

S U M M A R Y O F P R O T E C T I V E C O V E N A N T S

"These Covenants are for the mutual benefit and protection of all present and future owners and lessees of land within the Park— and are designed to ensure that it will always be an attractive, park-like setting for business and industry."

B U S C H I N D U S T R I A L P A R K

W I L L I A M S B U R G



Busch Properties, Inc.

ONE OF THE ANHEUSER-BUSCH COMPANIES

ONE BUSCH PLACE

ST. LOUIS, MO 63118

SUMMARY OF PROTECTIVE COVENANTS:

All land within the Busch Industrial Park—Williamsburg is subject to the Park’s recorded Protective Covenants. The Covenants are for the mutual benefit and protection of all present and future property owners and are available upon request. This summary states the basic provisions and is not intended as a complete restatement. Prospective purchasers and lessees are urged to obtain and review the complete Covenants prior to Closing.

PURPOSE:

The Covenants are designed to protect property values by ensuring the Park will remain an attractive, park-like setting for business and industry with high quality improvements, buildings, and landscaping.

REVIEW AND APPROVAL:

No application for a building permit or filing of plans shall be made until such plans are submitted to and approved by Busch Properties, Inc. (BPI). Site, building landscaping, signage, lighting, clearing, filling, and storm water management plans as well as all colors and materials must be reviewed and approved by BPI prior to the commencement of any work on site.

Approval will be based on conformity and harmony of external design and intended use with the general character of the Park.

USES ALLOWED:

Light and general industrial uses such as assembly, processing, light manufacturing, warehousing, wholesaling, data centers, business offices, and other uses as BPI may determine at its sole discretion to be in harmony with the general character of the Park.

SETBACKS:

- a. From the right of way line of any streets or roads: 50 feet for buildings and 30 feet for parking.
- b. From the right of way of I-64: 100 feet for buildings and 60 feet for parking.
- c. From side property lines:
 - 1 - 2 story: 50 feet for buildings and 30 for parking.
 - Taller: 60 feet for buildings and 30 feet for parking.
- d. From rear property lines:
 - 1 - 2 story: 20 feet for buildings and 15 for parking.
 - Taller: 30 feet for buildings and 15 for parking.

The preservation of specimen trees along the frontage, wooded buffers along side and rear property lines, protection of shore lines along ponds, protection of steep slopes, and the appearance of the Park and its buildings from surrounding highways is of paramount importance to the maintenance and enhancement of property values in the Park.

CONSTRUCTION:

Structures must have four equally attractive sides of high-quality finish materials. All accessory buildings and enclosures must be of similar design and materials. All roof structures in excess of twelve (12”) in height must be screened from view from adjacent roads and highways with materials in harmony with the structure.

PARKING:

There will be no on-street parking in the Park. Each owner must provide adequate parking facilities on his property after prior approval by BPI. Parking lots shall have landscaped islands satisfactory to BPI.

LOADING:

All loading must be conducted entirely on the building site at loading docks which do not face streets, which are screened from view and which are capable of accommodating trucks not less than sixty feet (60’) in length.

SIGNS:

All sign must be approved in writing by BPI before erection. Illumination must be restrained. Free-standing signs may not extend above the roofline without the prior written approval of BPI.

VEPCO TRANSMISSION LINE:

Land laying within the VEPCO electric transmission line easement may be used for any lawful use permitted by the Park Covenants and the VEPCO deed of easement, to include parking, outside storage, driveways, landscaping, and the like.

POND LOTS:

The pond is a major amenity of the Park. To prevent damage which may occur as a result of improperly protected clearing, grading, and filling, a Sediment and Erosion Control Plan shall be prepared for any lot bordering on or draining into the pond, approved by the BPI, and all control devices and measures taken or installed prior to the commencement of any work on the lot. In general, no clearing, grading, or filling will be permitted within 75 feet of the edge of the pond.

