

DESIGN CRITERIA FOR GATEWAY CENTRE

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I. INTENT

These Design Criteria were prepared by Gateway Centre Joint Venture, hereinafter referred to as "GCJV."

The purpose of these criteria is to establish the standards of development for the operation of a high quality business park within the Cities of St. Petersburg and Pinellas Park, Florida, hereinafter referred to as "Gateway Centre".

The land use plan and development regulations contained within these-Design Criteria will result in the creation of a physical environment which will conform to and compliment the goals of the community facilitate efficient business and industrial operations, create a working environment sensitive to human needs and values, and protect adjacent land uses from adverse impacts.

Any terms of which the first letter is capitalized used in these Design Criteria which are not defined in this document shall have the meaning given for such terms in the Declaration of Covenants, Conditions, and Restrictions for Gateway Centre ("Declaration").

II. REVIEW PROCESS

Signed plan approval by Gateway Centre Design Committee (GCDC) is required prior to the undertaking of any site facilities and Improvements, including but not limited to, clearing land, installation of signage, subdivision of lots, or construction of any Building.

Two Step Process

Plans must be submitted to Owners Association at the a) preliminary and b) final/construction phase of planning and design.

Application for approval of proposed site plan shall be submitted with a check in the amount of \$2,500.00 payable to Huntley Properties, LLC, to cover all costs associated with review of preliminary and final design plans. Three sets of plans shall be submitted for each review.

At each stage the following elements shall be considered:

(i) The adequacy of building site dimensions; (ii) the conformity and harmony of exterior design with neighboring structures; (iii) the effect of location and use of the Improvements on the Property as a whole; (iv) the intended operations and uses; (v) the relation of the Improvements with the topography; (vi) the grade and finished ground elevation of the building site being improved to that of neighboring building sites; (vii) the proper facing of main elevation with respect to nearby streets; (viii) the conformity of plans and specifications with the Design Criteria; (ix) the conformity of plans and specifications with landscaping requirements.

Signs may be submitted and reviewed simultaneously with, or separate from, the above elements.

Materials Needed for Application:

Preliminary

- A) Site Plan, which at a minimum shall include:
 - 1. site location
 - 2. site survey
 - 3. building location (overall dimension and height)
 - 4. setbacks
 - 5. site circulation
 - 6. landscaped areas
 - 7. lighting plan
 - 8. grades (existing and proposed)
 - 9. connections to existing utility lines
 - 10. site drainage
 - 11. projected number of employees
 - 12. number of parking spaces
 - 13. truck loading and service areas
- B) Building Design, which at a minimum shall include:
 - 1. floor plans
 - 2. elevations (in color or, with color samples)
 - 3. prospective rendering (optional)
 - 4. building materials
 - 5. colors and finishes
 - 6. architectural treatments
 - 7. rooflines
- C) Landscape Design, which at a minimum shall include:
 - 1. location and species of existing trees and shrubs
 - 2. number, location, species and size of proposed trees, shrubs and ground cover
- D) An engineer's report comparing the before and after conditions, and the change in storm water runoff, and recommending adequate methods of detention

Final

Working Drawings and specifications for:

- 1. engineering
- 2. architectural
- 3. landscaping

III. PUBLIC APPROVALS

These Design Criteria are supplemental to existing zoning, and existing codes in the portions of the Property located within the Cities of St. Petersburg and Pinellas Park, respectively ("City Standards").

All requirements of applicable public agencies must be followed in the development of Gateway Centre, and all plans must be approved by the respective cities.

Although based on existing zoning, such zoning shall serve only as a foundation for Gateway Centre and its intended uses. These Design Criteria are intended to be more restrictive in land use, site development standards, and landscape requirements which will lead to a superior business park.

In every case in which these criteria are at variance with public agency requirements, the more restrictive regulations shall govern.

IV. BUILDING REQUIREMENTS

Prohibited Uses

The following uses and operations are prohibited: any vibration, noise, sound or disturbance perceived outside of the boundaries of the Lot from which it is emitted and which is objectionable due to intermittence, beat, frequency, shrillness or loudness; any lighting which is not shielded and substantially confined within the Lot boundaries; any electro-mechanical or electro-magnetic disturbance or radiation; any air or water pollution; any emission of odorous, noxious, caustic, or corrosive matter, whether toxic or non-toxic; any litter, dust, dirt or fly ash in quantities sufficient to make the same offensive; any unusual firing, explosion or other damaging or dangerous hazard, including the storage, display or sale of explosives or fireworks; any mobile home or trailer court, labor camp, junk yard; any stock yard, distillation of bones, or animal raising, storage, slaughter or disposition of any kind; any drilling for, excavation, refining and/or removal of earth materials, oil, gas, hydrocarbon substance, water, geothermal steam and any other subsurface substances of any nature whatsoever; any dumping, disposal, incineration or reduction of garbage or refuse of any nature whatsoever; any auction, public bid, sale or other auction house operation; any commercial excavation of building or construction materials; and any storage, repair or manufacturing done outdoors.

Nuisances: No activity shall be conducted upon the Property which may become a nuisance or unreasonable annoyance to the owners or occupants of the Property or surrounding property. No illegal, noxious, or offensive activity shall be permitted or carried on upon any part of any Lot, nor shall anything be permitted or done thereon which is or may become a nuisance or source of embarrassment, discomfort or annoyance to the other Owners or occupants of the Property or surrounding property. No Owner shall permit any use of his Lot or make any use of the Common Area that will increase the cost of insurance or that will cause any insurance to be cancelled or threatened to be cancelled, except with the prior written consent of the Association which only may be given if such use would comply with the restrictions of the Declaration. No personal property of any nature shall be parked, stored or permitted to stand for any period of time on the Common Area, except in accordance with rules and regulations promulgated from time to time by the Association, and except for personal property owned by the Association.

Temporary Structures: No trailer, shed, shack, garage, barn or other temporary building shall be moved to, erected on, or used on any Lot at any time for a residence, workshop, office, or storage

room, either permanently or temporarily. Notwithstanding the foregoing, Developer may keep such temporary structures on the Property as it deems necessary or desirable in connection with its sale, promotional, or administrative efforts with regard to the Property or any other lands owned by Developer; provided, however, if any such temporary structure is located within the Restricted Development Area, then any such temporary structure shall be removed unless the Border Wall required to be installed along the boundary with the residential area which functionally abuts such temporary structure has -been constructed within eighteen (18) months of the placement of the temporary structure. Further, the Architectural Control Committee, in its sole discretion, and with such requirements as to location and appearance that it may impose, may waive this provision to allow a trailer on a Lot while such Lot is under construction for period not to exceed twenty-four (24) months from the issuance of building permit.

Wells; Oil and Mining Operations: No water wells may be drilled or maintained on any portion of the Property without the prior written approval of the Architectural Control Committee, which approval may be subject to any conditions deemed necessary or desirable by the Committee. Any approved wells shall be constructed, maintained, operated and utilized in strict accordance with any and all applicable statutes and governmental rules and regulations pertaining thereto. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted within the Property, nor shall any oil wells, tunnels, derricks, boring apparatus, mineral excavations or shafts be permitted upon or in the Property.

No solar device, satellite or microwave dish of any nature shall be permitted which is visible from the front of a Building, i.e., the side facing an arterial or collector street within the Property. A solar device, antenna, satellite or microwave dish may be erected which is not visible from the front of a Building if the Owner has the written approval of the Architectural Control Committee. Any solar device or satellite dish which is erected on the roof of any Building situated between 34th and 40th Streets shall be screened from view from the functionally abutting residential property. (Also, see Section V.D, page 13 below).

Garbage/Trash Collection: No trash, garbage, rubbish, debris, waste material, or other refuse shall be deposited or allowed to accumulate or remain on any part of any Lot or the Common Area except in receptacles approved by the Architectural Control Committee as to design, screening and location. No fires for the burning of trash, leaves, clippings, or other debris or refuse shall be permitted on any part of any Lot, except by Developer. Owners shall make individual arrangements for the prompt and regular removal of all garbage, refuse, and trash from each Lot and shall comply with all City requirements.

Gas Tanks: No gas tank, gas container, or gas cylinder shall be permitted to be placed on or about the outside of any of the Buildings which are not completely buried below grade, except for appurtenant valves and meters, and all gas tanks, gas containers, and gas cylinders shall be installed underground in every instance where gas is used. In the alternative, compressed gas or other semi-liquid or liquid containers may be placed above ground if enclosed on all sides by a decorative wall approved by the Architectural Control Committee. Provided the design, construction and installation location shall have first been approved by the Committee, Owners may have water softener units installed. In all cases such above ground tanks or water softener units shall be screened so that they are not visible from functionally abutting residential property.

Notwithstanding the foregoing, any tanks used during construction shall not have to meet the requirements set forth above; and such tanks shall be promptly removed when construction is completed or ceases for longer than forty-five (45) days.

Mail: No mailbox or paper box or other receptacle of any kind for use in the delivery of mail or newspapers or magazines or similar material shall be erected or located on any Lot unless and until the size, location, design and type of material for said box or receptacle shall have been approved by the Architectural Control Committee.

