

Purdue Research Park Covenants and Restrictions

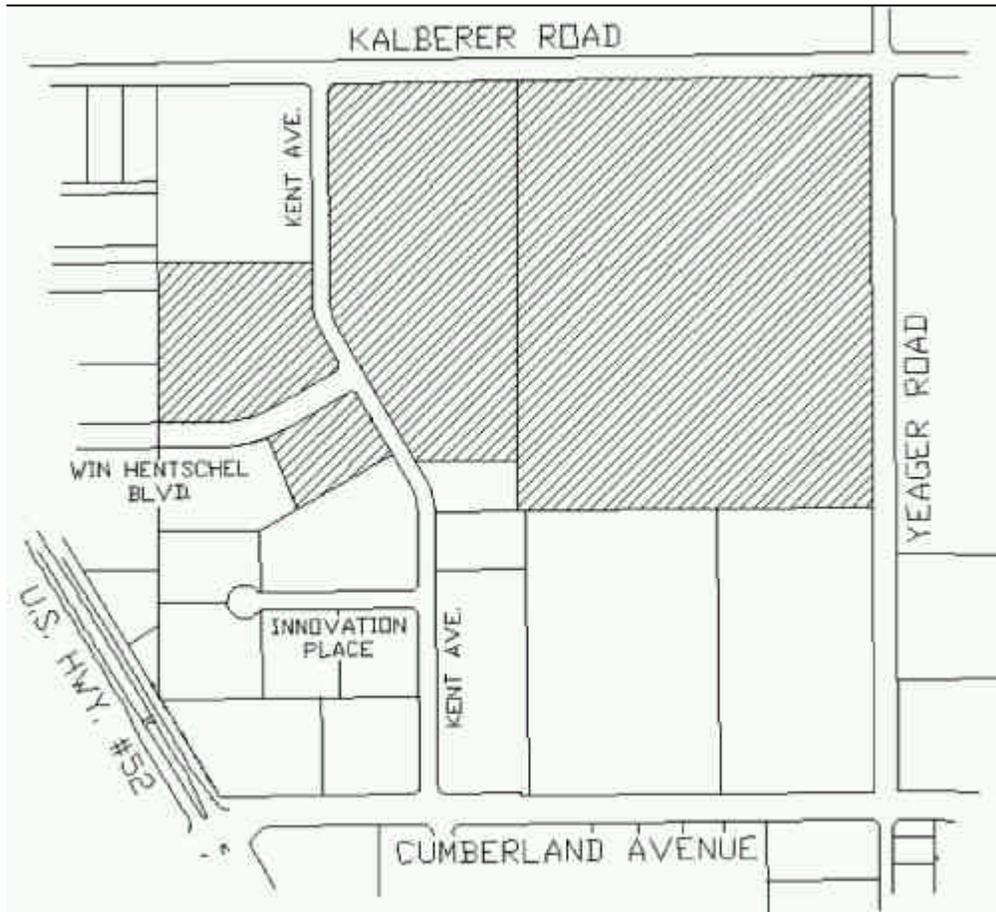


Exhibit Description:

A part of the East Half of the Southeast Quarter of Section 1, Township 23 North, Range 5 West, City of West Lafayette, Tippecanoe County, Indiana, being a part of the land described in Deed Record Book 207, Page 186, and described as follows:

Beginning at the northeast corner of the Southeast Quarter of said Section 1-23-5; thence South 0 degrees 12 minutes 30 seconds East along the east line of said quarter section a distance of 1579.76 feet; thence South 89 degrees 29 minutes 00 seconds West along the north lines of Peppermill Village and Salem Courthouse a distance of 1306.80 feet to the west line of the east half of said quarter section; thence North 0 degrees 25 minutes 00 seconds West along said west line a distance of 1576.69 feet to the northwest corner of said east half; thence North 89 degrees 21 minutes 00 seconds East along the north line of said quarter section a distance of 1312.56 feet to the point of beginning.

Legal Description

N.T.S.

Exhibit 1



Purdue Research Park Covenants and Restrictions

ALSO:

The West Half of the Southeast Quarter of Section 1, Township 23 North, Range 5 West, City of West Lafayette, Tippecanoe County, Indiana, being the land described in Deed Record Book 243, Page 368, except all of the following:

- Lot 1, Purdue Industrial Research Park, Phase 2, Part 1, Section 1 (P.C. C-105);
- Lot 2, Purdue Industrial Research Park, Phase 2, Part 2, Section 1 (P.C. E-71);
- Lot 3, Purdue Industrial Research Park, Phase 2, Part 2, Section 2 (P.C. D-23);
- Lot 4, Purdue Industrial Research Park, Phase 2, Part 2, Section 3 (P.C. D-57);
- Lot 5, Purdue Industrial Research Park, Phase 2, Part 2, Section 4 (P.C. D-85);
- Lot 6 & 7, Purdue Industrial Research Park, Phase 2, Part 2, Section 5 (P.C. E-21);
- Lot 8 & 9, Purdue Industrial Research Park, Phase 2, Part 2, Section 6 (P.C. E-71);
- Lot 11&13, Purdue Industrial Research Park, Phase 2, Part 2, Section 7 (P.C. G-161);

Legal Description

N.T.S.