DURING CONSTRUCTION:

Erosion control devices shall be installed prior to the commencement of any clearing. Snow fencing or other approved barrier material shall be placed around the limits of clearing during construction. Streets in the Park shall be kept clear of dirt and mud during construction.



RIGHT TO REPURCHASE:

BPI reserves the right to (a) repurchase or cancel the lease on any parcel of land upon which no improvements have been made within one year from the date of the sale agreement of execution of a lease; (b) repurchase or cancel the lease on any parcel of land upon which approved improvements have not been completed within two years of the closing date; (c) repurchase or cancel the lease on any parcel of land and improvements on which the use deviates from that approved at any time within five (5) years from the closing date.

SUBDIVISION:

No purchaser or lessee may subdivide or sublease a portion of his property in the Park without prior written approval of BPI.

CONDITION OF PREMISES:

If property is unimproved, weeds must be kept cut below ten inches. If property is improved, it must be landscaped within three (3) months of completion of construction according to a plan approved by BPI. Landscaping should be designed to provide a park-like setting for the buildings and to screen parking, loading and road areas. All structures and grounds must be maintained in a first-class condition. If property is poorly maintained, BPI reserves the right to enter the property and maintain it in a proper condition at the owner's expense.

OUTSIDE STORAGE:

Outdoor storage is not permitted without the written approval of BPI which will be granted only if the storage area is adequately screened. Outdoor storage of building materials during construction is allowed.

EXTERIOR LIGHTING:

All plans for exterior lighting must receive prior written approval of BPI.

POLLUTION, NOISE AND NUISANCES:

No annoying noises, smoke, odors, vibrations or other nuisances which in any way adversely affect the operation of a brewery, office buildings, shopping facilities, recreational uses, residences of animal displays will be permitted.

UTILITIES:

All utilities must be underground. BPI reserves the right to grant easements for the construction, operation and maintenance of all utility lines.

SPECIFIC ENFORCEMENT OF PROTECTIVE COVENANTS:

BPI, the Park Association and Anheuser-Busch, Incorporated, have the right to enter upon and inspect the real property for the purposes of determining compliance with the Covenants. If violations are discovered, they can be remedied by any of the above at the owner's expense. All expenses including legal expenses incurred in remedying violation of the Covenants may become a lien against the property.

ACCEPTANCE OF PROTECTIVE COVENANTS:

Each purchaser, lessee or occupant automatically accepts the property subject to the Covenants.

ASSOCIATION:

The Covenants provide for BPI to incorporate a Virginia nonprofit corporation to be called the Williamsburg Center Association of which all owners, lessees and sublessees of land in the Park shall be members. The Association shall maintain Park common area and landscaping, enforce the Park Covenants, provide street lighting and snow plowing as necessary, review plans, and maintain roads and utilities as required.

ASSESSMENTS:

Annual assessments will be levied to provide funds for the Association's work. The amount of the assessments will be determined by a majority vote of the property owners. The Trustees of the Association are empowered to make special assessments for certain purposes.