Restricted Use Area

Permitted uses within the Restricted Use Area shall be limited Corporate Office, Office Park and Office-Showroom which are defined as follows:

Corporate Offices: A building or portion thereof utilized for the conduct of the affairs of a single corporation. Uses shall include administrative, accounting, sales, or other normal business activities of that corporation, but not including warehousing and/or manufacturing activities. Such offices may also include ancillary services such as showrooms and facilities intended to serve office workers, e.g. restaurant, coffee shop, or newspaper and/or candy stands. Ancillary services to be limited to five percent (5%) of the gross floor area of any single building.

Office Park: A development on a tract of land that contains a number of separate office buildings, ancillary uses, and open space, designed, planned, constructed, and managed on an integrated and coordinated basis. Ancillary uses shall be limited to: barber shops; beauty shops; book stores; child care centers, Level III; commercial recreational establishments; delicatessens; laundries (excluding coin-operated laundries and dry cleaning plants); office supply stores; copying, printing, lithographing, or publishing establishments; restaurants (excluding drive-in/drive-thru); and taverns and lounges.

Office/Showroom: A facility which combines the use of space for the general conduct of the general affairs of a business with space devoted to either the display of samples of merchandise distributed by such business or the exhibition of such merchandise for the sale on the premises. Light assembly (i.e. the fitting together of manufactured parts in a complete machine or unit of a machine) is permitted; however, assembly line (i.e. an arrangement of machines, equipment, and workers in which work passes from operation to operation in direct line until the product is assembled) or general manufacturing procedures are specifically excluded.

Building Materials

Buildings within Gateway Centre should be aesthetically pleasing and of tasteful architectural design; they should be built of long lasting materials and of high construction standards; a harmonious blend should be achieved with surrounding structures and the natural setting consistent with the quality of a premier development.

Brick shall be the preferred material, although cast in place concrete, precast concrete, decorative concrete block, concrete block with stucco exteriors, wood frame and glass construction will also be allowed, except that no wood frame, construction shall be permitted within the Restricted Use Area (wooden trim and decorative features shall be permitted). Steel frame building construction will be permitted only if the exterior skin of the Building is not steel panels, unless such panels are of an architectural character which the Committee in its sole discretion determines, is aesthetically pleasing. In no event shall pre-engineered metal panels (other than architectural panels) be permitted on the exterior of any structure.

Energy Conservation

The following energy conservation measures shall be required as a means of energy conservation:

1. An energy officer may be designated for Gateway Centre to conduct energy audits, establish energy policies and monitor energy use and conservation.
2. Gateway Centre shall institute programs to promote energy conservation by employees, buyers, suppliers and the public.
3. Reduced levels of operation of all air conditioning, heating and lighting systems during non-business hours shall be instituted.
4. Recycling programs will be instituted.
5. Energy-efficient cooling, heating and lighting systems will be used in Gateway Centre.
6. Installation of innovative energy conservation features such as waste heat recovery, or solar power will be used where feasible in Gateway Centre.

Roof Appurtenances

All roof appurtenances projecting above the roof such as exhaust fans, heating and air conditioning units, condensers elevator equipment, plumbing vents and stacks, shall be screened from view. Screening may be accomplished by extending the exterior walls above the roof forming a parapet, or through the use of other opaque walls which shall be constructed of a material compatible in texture and color with the exterior skin of the Building.

V. SITE STANDARDS

General

This article establishes the standards for site layout, building location, drainage, utility and pedestrian circulation.

Circulation & Access

Primary access to Gateway Centre will be from three (3) entrances:

1. Gandy Blvd.
2. U.S. 19
3. 28th Street

Internal Circulation will be provided by Arterial, Collector and Local Streets.

Arterial streets include Gateway Centre Blvd. (formerly Coventry Blvd.), Grand Avenue and Gateway Centre Parkway (formerly Corporate Drive); the addresses of the properties located on these named arterial streets and MCI Drive (formerly Research Drive) shall be numbered consecutively so as to allow easy location by emergency vehicles.

Collector street, including MCI Drive (formerly Research Drive), shall mean any interior street which loops or is part of a loop.

Local street shall mean all Cul-de-Sacs.

Pedestrian & Bike Path System

Pedestrian and Bike Path System: A continuous pedestrian walkway and bike path system shall be developed and maintained throughout the Property.

Curb Cuts.

It is intended that curb cuts on Arterial streets be minimized; and where permitted, joint cuts will be encouraged to serve abutting Lots. All curb cuts on Arterial streets must first be approved by the Architectural Control Committee.

On Collector streets there shall be a three hundred thirty foot (330') spacing between curb cuts, while maintaining a two hundred foot (200') separation from any street intersection.

All driveways on a Lot coming off of a public road shall have upright curbs transitioning from existing public street curbs through the full depth of the forty-three foot (43') landscape easement.

Service Area Circulation & Access

Service areas, for Lots not functionally abutting a residential area, necessary for deliveries, utilities, trash collection and so forth shall be screened from the view of adjacent Buildings and streets. Where a lot functionally abuts residential uses such service areas shall be located on the elevation of the Building which does not face such residential use, and access drives to such service area shall not -be contained within a portion of the required 35 foot rear Building setback areas; in such cases, landscaping and other appropriate screening shall be utilized to screen such service areas from adjacent Buildings and streets; and interior service area courtyards shall be encouraged.

Storage & Loading Areas

No materials, supplies or equipment, including company owned or operated trucks or delivery vehicles, shall be stored in any area on a Lot except inside a closed Building, or behind a visual barrier screening such areas from the view of adjoining Lots and/or streets and/or surrounding residential property. All loading facilities, including turnarounds and docks, shall be set back and screened to minimize their visibility from any street. Screening of service areas and loading docks may consist of any approved combination of earth mounding, landscaping, walls and/or fencing. Loading areas and docks shall not be closer than:

Ninety-five feet (95') to any Arterial Street,
Fifty feet (50') to any Collector Street,
Forty-three feet (43') to any Local Street,
Thirty feet (30') adjacent to all other rights of way, unless specifically approved by the Architectural Control Committee.

The side of a Building within the Restricted Use Area facing residential use shall be called the "Direct Face," the side of a Building opposite and parallel to the Direct Face shall be called the "Rear Face," and the sides of the Building connecting the Direct Face and the Rear Face shall each be called the "Side Face."

No loading docks or areas shall be located on the Direct Face of any Building. Entry doors and windows may be placed on the Direct Face only if the entry door and windows allow access, light or ventilation to an office use. Loading docks, entry doors and any other opening located on a Side Face shall be screened from view of the functionally abutting residential uses by construction of a Wing Wall extending from the Side Face and parallel to the Direct Face, at least one foot (1') in length for each yard of measurement from the Rear Face to the opening which is closest to the Direct Face for a maximum length of twenty-five feet (25'), and at least thirteen feet (13') in height. The Wing Wall shall be of a material appropriate to the architecture of the Building. The use of interior courtyard loading areas shall be encouraged in the area between 34th and 40th Streets.

Required Lot Area

Minimum site size for all parcels within the M-1 zoning category in the City of Pinellas Park for which Light Industry and Office uses are permitted is 2.0 acres.

Minimum site size for all Office uses, in the City of St. Petersburg's R-OP zoning shall be 2.0 acres.

Minimum site size for all Retail Commercial uses will be 1.0 acre.

Building Setback Requirements

A. Front Yard Setbacks

1. Building Setback Requirements on Arterial Streets

Gateway Centre Boulevard (formerly Coventry Blvd.)
Gateway Centre Parkway (formerly Corporate Drive)
Grand Avenue

All Buildings shall be set back a distance of no less than fifty feet (50') from the back of the curb; said back of curb shall be the ownership line of each Lot abutting such streets.

See Illustration A attached hereto.

2. Building Setback Requirements on 28th St. and North Gandy Blvd./Frontage Rd.

All Buildings shall be set back a distance of no less than twenty feet (20') from the right-of-way line; said right-of-way line shall be the ownership line of each Lot abutting such streets.

See Illustration B attached hereto.

3. Building Setback Requirements on Collector Streets (including MCI Drive, formerly Research Drive): All Buildings shall be set back a distance of no less than fifty feet (50') from the back of the curb; said back of curb shall be the ownership line of each Lot abutting such streets.

See Illustration C attached hereto.

4. Building Setback Requirements on Local Streets

All Buildings shall be set back a distance of no less than forty-three feet (43') from the back of the curb; said back of curb shall be the ownership line of each Lot abutting such streets.

See Illustration C attached hereto.

B. Side: Yard Setbacks

All Buildings shall be set back a distance of not less than fifteen feet (15') from each side lot line. All interior lot lines for a corner lot are considered side lot, lines and all sides of a Building abutting a street will be considered as front yards.

C. Rear: Yard Setbacks

All Buildings shall be set back a distance of no less than ten feet (10') from each rear lot line. Where lots functionally abut residential uses, a thirty-five foot (35') building and parking rear setback must be provided; this 35' rear setback area shall contain no Building, parking lot or

similar improvement, except for the Border Wall, utilities, landscaping and drainage facilities. In the Restricted Use Area, in addition to the thirty-five foot (35') set back required in the preceding sentence, there shall be an additional forty foot (40') building set back area; thus in the Restricted Use Area, there shall be no building located within the seventy-five foot (75') set back area and only parking, drainage, utility and landscaping improvements may be located within the additional forty foot (40') set back area. Nothing in this paragraph shall require a rear yard setback greater than thirty-five feet (35') from 40th Street.