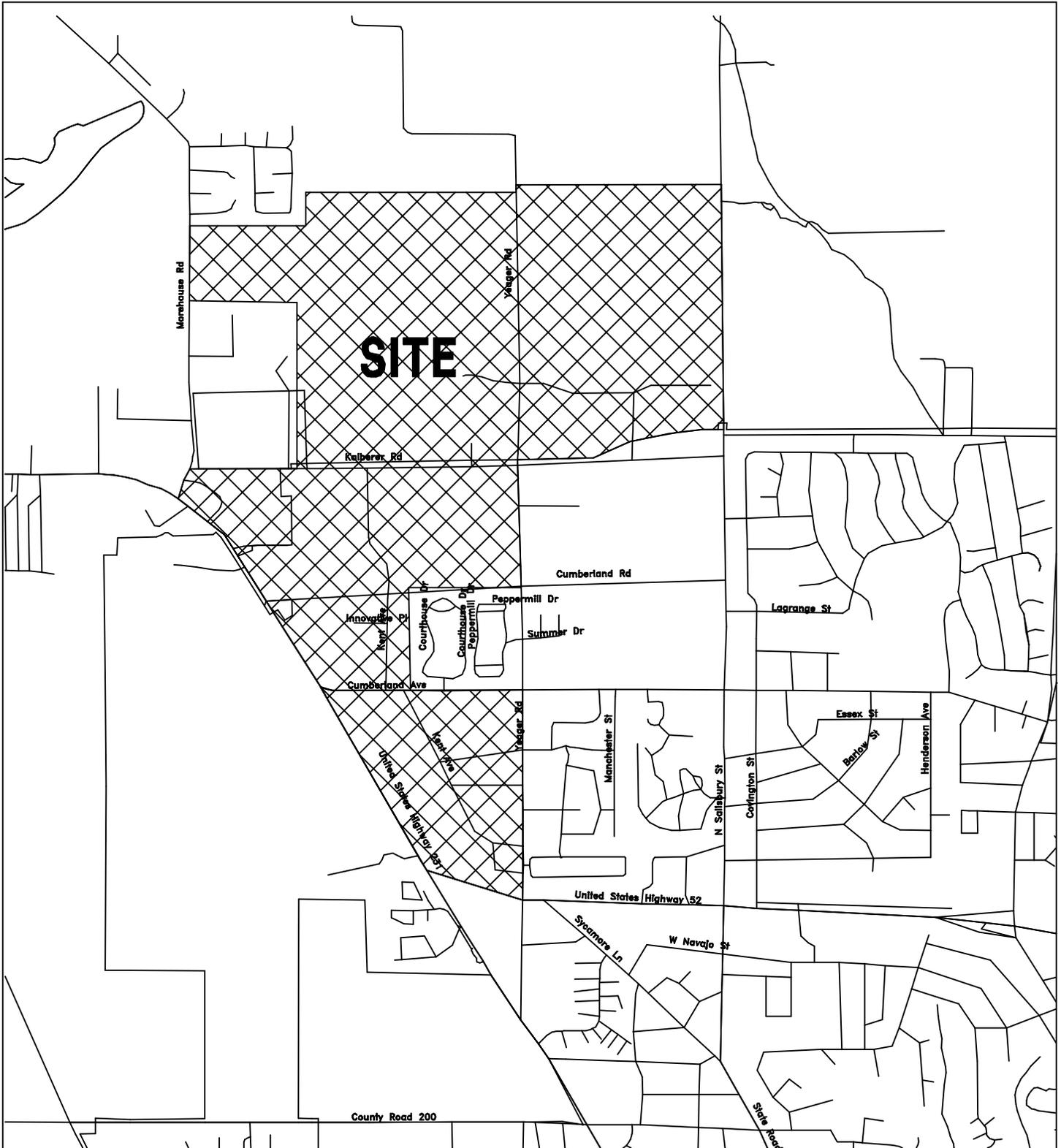
Exhibit 1a

Planning & Design Guidelines



Purdue Research Park

Purdue Research Park Covenants and Restrictions



Site Location Map

N.T.S.