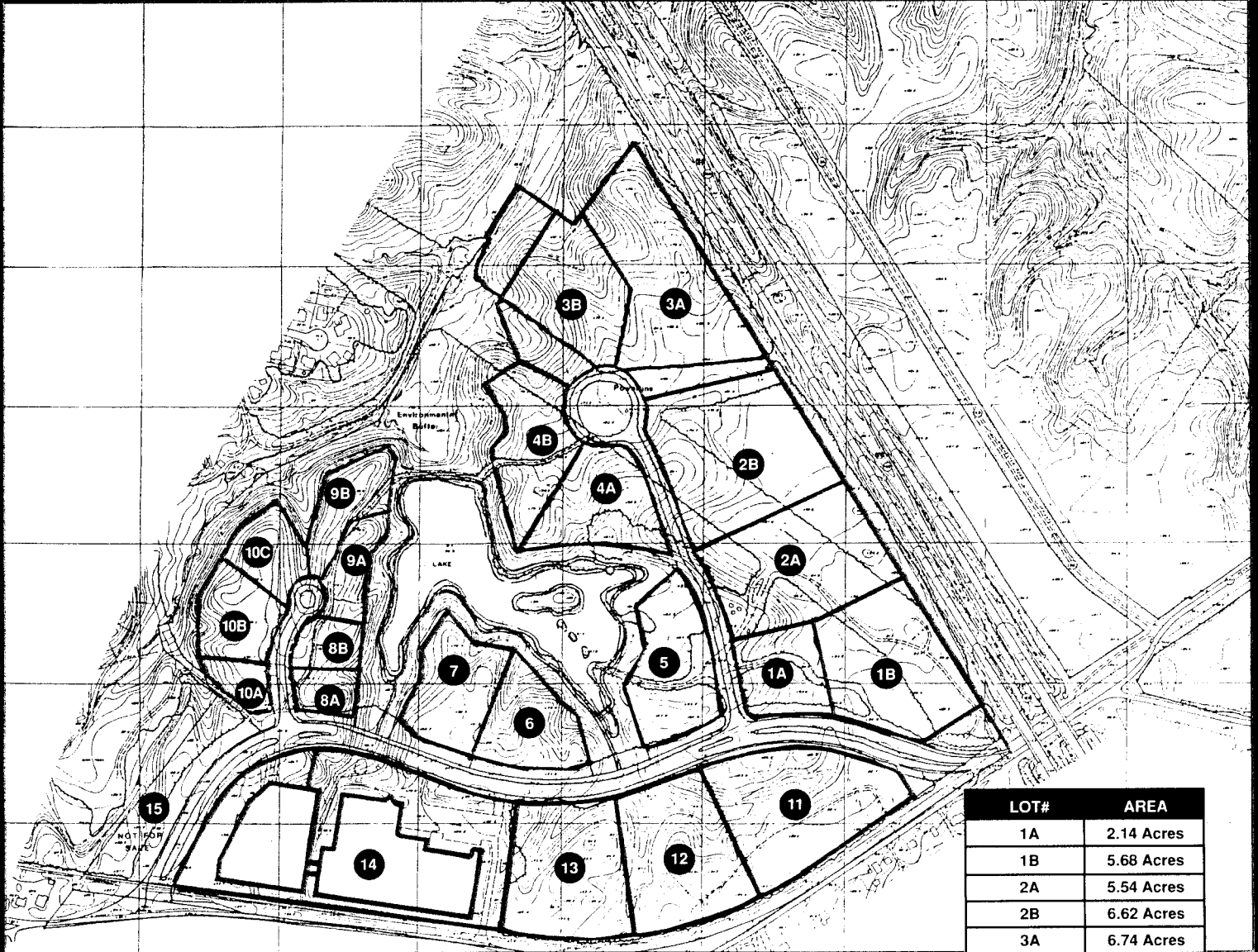
NOTICES AND SUBMISSIONS:

Following is a listing of the major notices and submissions which must be given to and approved by BPI:

1. Proposed land use plan at a scale of 1" to 40' or less consisting of:
 - a) Statement of intended use;
 - b) Plot plan showing location of all proposed improvements including numbered parking spaces;
 - c) Architectural plans including elevations and specifications for external materials;
2. Notice of completion of improvements.
3. Notice of change of proposed and approved uses.



BUSCH INDUSTRIAL PARK®



LOT#	AREA
1A	2.14 Acres
1B	5.68 Acres
2A	5.54 Acres
2B	6.62 Acres
3A	6.74 Acres
3B	4.14 Acres
4A	2.90 Acres
4B	3.07 Acres
5	3.56 Acres
6	2.74 Acres
7	3.01 Acres
8A	1.01 Acres
8B	1.11 Acres
9A	1.34 Acres
9B	1.77 Acres
10A	1.02 Acres
10B	1.96 Acres
10C	1.53 Acres
11	5.84 Acres
12	4.65 Acres
13	4.57 Acres
14	12.90 Acres
15	2.75 Acres
Environmental Buffer	23.93 Acres

WILLIAMSBURG



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