D. Height Restrictions

For that portion of the Business Park within the Restricted Development Area, no Building shall be more than twenty feet (20') in height, plus parapet not to exceed five feet (5') in height as necessary to screen equipment, satellite dishes, etc. Within Sections LI-5 and LI-G as described on Exhibit "B" Declaration, no Building shall be more than forty-eight feet (48') in height, plus parapet not to exceed five feet (5') in height as necessary to screen equipment, satellite dishes, etc. Within Sections C-1, H-1, LI-4, 0-1, 0-2, 0-4 and 0-5 as described on Exhibit "B" of the Declaration, no Building shall be more than seventy-two feet (72') in height, plus parapet not to exceed five feet (5') in height necessary to screen equipment, satellite dishes, etc. In Sections 0-3 and H-2 as described on Exhibit "B" of the Declaration, Building height shall be determined by the applicable zoning regulations for the City of St. Petersburg.

Buffer Requirements

Landscaping: An easement of forty-three feet (43') from the back of curb of each public road located on the Property shall be reserved for landscaping, storm water management and utility areas, pedestrian circulation, signage, street furnishings and hardware. Each Lot is required to have additional landscaped areas as follows:

1. Along Lot lines:
 - a. Seven and one-half feet (7.5') along each Lot line adjacent to other Lots.
See Illustration D attached hereto.
 - b. Thirty-five feet (35') where the Lot functionally abuts residential uses.
See Illustration D attached hereto.

Border Wall: GCJV shall construct the Border Wall, a solid masonry wall, along the border of the property where Gateway Centre functionally abuts residential uses. The Developer shall use its best efforts to obtain permission from Florida Power Corporation ("FPC") to extend the Border Wall across FPC's right-of-way so as to connect the Border Wall from each side of the right-of-way; any gate required by FPC shall be of an opaque material. The Developer shall put a gate at the entrance of the maintenance easement for the drainage ditches, more particularly located at the intersection of the southern boundary of the Coventry Tract and 40th Street. The Border Wall shall be continuously maintained by the Association in a neat and attractive manner and no Owner shall affect the appearance of the Border Wall.

Where possible, the Border Wall will be constructed on the property line and in all cases shall be at least eight inches (8") wide and eight feet (8') in height from finish grade. In the event that because of natural or topographic features or the unwillingness of the adjacent property owner to grant a maintenance easement to allow the side of the Border Wall facing the adjacent property to be maintained by the Association, it is necessary for some portion of the Border Wall to be located within the Property, the Border Wall will be constructed within the Property and the non-exclusive use of the resulting area between the adjacent residential property and the Border Wall shall be granted to the owners of the adjacent residential property or their owners association in the form of a perpetual use easement. If there is a publicly maintained drainage ditch adjacent to the property line, the Border Wall shall be located within the property line a sufficient distance so as to accommodate a drainage or drainage maintenance area and the non-exclusive use of such area outside of the Border Wall shall be granted to the public authority maintaining or operating the abutting drainage improvement. Such areas shall be deemed a Common Area, for purposes of maintenance by the Association.

The Border Wall shall be constructed in each area of the Property which functionally abuts residential property prior to the time any permits for Buildings are issued and shall be constructed, as to each such area, as soon as practical during the site development work in each such area so as to allow the Border Wall to be built in conjunction with the setting of the final grade elevation of the land in each such area.

Maximum Site Coverage

Maximum site coverage of the total land area of a Lot covered with- impervious surface coverage shall not exceed seventy-five percent (75%) of any Lot.

Parking Areas

It is a requirement that all vehicular parking shall be contained within each Owner's Lot. All parking stalls adjacent to the forty-three foot (43') street landscape easement setback shall have concrete wheel stops or concrete upright curbs.

No parking shall be permitted on any street, lawn; median strip, public walkway, swale, berm, or other unpaved area or at any place other than on the paved parking spaces provided for and described hereinbelow. Each Owner and occupant shall be responsible for compliance with the foregoing by its employees and visitors. Off-street parking shall be provided by each Owner and occupant for employees and visitors. The location, number and size of the parking spaces shall be in accordance with the Design Criteria and subject to approval by the Architectural Control Committee pursuant to Article 5 of the Declaration. The minimum standard shall be the total of the following:

- a. Four (4) parking spaces for each one thousand (1000) square feet of gross floor area used for offices;
- b. Two (2) parking spaces for each one thousand (1000) square feet of gross floor area used for warehouse purposes;
- c. Three (3) parking spaces for each one thousand (1000) square feet of gross floor area used for light industrial purposes;

- d. One (1) parking space per room plus two hundred (200) additional parking spaces used for hotel purposes;
- e. Five (5) parking spaces for each one thousand (1000) square feet of gross floor area used for commercial purposes.

All off-street parking, access drives and loading areas shall be paved and properly graded to assure proper drainage. Proper visual screening, i.e., trees, earth mounding and other landscaping must be provided between any parking lot and the street. Except for the hotel and commercial areas, overnight outside parking of campers, mobile homes, trailers or motor homes is prohibited unless prior written approval is obtained from the Developer, its agents or the Association. If parking requirements increase as a result of the change in use or number of employees, additional off-street parking shall be provided to satisfy the intent of this article. If governmental zoning requirements are more stringent than the above minimum standards, then such zoning requirements shall become the minimum standard.

Where uses are mixed within a building, the appropriate parking ratios of each use will be applied.

All parking shall incorporate nine foot by eighteen foot (9' x 18') spaces or larger, unless approved by the Architectural Control Committee, in its sole discretion, but all such spaces shall comply with the City Code size requirements.

If a ninety degree (90') parking pattern is used, all parking bays shall incorporate aisles between pairs of parking stalls of no less than twenty-four foot (24') widths if two-way, twelve foot (12') if one way; any angle parking pattern shall comply with the applicable City Code as to aisle width.

All parking bays shall be arranged in a logical, orderly manner incorporating a ninety degree (90°) parking pattern or angle parking.

Parking spaces of twelve foot by eighteen foot (12' x 18') shall be provided and reserved for handicapped use in close proximity to building entrances and curb cuts with ramps shall be provided adjacent to said spaces. The number and size of these spaces shall be determined by Florida Statutes, but in no case shall their number be less than two (2) per building. These spaces shall be identified as reserved for handicapped.

Parking areas shall include islands at the ends of paired parking bays and at the ends of single rows nine feet (9') wide and as deep as the combined parking space(s) plus median, if any.

Each parking bay shall have no more than ten (10) contiguous parking spaces without island. Parking lot median islands may be used instead of stall islands, subject to the review and approval of "the Committee.

See Illustration E attached hereto.

Paving

All driveways and parking areas shall be paved in asphalt or standard poured concrete so as to conform to City Standards.

Pavement in building courtyard areas and walks to buildings shall be of a material appropriate to the architecture of the buildings, and shall at all times be of a material other than asphalt or standard poured concrete. Acceptable paving materials include, but shall not be limited to, brick pavers, unit cast pavers, tile, wood, exposed aggregate concrete, stamped or patterned concrete, or porous pavers.

Storm Water Retention

Each Lot shall be developed to maximize the amount of storm water runoff which is percolated into the soil and to minimize direct overland flow into adjoining streets and water courses. Specific guidelines are as follows:

1. Treatment of Storm. Water Runoff: Drainage facilities shall include design features for the removal of oils, suspended solids, and other regulated substances within the storm water runoff from the site, meeting established water runoff requirements and standards imposed by the State of Florida, Department of Environmental Regulation ("DER"), The South West Florida Water Management District ("SWFWMD"), and other applicable governmental authorities.
2. Storm Water Runoff. Control: All drainage facilities within the Lot shall be designed for the purpose of controlling the off-site runoff from a 25 year, 24-hour storm event ("Design Year Storm") to the limits of predevelopment flow, as required by the requirements and standards imposed by SWFWMD, the Pinellas Park Water Management District and other applicable governmental agencies.
3. Storm Water Runoff - Pervious Areas: On-site runoff from pervious areas shall be allowed to percolate into the ground to the extent the ground can handle the runoff. When pervious areas are within two hundred feet (200') of a lake, then grass swales or other acceptable means shall be provided to minimize direct storm water runoff into the lake and allow the runoff to percolate into the ground.
4. Storm Water Runoff - Impervious Areas: On-site storm water runoff from impervious area up to and including the Design Year Storm shall be retained on site through the use of percolation ponds, artificial seepage basins, filtered recharge wells, bottomless inlets, or perforated pipe, or other methods approved by DER and/or SWFWMD.
5. The combined storm water runoff from the impervious and pervious areas which exceeds the capacity of the ground to percolate the Design Year Storm shall be diverted into detention areas and discharged at predevelopment rate.
6. Positive overflows shall be provided from all detention areas for the purpose of handling storm water runoff which exceeds the Design Year Storm.