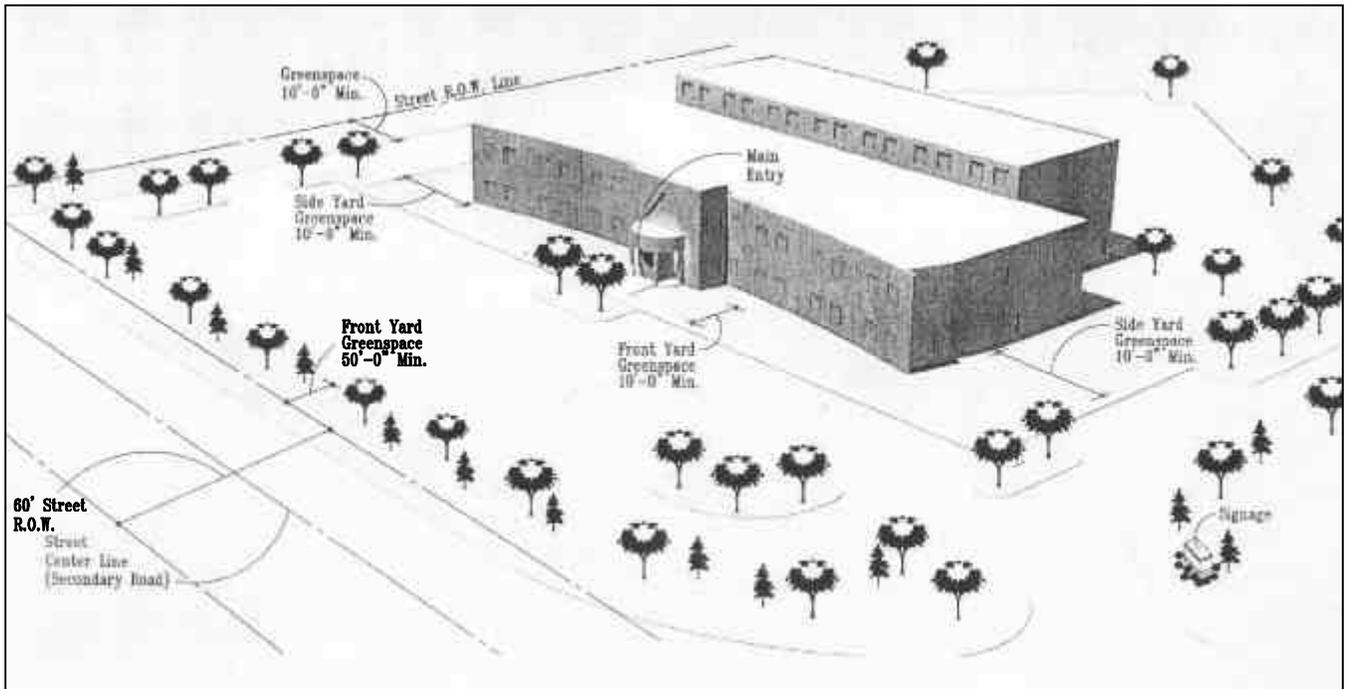
Exhibit 2

Planning & Design Guidelines



Purdue Research Park

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Max. building coverage=20%
Min. building coverage=30%

OR Zoning Site Diagram

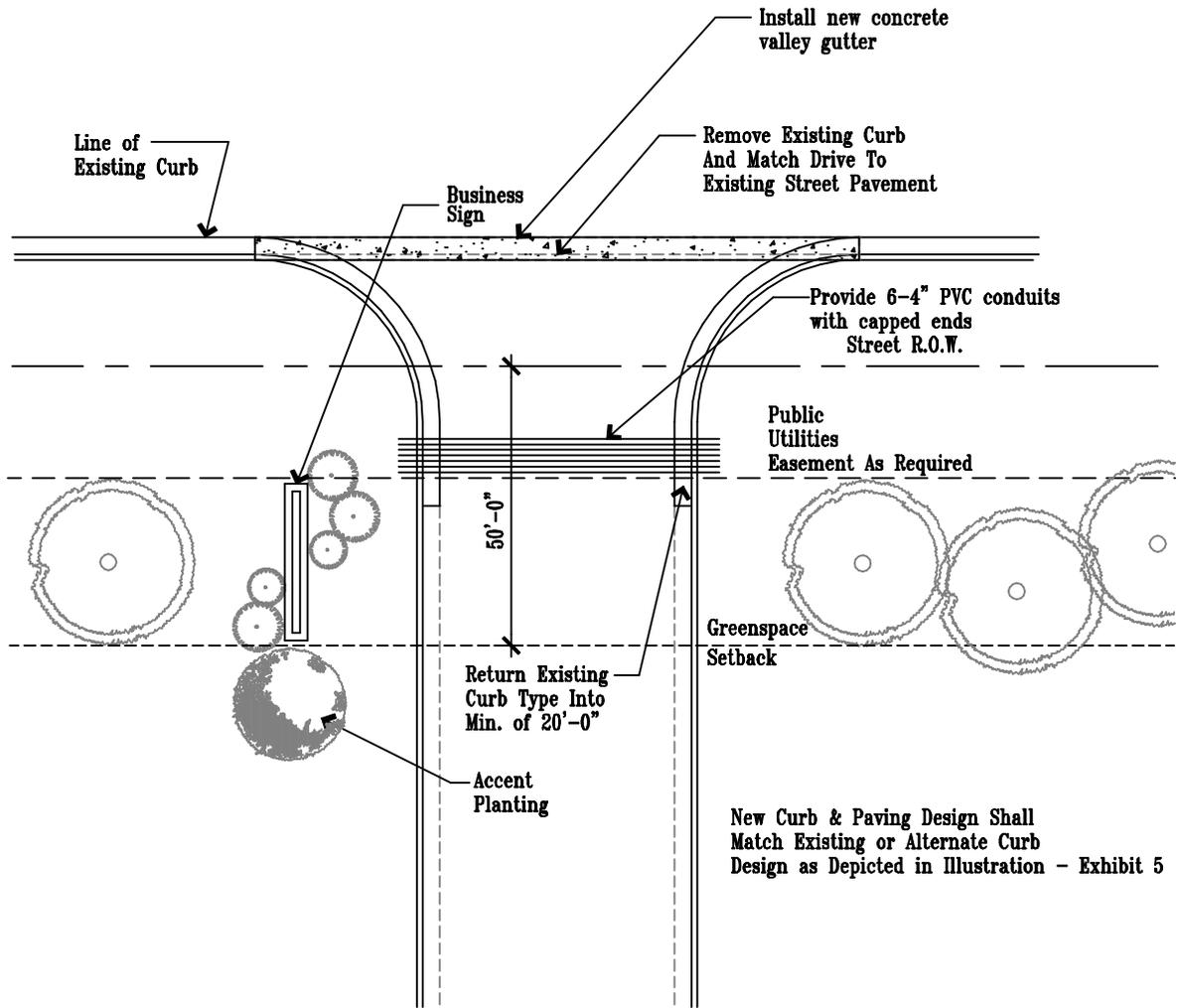
N.T.S.

