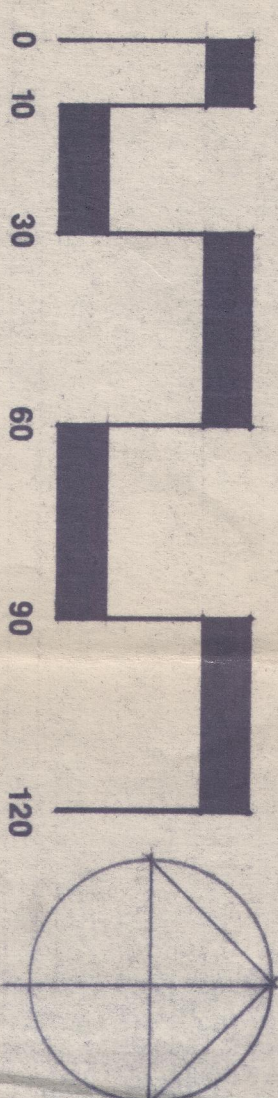


CLEMSON PROFESSIONAL PARK

R 20

R 20



SITE PLAN

TOTAL DENSITY: PHASE 1 + PHASE 2
12,000 S.F. + 27,000 S.F.
= 39,000 S.F.

PHASE 2: 3 OFFICE BUILDINGS
9 OFFICE BUILDINGS
6,000 S.F. EACH
TOTAL S.F. = 27,000 S.F. (PHASE 2)

PHASE 1: 6 OFFICE BUILDINGS
6,000 S.F. EACH
TOTAL S.F. = 36,000 S.F. (PHASE 1)

DEVELOPMENT DENSITY (OFFICE BUILDINGS)
PHASE 1: 6 OFFICE BUILDINGS
6,000 S.F. EACH
TOTAL S.F. = 36,000 S.F. (PHASE 1)

MIN. LOT AREA
(NON-RESIDENTIAL): NONE

MIN. YARD SETBACKS
FRONT: 25 FEET
SIDE: 25 FEET
REAR: 25 FEET

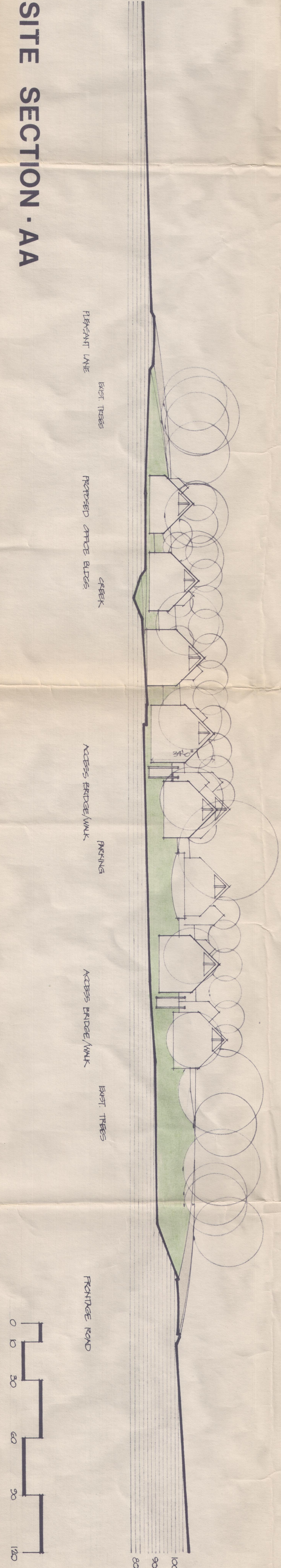
MAX. BUILDING HT.: 50 FEET
REQUIRED PARKING: 1 SPACE / 250 S.F. = 156 SPACES
(167 SPACES PROVIDED)