7. Adequate area shall be provided on the Lot for the adequate collection, percolation, detention, and outfall of stormwater runoff. These areas shall be provided for and landscaped by the Owner.

8. No Lot shall be increased in land area by filling in any lake, pond, drainage and/or retention area within the Lot unless specifically authorized by the Association. The Committee, in its sole discretion and upon such conditions as it deems necessary to assure the proper functions of the storm water facilities may permit an Owner to construct an improvement over such lake, pond, drainage and/or retention area in accordance with approved methods.

9. Any ponds, swales or other detention or retention areas ("Ponds") constructed by GCJV or the Gateway Centre Development District within the Property shall be part of the Property's drainage facilities. In no event may Owners or occupants of Lots or members of the public use such Ponds for fishing, irrigation, swimming, bathing, boating or other recreational purposes without prior approval of the Association.

Erosion Controls

Development of Gateway Centre will comply with local regulations governing soil erosion. Measures typically used to prevent or retard erosion include: utilization of areas not well suited for development for open space and recreation; phasing construction of the development to limit soil disturbance to relatively small tracts; retaining natural vegetation to the fullest extent possible; application of chemical stabilizers, if necessary; protecting cleared areas by seeding and mulching and establishing low maintenance and native plant species; establishing sediment basins and siltation barriers during construction.

Landscaping

A. Landscaping continuity

Because a wide variety of architectural design is permitted, it is necessary that the landscaping approach be kept consistent in order to maintain overall visual continuity throughout Gateway Centre.

All open unexposed space, including, but not limited to, front setback areas from the back of curb, as well as side and rear setback areas shall be planted and landscaped according to an approved plan by the Architectural Control Committee.

In all areas the intended landscape character is to be achieved primarily through preservation of existing vegetation, both trees and understory shrub material. Understory vegetation may be selectively cleared to provide view corridors to buildings and other site feature areas. Natural ground cover, including pine needles, may be used where appropriate.

To reinforce the forest character, new plant material is to be added to repair and restore areas disturbed by construction, and to fill gaps across the street frontage.

Parcel Entries: Parcel Entries shall include graphic statement and landscaping (see Signage). Visibility easements may be required of parcels adjacent to the entries to insure adequate visibility triangle (see illustration below).

See Illustration F attached hereto.

Parcel entry roads and the five foot (5') pedestrian circulation system shall meander through existing tree groves in order to save existing trees.

B. Parkway Landscaping & Responsibility

Trees and shrubbery placed in the parkway median, where median exists, and forty-three foot (43') landscape easement shall be referred to as "Parkway Landscaping."

GCJV or its assigns or the Gateway Centre Development District will be responsible for installation and maintenance of median landscaping (where median exists) and Primary Landscaping within the forty-three foot (43') Landscape easement, which Primary Landscaping shall extend from back of curb to eighteen feet, six inches (18' 6"), into said easement. The remaining twenty-four feet, six inches (24' 6"), within the forty-three foot (43') landscape easement shall hereinafter be referred to as Secondary Landscaping and shall be the responsibility of the Owner of each Lot.

Primary Landscaping shall include, but not be limited to, interim drainage swales, berms and mounding of dirt, pedestrian walkways, retaining walls, street lighting, lawn, and primary landscape trees and understory planting.

See Illustration G attached hereto.

Secondary Landscaping shall include, but not be limited to, additional drainage, pedestrian walkways, berms and mounding of dirt, final drainage swales, retaining wall, pathway lighting, lawn, and secondary landscape trees and understory plantings.

See Illustration G attached hereto.

Where existing landscaping is already in place along the parkway, plantings will be improved and coincide with the general species of trees and plantings in the area.

The general concept along these Arterial, Collector, and Local streets is to create continuous undulating grass berms planted with groves, of trees for the purpose of creating a definitive statement, screening of parking areas and enhancing the architecture of the Buildings.

Each Lot Owner has sole responsibility for landscaping all areas of its Lot except for the first eighteen feet, six inches (18' 6") from the back of the curb. In the remaining twenty-four feet, six inches (24' 6") of the forty-three foot (43') landscape easement, there shall be berming and mounding of dirt planted with St. Augustine turf of a variety approved by the Committee. Maximum height of the berm shall be three feet (3') and a maximum slope of 3 to 1.

The berm shall be undulating so as to stimulate interest and allow visual access to the buildings. Where natural landscaping exists, the Lot Owner shall have the ability to vary the berm to conform with the natural features of the land.

Where existing landscaping is not in place, trees shall be planted and shall conform with the grading and drainage criteria.

The designated Primary Landscaping tree shall be one of the four species shown as "Street Trees" below with a minimum size of 1-1/2 inch caliper, planted at an average distance of thirty feet (30').

The designated Secondary Landscaping tree shall be one of the four species shown as "Street Trees" below with a minimum size of 1 inch caliper, planted at an average distance of thirty feet (30').

Where Primary Landscaping trees front a drainage or water retention lake in either landscape zone the street shall be planted informally. The planting scheme shall be a loose enough arrangement to allow views to the lake from the roadway.

C. Border Wall Landscaping

Trees and shrubbery placed within thirty-five feet (35') of the Border Wall shall be referred to as "Wall Landscaping."

Maintenance of the Wall Landscaping shall be the responsibility of the Lot Owner, except where such Wall Landscaping abuts Research Drive, which will be the responsibility of the Association. The Developer has the responsibility of planting the Wall. Landscaping with one of the four species known as "Street Trees" listed below with a minimum height of twelve feet (12') planted at an average distance of twelve and one-half foot (12.5') centers in a staggered pattern such trees shall be planted after Building is completed on the parcel.

It is the responsibility of the Association to maintain and repair the Border Wall.

A minimum development setback from back of curb is required on all parcels. This setback shall be landscaped in accordance with the Master Landscape Development Plan, or as modified by the Architectural Review Committee.

D. Lake Edge and Swale Landscaping

Lakes are intended to provide visual amenity as well as water conservation. As part of the community open space system, lake edges are to be bounded with pedestrian paths wherever feasible and easements for the benefit of all Owners and occupants granted.

Generally lake edges are to be treated with a soft landscape edge with informal tree planting. Normally no Building will be allowed within twenty-five feet (25') of the lake edge. However, in

certain circumstances, a hard edge or approved bulkhead may be a more appropriate shoreline and in special cases with Architectural Control Committee's authorization, a Building may be placed at the water's edge or even overhang the water.

Where swales are used in linear areas for drainage and water retention instead lakes a similar informal landscape character is recommended.

E. Miscellaneous

Unit 7 Landscaping: The landscaping requirements between Gateway Centre Blvd. and the southern property line of Unit 7 of Mainlands of Tamarac (Unit 7) shall be doubled. Unless otherwise agreed to in writing by GCJV and Mainlands Construction Co., Inc., a Florida corporation: (i) if permitted by Florida Department of Transportation ("FDOT"), the intersection with U.S. Highway 19 shall be moved southerly so that Gateway Centre Boulevard will not be closer than thirty feet (30') from the southern boundary of said Unit 7, or such lesser distance as may be permitted by FDOT if 30 feet is not permitted; or (ii) if such realignment to a distance of 30 feet is not permitted by FDOT, then Gateway Centre Boulevard shall be realigned south of the southern boundary line of said Unit 7 so that it includes a reverse curve of the same radius as the curve which is now planned west of Unit 7.

Side Yard Landscaping: Typical side yard Landscaping shall consist of accent framing or screening, depending on specific circumstances.

Truck Access: Landscaping for side or rear yards used for truck access shall consist of informal tree planting of approved species. A seven foot (7') screen on the property line and three foot (3') shrubs of approved species and/or mounding shall be provided to screen such access.

In the event that one Lot is developed prior to the development of the adjacent Lot, the initial Lot Owner shall:

Sod or otherwise landscape the seven and one-half foot (7.5') buffer area and maintain said area until, such time as adjacent development occurs. At or before such time as a site development plan for the adjacent parcel is submitted, the aforementioned initial owner and the owner of the adjacent parcel shall between themselves, prepare a site development plan delineating the adjoining buffer areas. Should said areas be developed as a common entry between the adjoining parcels, the requirements for berm or hedge shall be waived, and the area shall be landscaped as a parking lot median. The cost shall be shared on an equitable basis between the two Owners.

Canal or lakefront side or rear yards shall have a, minimum ten foot (10') landscape zone.

Landscape Mounding: Where mounding or earth contouring is required, smooth transitions with soft natural forms are desired. Trees are not to be planted directly on top of mounds.

Mounding can be an extremely effective tool to provide partial screening of parking lots and is encouraged.

Acceptable Plant Material

For the purpose of unity in design, the following plant lists shall form the basis of landscape design. Plant material used in conformance with provisions of this section shall equal the standards for Florida No. 1 as given in "Grades and Standards for Nursery Plants," Part I, 1963 and Part II, State of Florida Department of Agriculture, and any amendments thereto. Plant materials permitted have been selected for harmony, interest in structure, texture, color and ultimate growth. Acceptable plant varieties for specific uses are as follows:

1. Street trees:

<u>Botanical Name</u>	<u>Common Name</u>
Quercus laurifolia	Laurel Oak
Quercus virginiana	Live Oak
Liquidambar styraciflua	Sweetgum
Ulmus parvifolia	Lacebark Elm.