Exhibit 3

Planning & Design Guidelines



Purdue Research Park Covenants and Restrictions

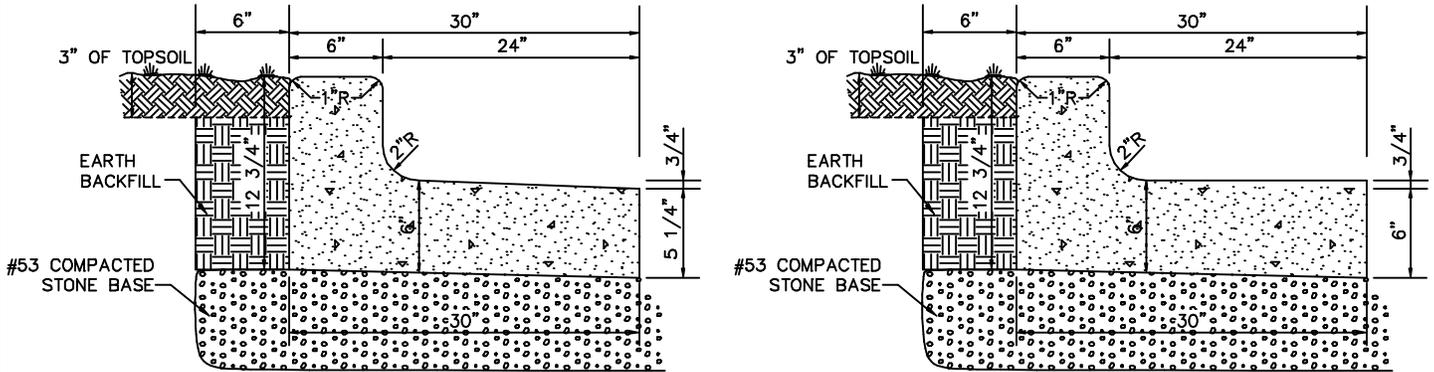


Site Entrance Requirements

N.T.S.

Exhibit 4

Purdue Research Park Covenants and Restrictions

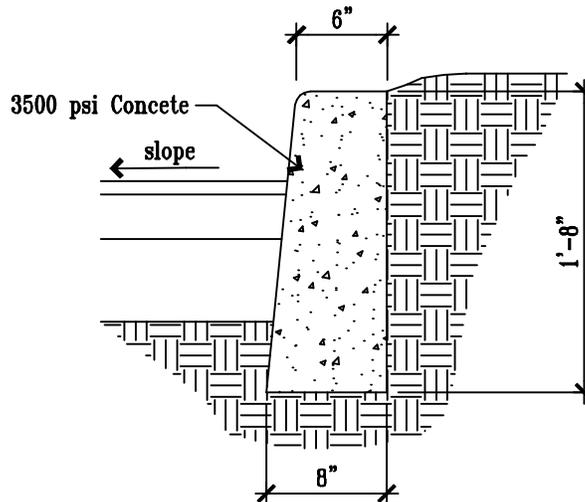


Existing Curb & Gutter Detail

1"=1'-0"

NOTES:

1. 1/2" PREFORMED EXPANSION JOINT MATERIAL AT ALL PC AND PT CURB RADIUS AND MAX. SPACING OF TANGENT SECTIONS = 90 DEGREES.
2. TOOLED CONTRACTION JOINTS AT 10'-0" CENTERS, CENTERS, CONTRCTION JOINTS TO BE MINIMUM 3" DEEP AND 1/8" TO 1/4" WIDE.

