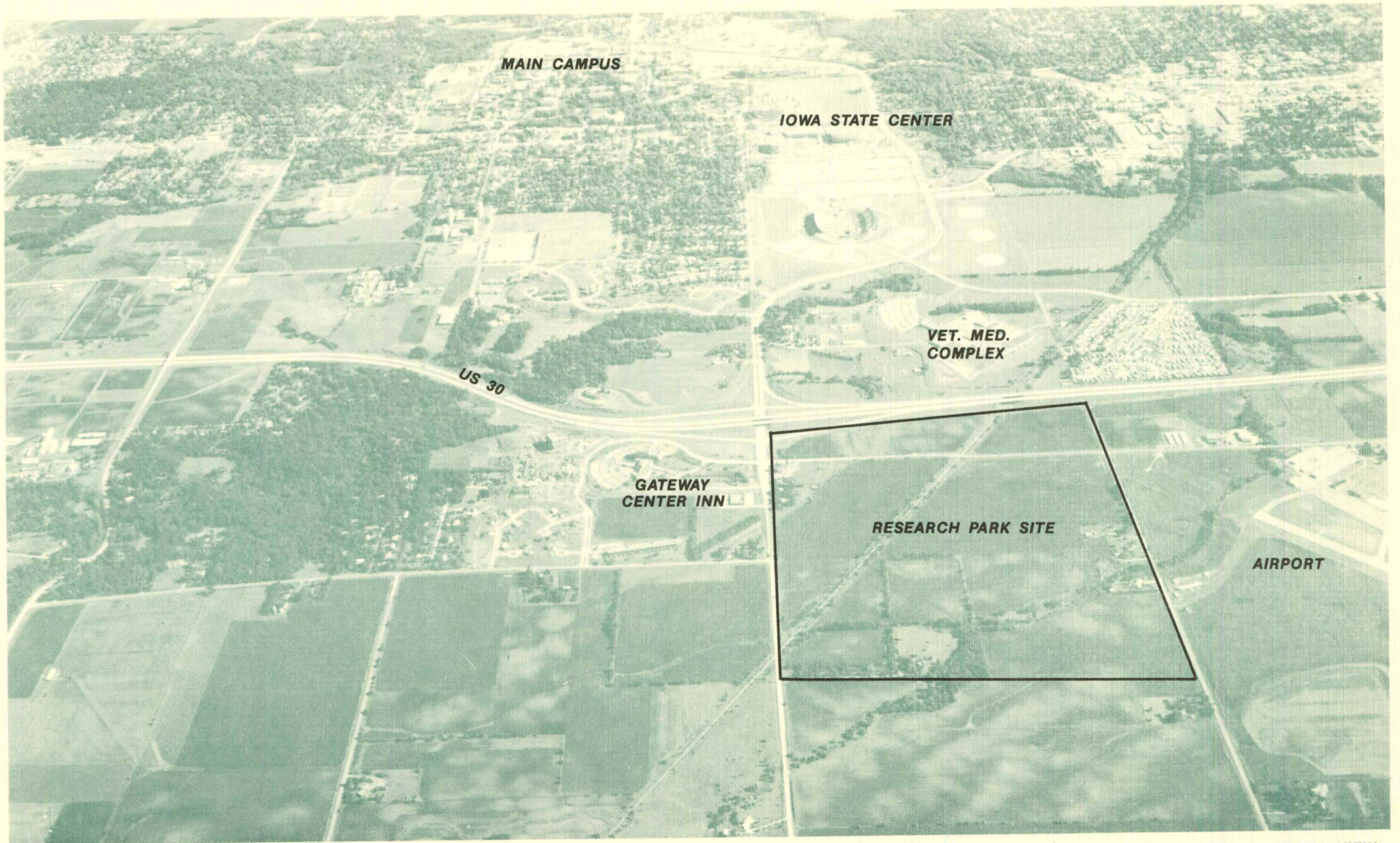
General

The following pages contain photographs which further illustrate planning concepts for the research park. Photographs of the master plan and boulevard concept are included. An aerial photograph of the research park area is also shown.



PARK ENTRANCE-AIRPORT ROAD





AERIAL VIEW

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