2. Other trees: Acceptable trees for open areas surrounding buildings, buffer areas and parking areas:

<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum	Red Maple
Arecastrum romanzoffianum	Queen Palm
Callistemon viminalis	Bottlebrush
Callistemon lanceolatus	Lemon Bottlebrush
Eriobotrya japonica	Japanese Plum or Loquat
Ilex opaca	American Holly
Ilex savannah	Savannah Holly
Koelreutria formosana	Golden Raintree
Lagerstroemia indica	Crape Myrtle
Ligustrum lucidum	Glossy Privet
Ligustrum japonicum	Japanese Privet
Magnolia grandiflora	Magnolia
Myrica cerifera	Wax Myrtle
Pinus eliotti	Slash Pine
Phoenix rectinata	Senegal Date Palm
Prunus caroliniana	Cherry Laurel
Quercus laurifolia	Laurel Oak
Quercus virginiana	Live Oak
Quercus nigra	Water Oak
Sabal palmetto	Cabbage Palm
Tabebuia	Tabebuia
Ulmus Parvifolia	Chinese Elm
Ulmus parvifolia sempervirens	Drake Elm

3. Acceptable hedge plants:

<u>Botanical Name</u>	<u>Common Name</u>
Elaeagnus pungens	Silver Thorn
Ligustrum japonicum	Japanese Privet
Ligustrum lucidum	Glossy Privet
Myrica cerifera	Wax Myrtle
Pittosporum tobira	Pittosporum
Pittosporum tobira variegata	Variegated Pittosporum
Podocarpus macrophylla	Yew Podocarpus
Severinia buxifolia	Boxthorn
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa Viburnum

4. Lawns:

St. Augustine Floritam or equivalent

5. Acceptable ground covers (exclusive of turfgrass):

<u>Botanical Name</u>	<u>Common Name</u>
Ajuga repens	Ajuga
Asparagus sprengeri	Asparagus Fern
Hedera Canariensis	Algerian Ivy
Hedera Helix	English Ivy
Hemorcallis Spp.	Daylilly
Juniperus conferta dwarf	Dwarf Shore Juniper
Juniperus parsonii	Parson's Juniper
Liriope Spp..	Border Grass
Lyrtoium falcatum	Holly Fern
Nephrolepis Exalta Bostoniensis	Boston Fern
Ophiopogon japonicas	Mondo
Trachelospermum jasminoides	Confederate Jasmine
Trachelospermum jasminoides "minima"	Dwarf Confederate Jasmine
Tulbaghia violacea	Society Garlic
Wedelia trilobata	Wedelia
Vinca major	Big Periwinkle

6. Acceptable shrubs for use in all landscape areas:

<u>Botanical Name</u>	<u>Common Name</u>
Bougainvillea glabra	Bougainvillea
Bromeliad Spp.	Bromeliad
Chamaerops humilis	European Fan Palm

Cycas revoluta
Nandina Domeetica
Phoenix roebelenii
Rhapidophyllum hystrix
Rhapis excels
Strelitzia reginae
Trachycarpus fortunei

Sago Palm
Heavenly Bamboo
Pygmy Date Palm
Needle Palm
Lady Palm
Bird-of-Paradise
Windmill Palm

Low Shrubs

Aspidestra
Azalea duc de rohan
Azalea duc de white
Azalea "red wing"
Azalea Celestine
Cyrtomium falcatum
Ilex cornuta rotunda
Ilex vomitoria nana
Liriope evergreen giant
Moraea iridoides
Pittosporum tobira "wheeleri"
Raphiolepis indica
Spathyphyllum Spp.
Zamia floridana

Cast-iron Plant
Salmon Pink Azalea
White Azalea
Red Wing Azalea
Dwarf Red Azalea
Holly Fern
Dwarf Horned Holly
Youpon Holly
Giant Border Grass
African Iris
Wheeler's Pittosporum
India Hawthorne
Spathyphyllum
Coontie

Medium - Large Shrubs

Azalea formosa
Azalea tabor
Cortaderia seiloana
Crinum asiaticum
Fatsia japonica
Gardenia (grafted variety)
Juniperus "hetzi glauca"
Juniperus pfitzeriana
Ligustrum lucidum
Ligustrum sinensis
Nerium oleander
Philodendron
Pittosporum tobira
Pittosporum tobira variegata
Plumbago capensis
Podocarpus macrophylla
Pyracantha coccinea
Severinia buxifolia
Viburnum odoratissimum
Viburnum suspensum

Formosa Azalea
Tabor Azalea
Pampas Grass
Crinum Lily
Fatsia
Gardenia
Hetzi Juniper
Pfitzer Juniper
Wax Privet
Sinensis
Oleander
Philodendron
Pittosporum
Variegated Pittosporum
Plumbago
Podocarpus
Firethorn
Boxthorn
Sweet Viburnum
Sandankwa Viburnum

Signage

Signs: All signs shall comply with applicable sign codes and shall be designed and installed according to the specifications contained in the Design Criteria, and shall be subject to the advance written approval of the Architectural Control Committee as to size, color, location and content. Signs shall only be used to identify the occupants of the Property, except as hereinafter provided. No billboards or other signs used primarily for Advertising rather than identification shall be permitted, except as hereinafter provided. During construction of a Building, signs identifying the Owner, architect, general contractor and construction lender shall be permitted, subject to the approval of the Architectural Control Committee as aforesaid.

The signs presented in this section shall be allowed within the Property.

The consideration of identification and directional signs includes location, materials, colors, copy, method of lighting, size and construction details.

A. Standards:

1. Signs shall be in accordance with the regulations established herein, except, where two or more permitted uses are established on a single site, a sign program shall be approved by the Committee.
2. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products sold therein.
3. All signs attached to the building will be surface mounted or as otherwise approved by the Committee.
4. Only one single or double faced permanent sign will be allowed per street frontage per site.
5. Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance will be devised or constructed so as to rotate, gyrate, blink, flash, or move in any fashion unless specifically approved by the Committee.
6. Roof mounted signs are prohibited.
7. Sign setback is a minimum of twenty-five (25) feet from the back of the curb

B. Permanent Signs:

One (1) sign per street frontage shall be permitted. The signs may only be of the following types:

1. Ground Signs: Ground signs next to Buildings shall be no more than four, (4) feet above grade in height nor more than forty (40) square feet in area. If signs are planned upon landscape berms their maximum height above the road grade shall be six (6) feet.

See Illustration I attached hereto.

2. Wall Signs:

- a. An identification sign placed on a wall shall not comprise more than 10 percent of the area of the elevation upon which the sign is located.

A wall sign with the individual letters applied directly will be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such a line.

- b. In multiple tenancy buildings, each individual tenant may have a wall sign over the entrance to identify the tenant. Said sign will give only the name of the company and will be limited to six (6) inch high letters. Said signs will be oriented toward the parking or pedestrian area for that building and shall not exceed a maximum area of eight (8) square feet.

3. Pole Sign: One (1) pole sign per site will be allowed subject to the approval by the Committee for the following commercial businesses only:

- a. Restaurant or cocktail lounge
- b. Hotel/motel
- c. Financial institutions

Temporary:

C. Temporary Signs:

Temporary signs: Temporary signs permitted in. Gateway Centre must conform to the following:

1. Future facility sign: A sign which informs the viewer, through symbol and verbal reinforcement, of the type of facility and the company for whom it is planned.
2. Policy: The sign shall identify facilities which are planned to be constructed in the next three months.
3. Location: Always installed on the site of the facility and oriented to the nearest street.
4. Longevity: The sign must be removed no later than seven (7) days after occupancy of the owner or when initial leasing is completed.
5. Height: The maximum height shall be eight feet (8') above road grade.
6. Rider panels: Rider panels denoting, the architects, engineers, contractor and other related subjects will be permitted on the lower portion of the sign.
7. Construction trailers displaying contractor's names are considered temporary signs and as such, may not be parked along road frontages. They must be kept at the rear or side of the construction area, as far from the road as possible.

8. No other temporary signs of any type shall be permitted without the Committee's express written approval.
9. All temporary signs must be uniform in color and professionally designed, constructed and lettered in Helvetica Medium style. An exception is that the company name under "Future Home of" may be set in that company's logo style.

See Illustration J attached hereto.

Lighting

Exterior and Interior Lighting: No exterior lighting of any nature shall be installed or operated without the prior written approval of the Architectural Control Committee. All interior and exterior lighting must be arranged or shielded so as to avoid excess glare or reflection onto any portion of an adjacent street or into the path of oncoming vehicles or onto any adjacent Lot. No flashing, traveling, animated or intermittent lighting shall be visible, from the exterior of any Building. All exterior lighting may only be installed in compliance with the codes and regulations of the governing municipal and regulatory authorities and the Design Criteria.

Concept: Site lighting is intended to be low-key. Exterior lights should be used to accent entrances and special features. Overall high levels of lights are not desired; intensity should be no greater than required for automobile and pedestrian safety. To minimize the number of lighting standards, wherever possible overflow light from inside the building should be used.