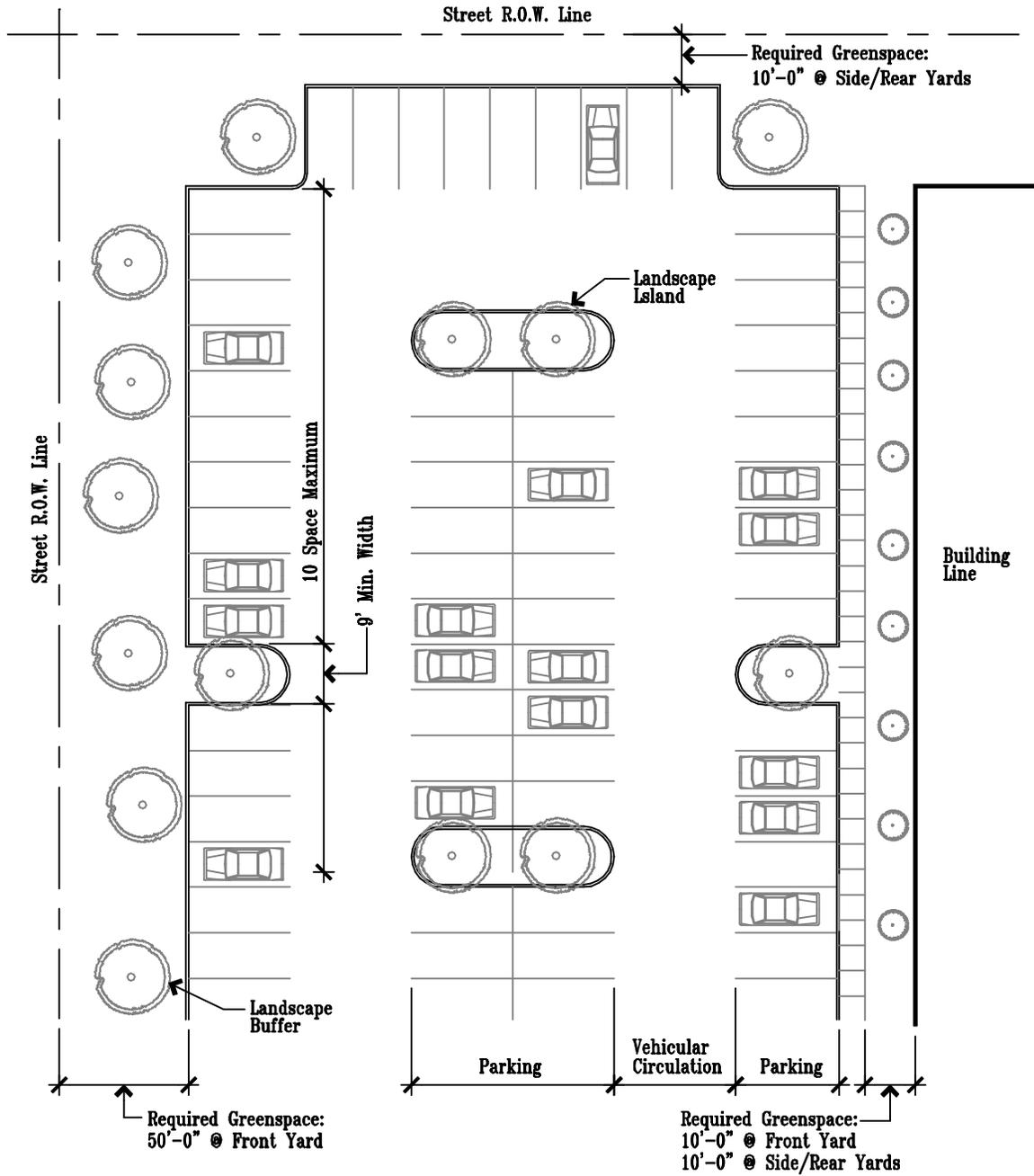


Alternate Curb & Gutter Detail

1"=1'-0"