R 20

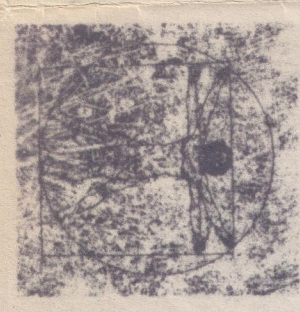
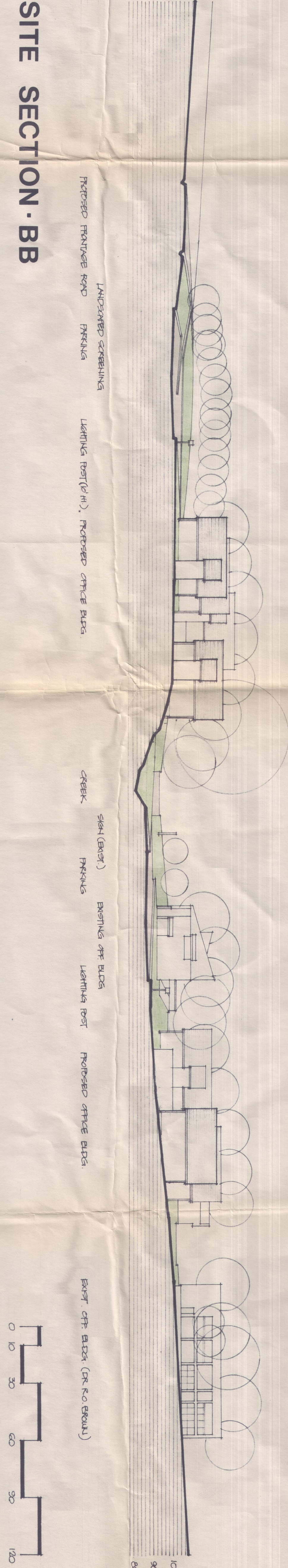
CP 1

CP 1

SITE SECTION - AA



SITE SECTION - BB



CLEMSON PROFESSIONAL OFFICE PARK

MASTER DEED

- ✓ A Master Deed for Clemson Professional Office Park will be prepared and set forth for C.C. Fain who will be the sole "Developer" and owner.

DEVELOPER

It is specifically understood that the Developer will build in two phases according to site plan submitted to the Clemson Planning Commission. Phase I will be initiated with the possibility of having 12000 square feet of office space.

PROFESSIONAL OFFICE PARK PROPERTY REGIME

The developer will submit the property according to South Carolina Code of Laws to create a condominium complex with a Professional Office Park (POF) Property Regime.

OWNERS PLAN

The developer will publish a plan for individual ownership of office condominiums and other "common area"

and facilities" subject to certain protective covenants, condition's, restrictions, liens and charges, assessments, office owners association and by-laws, management agreements, architectural control, easements, resales, rentals by condominium owners, alterations and enforcements.

PRELIMINARY COVENANTS

Condominium owners will purchase an office building site subject to the conditions, restrictions, covenants, reservations, easements, lien's and charges set forth in a final declaration to include:

1. All buildings will be built by or with the developer. No structures or visible signs can be erected, altered, placed on or permitted to remain on or close to a condominium office building or on any premises in the development unless approved by the Developer and Architectural Control Committee (ACC).
- ✓ 2. No noxious or offensive trade or activity shall be carried on anywhere which may be an annoyance or nuisance to the POP.
- ✓ 3. No trailer, tents, mobile home, travel trailer with or without wheels, motor boats, extra automobiles or motorcycles can be stored or left overnight in the parking areas.

4. No animals or poultry of any kind can be maintained outside of office.

INSIDE OK?

5. The premises hereby conveyed shall not be occupied, leased, rented, conveyed or otherwise alienated nor shall the title or possession thereof pass to another without the written consent of the Developer, ACC and Office Park Association (OPA).

6. All landscaping will be done only by developer or his consent with landscaping including such items as fences, walls, hedges, plantings, furniture and lighting.

7. Any oil drilling, refining, mining of any kind or quarrying, excavation's or shafts is not permitted on or in any site within the development.

8. There will be one membership of each building site.

9. These covenants will extend for 25 years and then be extended automatically for successive 10 year periods unless the OPA agrees to change covenants.

DEFUNCT

10. Invalidation of any one of these covenants or any part thereof by judgments of court order shall in no wise effect any of the other provisions which shall remain in full force and effect.