All required street lighting shall be installed in landscaped easements and in accordance with the standards and guidelines of Duke Energy (formerly Florida Power Corporation).

Lighting Concepts: See Illustration H attached hereto.

Completion of Construction and Landscaping

After commencement of construction of any Improvement, the Owner shall diligently prosecute the construction thereof to the end that the Improvement shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof. All landscaping required to be provided on any Lot shall be completed within sixty (60) days after the substantial completion of the construction of any Buildings to be constructed on the Lot; provided, however, if weather conditions do not at such time permit, then the landscaping shall be completed as soon thereafter as weather conditions permit. If any Owner fails to undertake and complete its landscaping within the time limit previously set forth herein, Developer, its agents or the Association may, at its option, after giving the Owner ten (10) days written notice, undertake and complete the landscaping of the Lot in accordance with the landscaping plan. If Developer undertakes and completes such landscaping because of the failure of the Owner to complete the same, the cost of such landscaping shall be assessed against Owner, and if said assessment is not paid within thirty (30) days after written notice of such assessment from Developer, said assessment will constitute a lien on the Lot and may be enforced by the

Developer in the same manner as and with the same rights granted to the Association under Section 4.8 of the Declaration.

VI. UTILITIES & SERVICE

General

Utility Connections: All utility connections, including all electrical and telephone connections and installation of wires to Buildings, shall be placed underground from the nearest available power source. No transformer, electric, gas or other meter of any type or other apparatus shall be located on any power pole nor hung on the outside of any building, but the same shall be placed on or below the surface of the ground and where placed on the surface, shall be adequately screened and fenced and all installations shall be subject to the prior written approval of the Architectural Control Committee.

Irrigation: Automatic irrigation systems shall be required for each Lot and shall be designed and installed in accordance with the requirements of this section. Irrigation water shall be pumped from wells located within an Owner's Lot, unless otherwise permitted by the Architectural Control Committee. On-site wells shall be dug to a depth free of iron-staining deposits to prevent water staining of walks and buildings from irrigation spray. No Lot Owner shall draw or pump water from any lake or pond on the Property for irrigation or any other purpose without the express written consent of the Association. No potable water shall be used for irrigation.

The irrigation program for Gateway's CDD areas will be provided by a series of 5 hp submersible pumps and 4" wells approximately 200' deep. A pressure start or pump start connection to 110 volt automatic irrigation controller system will provide operation of well.

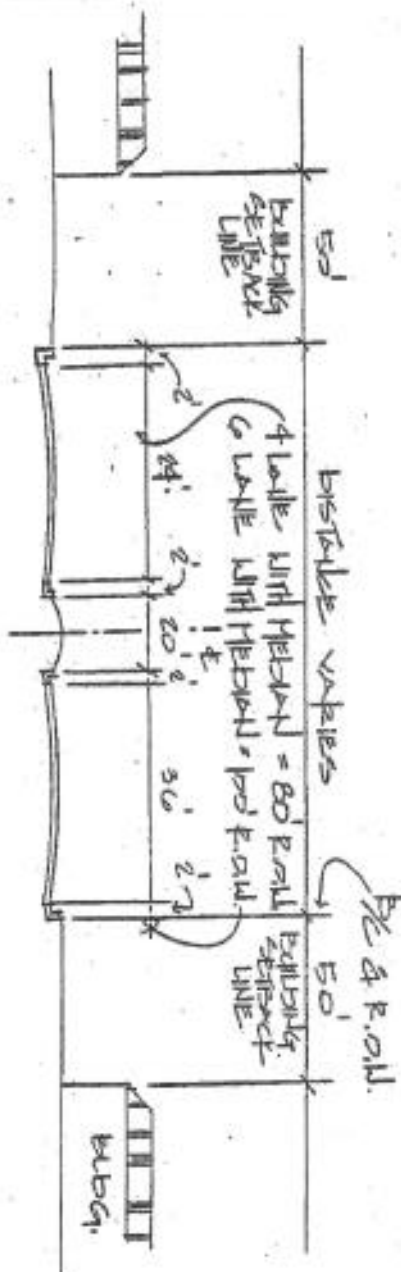
Application of 1 ½" of water per week to the median islands will be accomplished with low voltage solenoid valves automatically timed, operated by the controllers. Systems will be fixed spray heads located along the perimeter curb at manufacturer's recommended spacing to provide 100% coverage.

Controller and well zones will operate for approximately 10 hours each, per day.

All equipment for irrigation will be selected for dependability, availability and ongoing maintenance simplicity.

Hazardous Wastes: Each Lot Owner shall be responsible to familiarize itself and fully comply with all laws, codes and regulations concerning the receipt, storage, use and disposition of hazardous substances ("Environmental Requirements"). All hazardous wastes shall be removed only in compliance with all Environmental Requirements.

building setback requirements
on arterial streets
H.T.S.

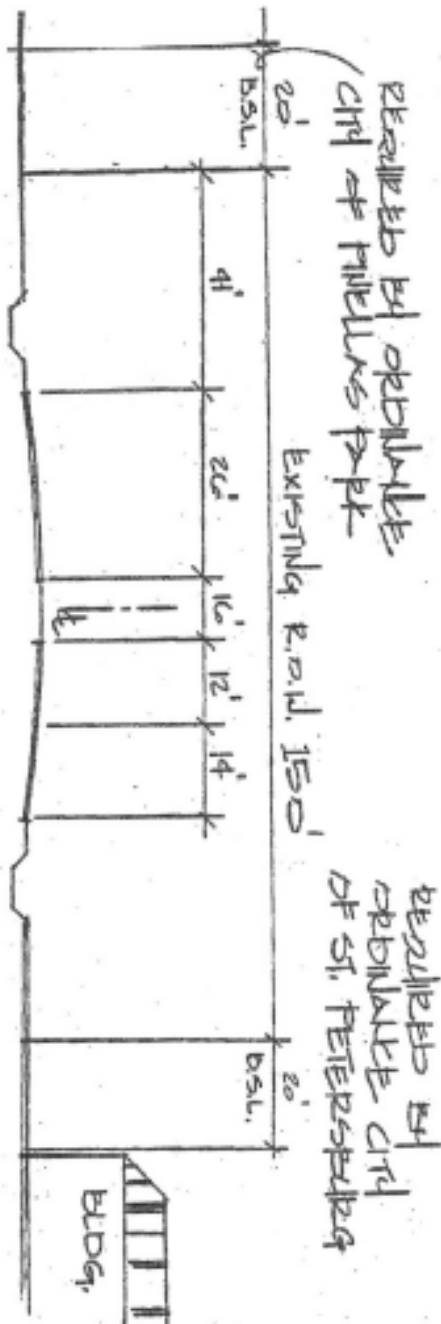


design criteria A

GATEWAY CENTRE

GATEWAY CENTRE
JOINT VENTURE

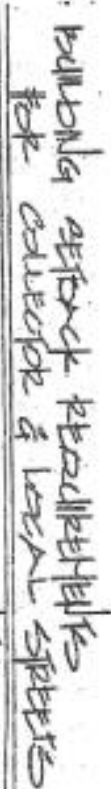
NOTE: 28 ft STREET IMPROVEMENTS AS PER
RURAL SECTION OF PINELLAS CO.
STANDARDS.



BUILDING SETBACK REQUIREMENTS
ALONG 28 ft STREET
U.T.S.

design
criteria B

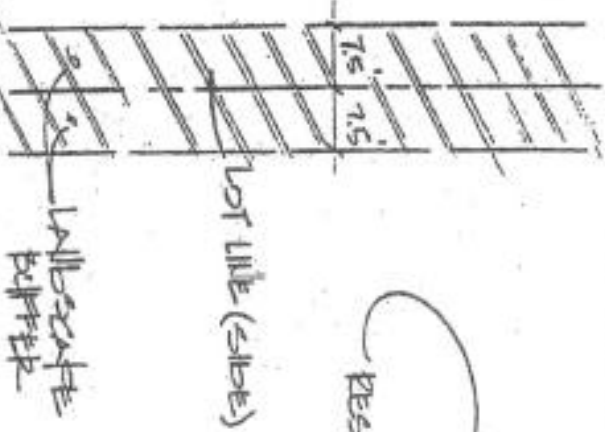
GATEWAY CENTRE
GATEWAY CENTRE
JOINT VENTURE