Exhibit 5

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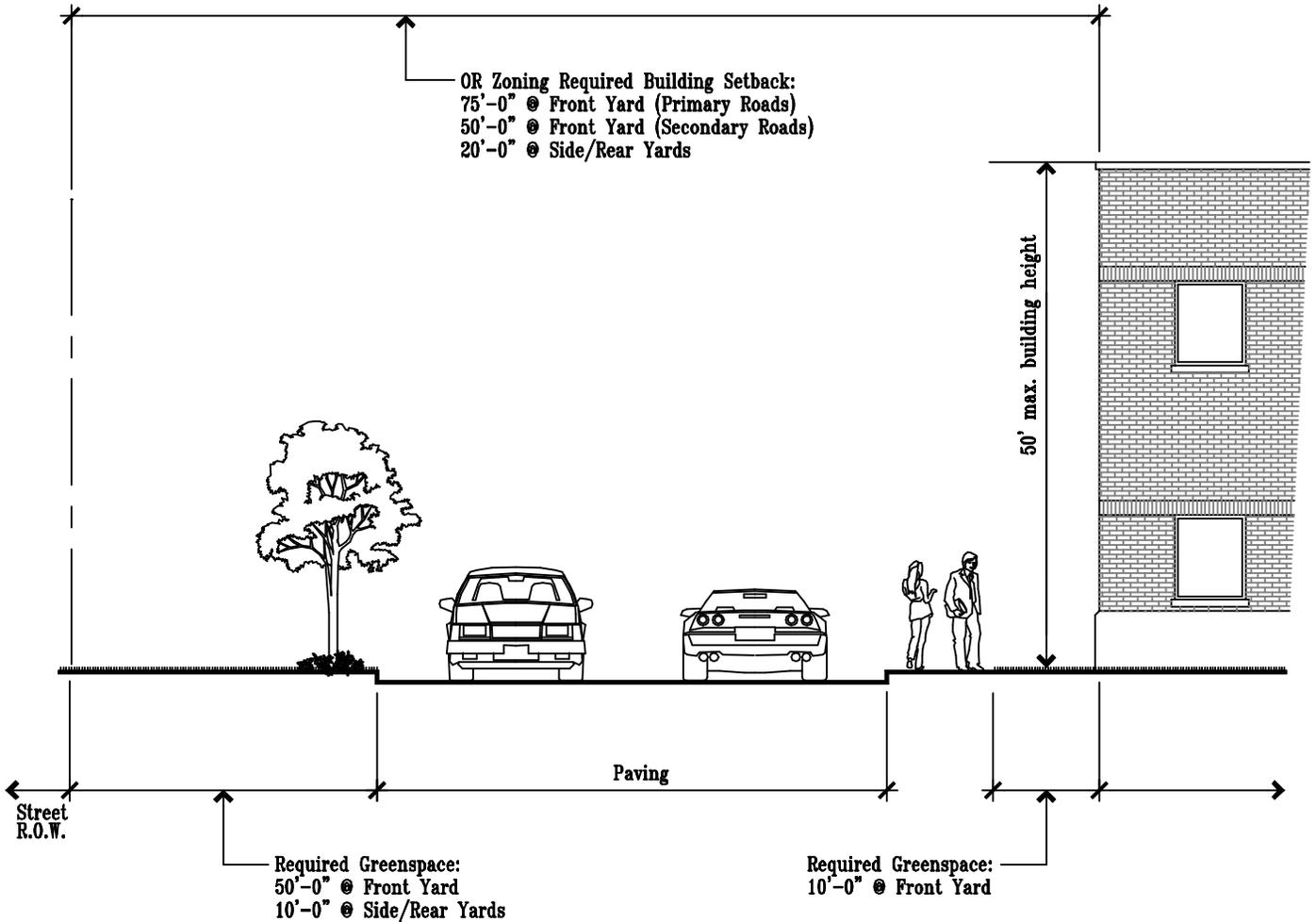
ALL PARKING AND LOAD BERTH REQUIREMENTS SHALL BE AS PER NUZO.

OR Zoning Parking Lot Requirements

N.T.S.

Exhibit 6

Purdue Research Park Covenants and Restrictions



OR Zoning Building Setback & Greenspace Requirements

N.T.S.

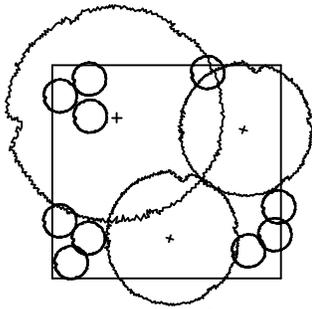
Exhibit 7

Planning & Design Guidelines

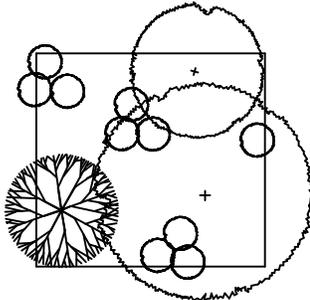


Purdue Research Park

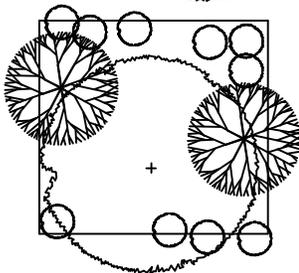
Purdue Research Park Covenants and Restrictions



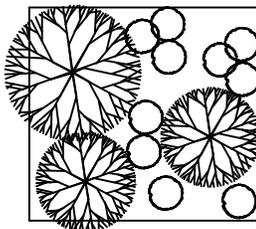
ALTERNATIVE 1: one 3" caliper canopy tree
two 1 1/2" caliper understory trees
ten 3' high shrubs



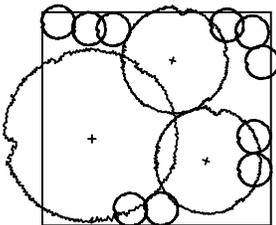
ALTERNATIVE 2: one 2" caliper canopy tree
one 1 1/2" caliper understory trees
ten 3' high shrubs
one 8' high evergreen tree



ALTERNATIVE 3: one 2" caliper canopy tree
ten 3' high shrubs
two 8' high evergreen tree



ALTERNATIVE 4: ten 3' high shrubs
one 8' high evergreen tree
two 6' high evergreen trees



ALTERNATIVE 5: two 3" caliper canopy trees
one 2" caliper canopy tree
ten 3' high shrubs

Canopy trees may be reduced in caliper by 1" and evergreen trees may be reduced in height by 2' if the bufferyard features a 3' high berm.

Standard Plant Units—Alternatives

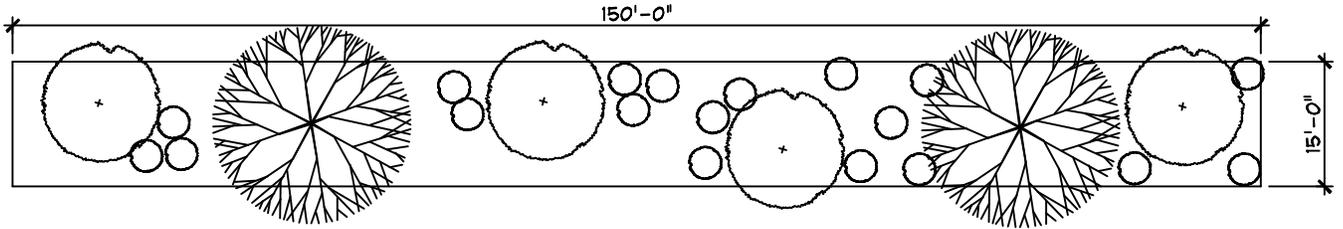
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Exhibit 8

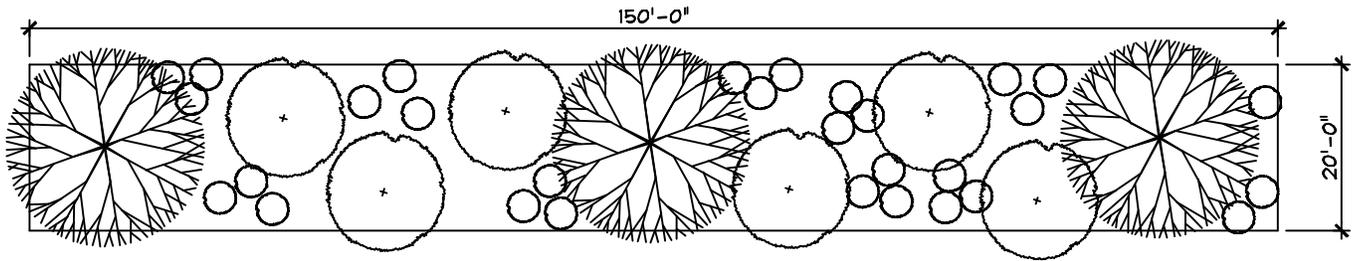


Purdue Research Park Covenants and Restrictions

TYPE A: two canopy trees
four understory trees
twenty shrubs



TYPE B: three canopy trees
six understory trees
thirty shrubs



TYPE C: four canopy trees
eight understory trees
forty shrubs

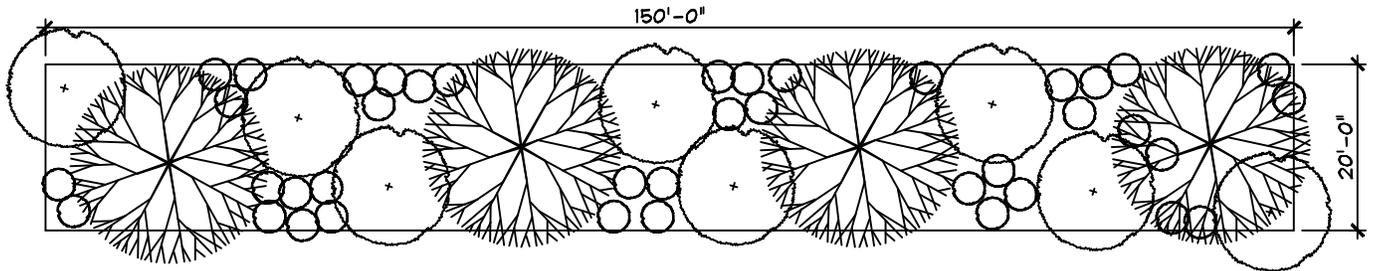


Illustration Of Bufferyards

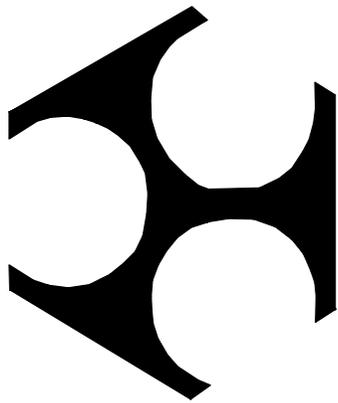
N.T.S.

Exhibit 8a

Planning & Design Guidelines



Purdue Research Park



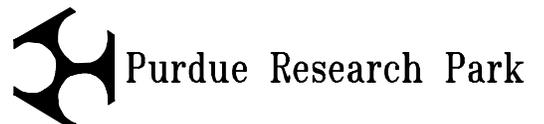
Purdue
Research
Park

PRP Logo

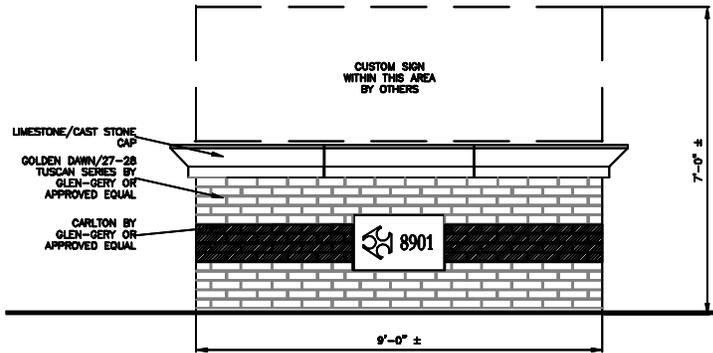
N.T.S.