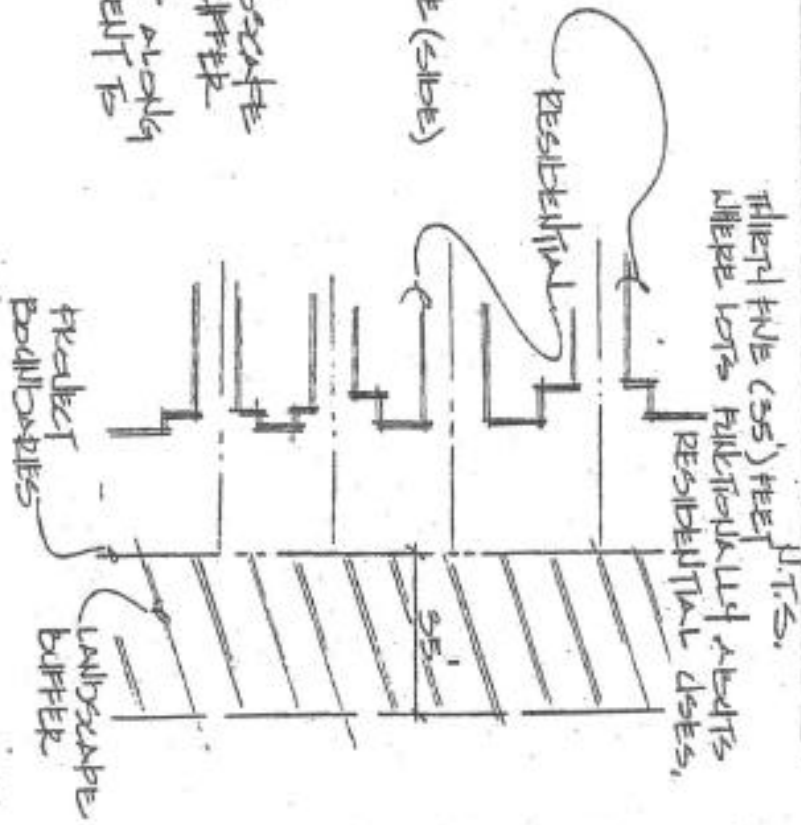
GATEWAY CENTRE

GATEWAY CENTRE
JOINT VENTURE

SEVERAL 50' (75') FEET ALONG
LOT LINES ADJACENT TO
OTHER LOTS

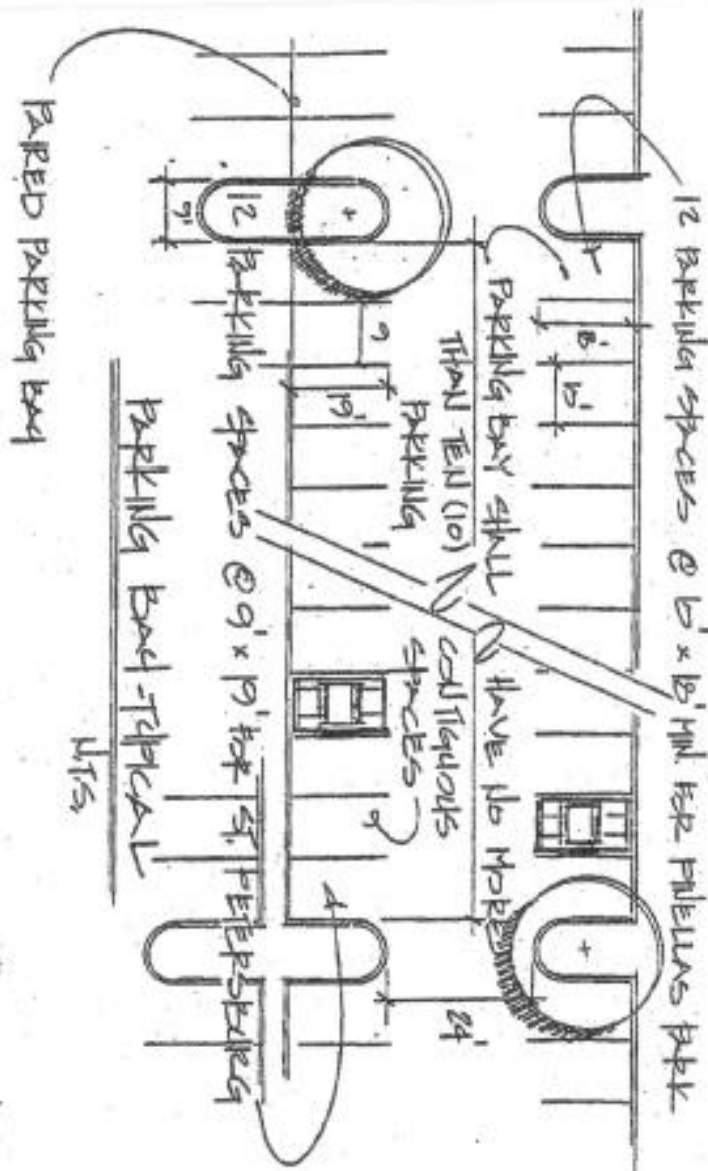


BUFFER RESIDENTS ALONG
LOT LINES



design
criteria D

GATEWAY CENTRE
GATEWAY CENTRE
JOINT VENTURE



design
criteria E

GATEWAY CENTRE
GATEWAY CENTRE
JOINT VENTURE

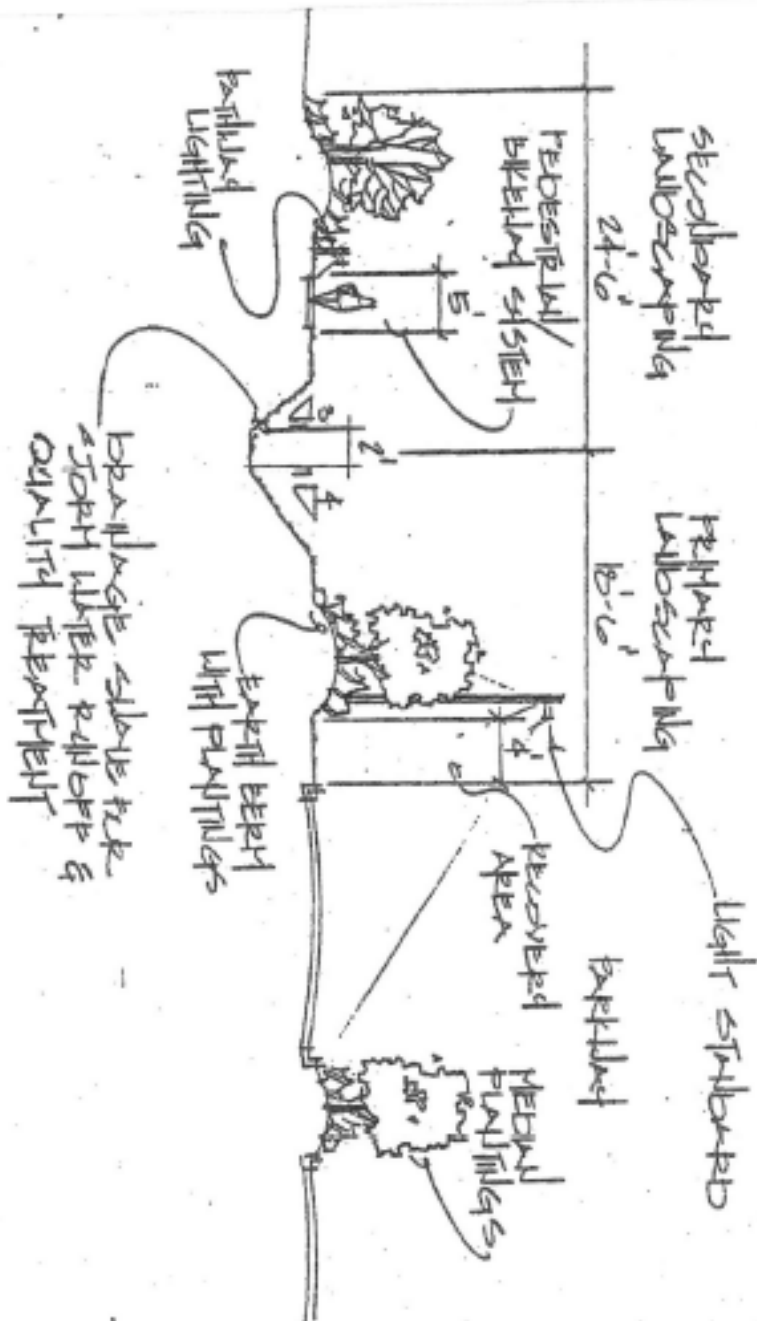


GATEWAY CENTRE

GATEWAY CENTRE
JOINT VENTURE

PREPARED & SUBMITTED BY

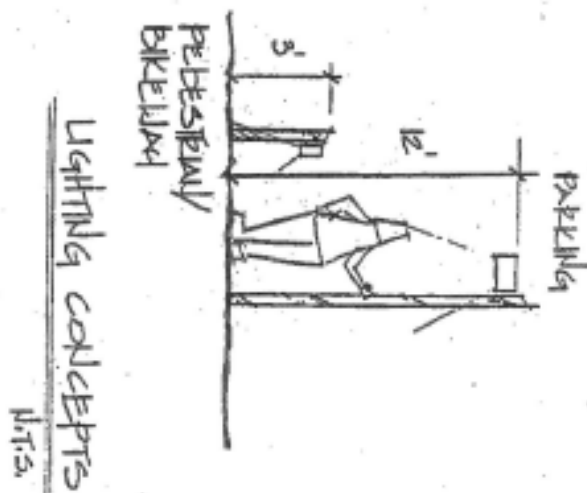
三



design criteria G

GATEWAY CENTRE

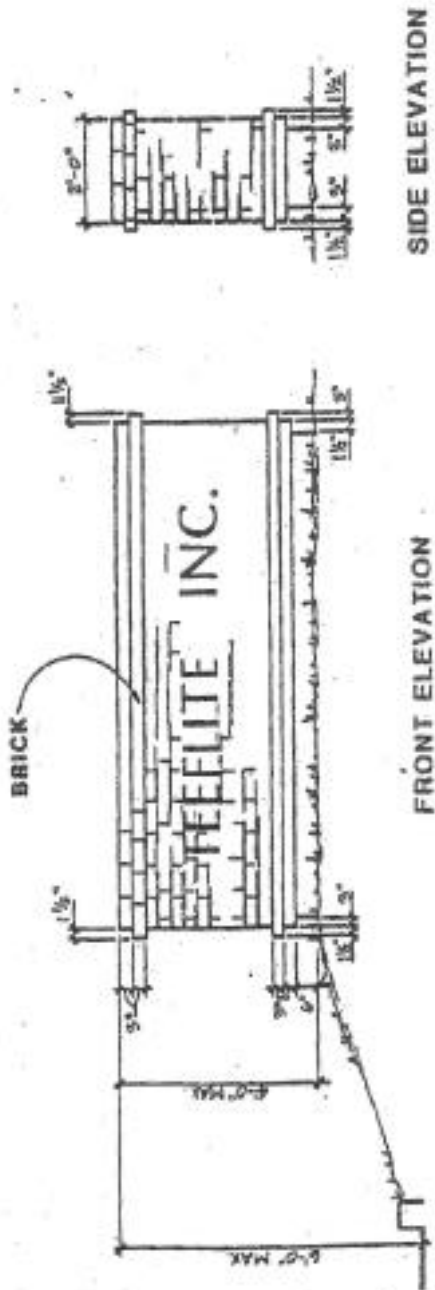
GATEWAY CENTRE
JOINT VENTURE



design
criteria H

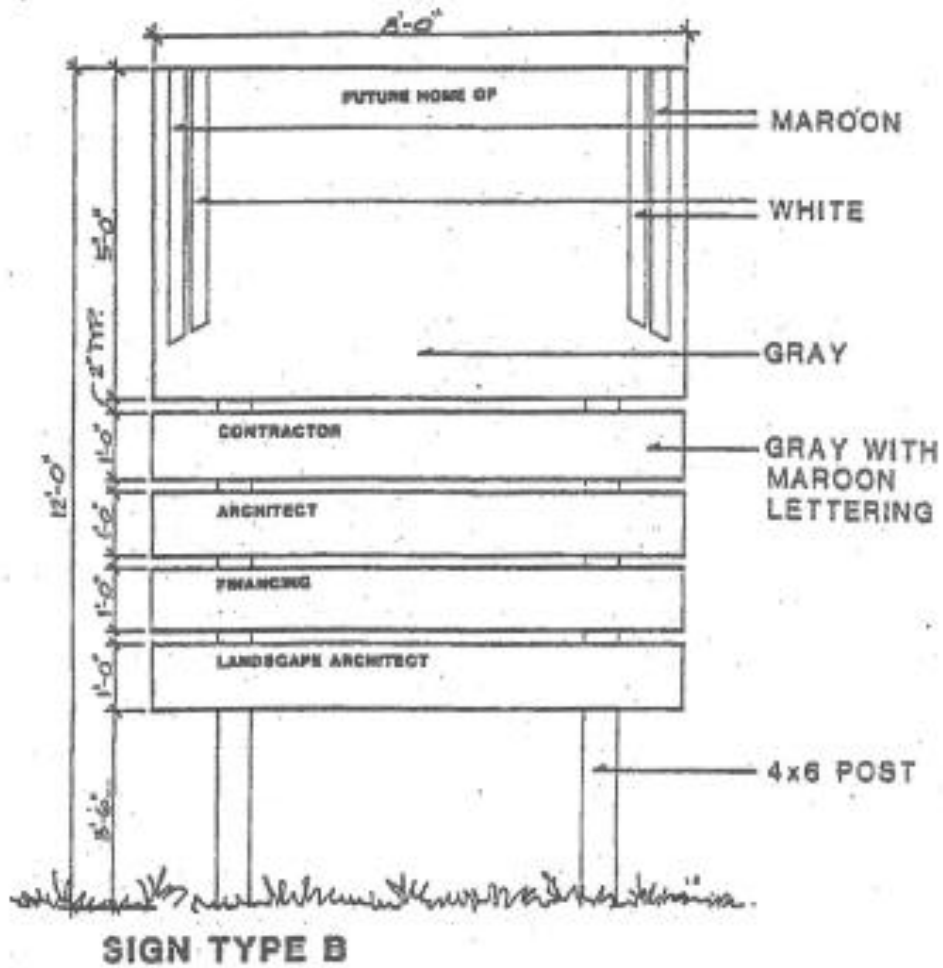
GATEWAY CENTRE
GATEWAY CENTRE
JOINT VENTURE

PRICE



design
criteria I

GATEWAY CENTRE
GATEWAY CENTRE
JOINT VENTURE

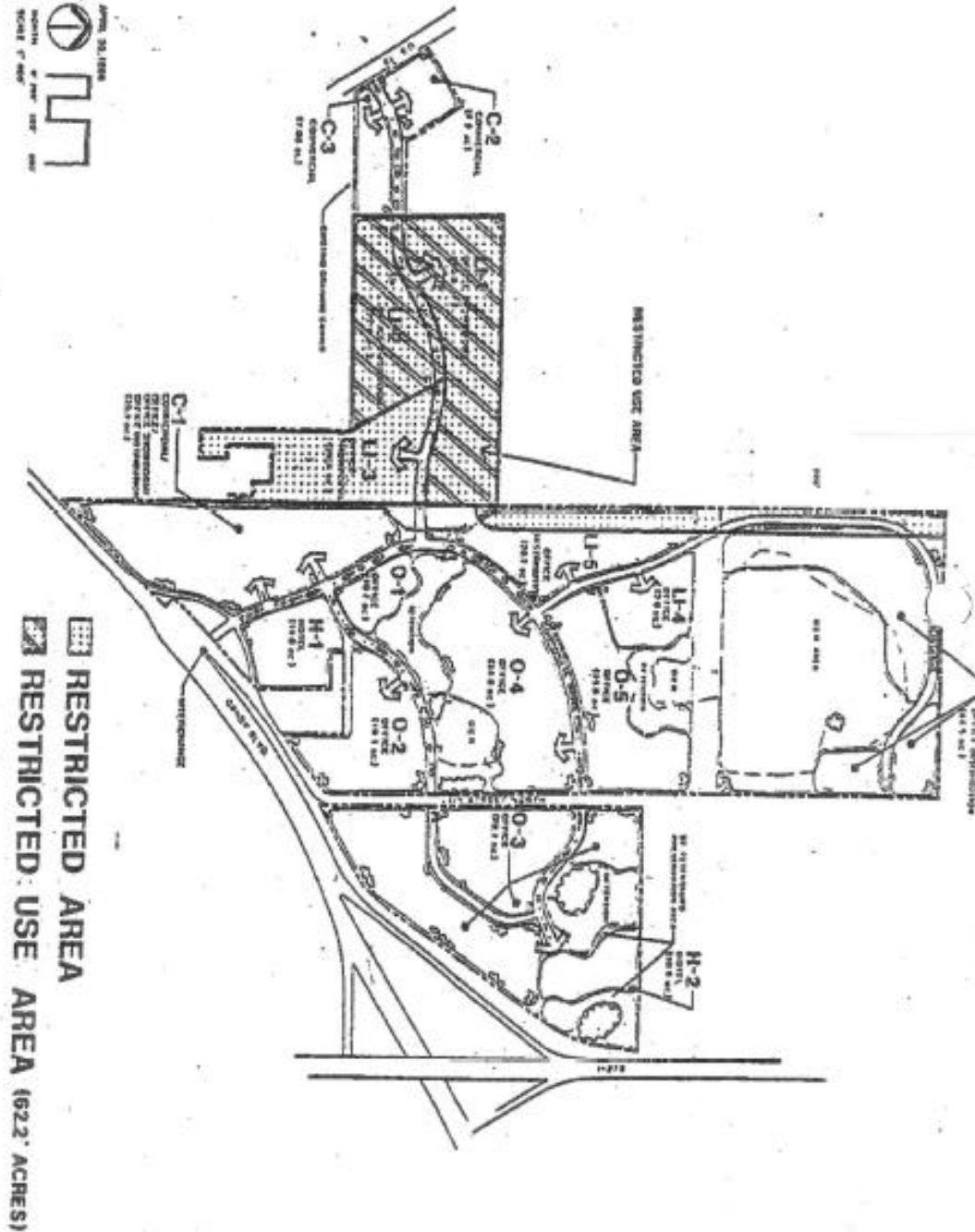


design
criteria J

GATEWAY CENTRE
GATEWAY CENTRE
JOINT VENTURE

FBS

APRIL 26, 1988
 NORTH
 SCALE 1" = 600'



GATEWAY CENTRE

GATEWAY CENTRE
 JOINT VENTURE

EXHIBIT "F"
 of the Declaration of Covenants, Conditions
 and Restrictions of Gateway Centre



PORT SUGGEST SCHMITZ & HANCOCK, INC.
 10000 10th St. N. Suite 1000, Minneapolis, MN 55412