Exhibit 9

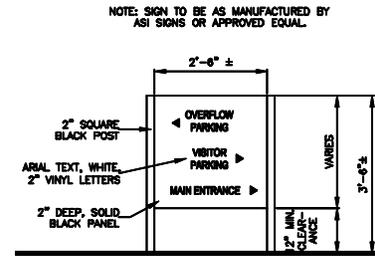
Planning & Design Guidelines



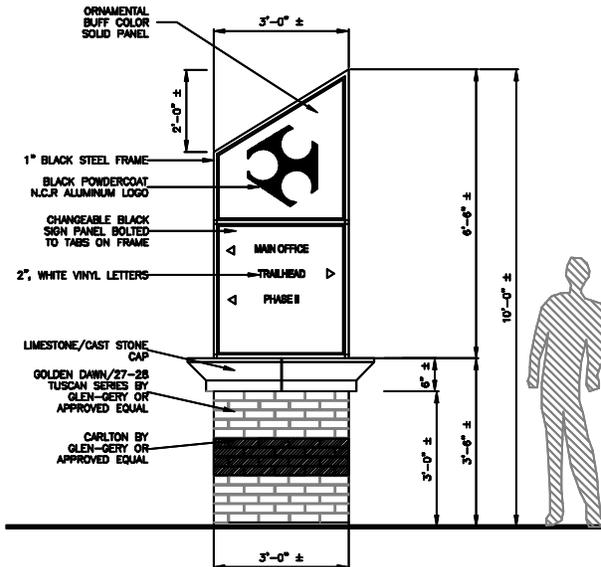
Purdue Research Park Covenants and Restrictions



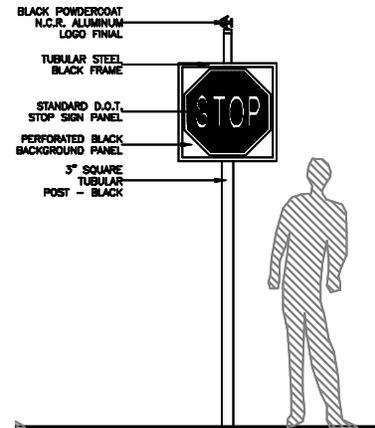
BUSINESS SIGN



DIRECTIONAL SIGN



PARK INFORMATION SIGN



TRAFFIC SIGN

Signage Exhibits

N.T.S.

Exhibit 11

Purdue Research Park Covenants and Restrictions

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	REMARKS
AA	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple White Ash		1.5"	B&B	
AC	<i>Amelanchier canadensis</i>	Shadblow Serviceberry		5'	B&B	
AF	<i>Acer rubrum</i> 'Autumn Flame'	Autumn Flame Red Maple		1.5"	B&B	Male
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry		5'	B&B	
AP	<i>Aesculus parviflora</i>	Bottlebrush Buckeye		15"	No.3 Cont.	
AR	<i>Acer rubrum</i>	Red Maple		1.5"	B&B	
AS	<i>Acer saccharum</i>	Sugar Maple		1.5"	B&B	
BK	<i>Buxus micropnylla koreana</i>	Korean Boxwood		15"	No.3 Cont.	
BN	<i>Betula nigra</i>	River Birch		6'	B&B	
CC	<i>Cercis canadensis</i>	Redbud		5'	B&B	
CF	<i>Cornus florida</i>	Flowering Dogwood		1.5"	B&B	
CH	<i>Tsuga canadensis</i>	Canadian Hemlock		4'	B&B	
CO	<i>Celtis occidentalis</i>	Hackberry		1.5"	B&B	
CS	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Callery or Cleveland Select		1.5"	B&B	
CV	<i>Carya ovata</i>	Shagbark Hickory		1.5"	B&B	
DF	<i>Narcissus species</i>	Common Daffodils		clump	No. 1 cont.	Yellow
EY	<i>Taxus x media</i> 'Ershzam'	Ershzam Yew		15"	B&B	
FA	<i>Fraxinus americana</i>	White Ash		1.5"	B&B	
FD	<i>Fagus grandifolia</i>	American Beech		1.5"	B&B	
FG	<i>Fothergilla gardenii</i>	Dwarf Fothergilla		18	No. 3 cont.	4'o.c.
GB	<i>Ginkgo biloba</i>	Ginkgo or Maidenhair Tree		1.5"	B&B	Male
HR	<i>Hemerocallis Species</i>	Day Lillies		clump	No. 1 Cont	
JK	<i>Kerria japonica</i> 'Pleniflora'	Japanese Kerria		15"	No. 3 cont.	
LT	<i>Liriodendron tulipifera</i>	Tulip Tree		1.5"	B&B	
MA	<i>Fraxinus pennsylvanica</i> 'Marshall Seedless'	Marshall Seedless Green Ash		1.5"	B&B	
MB	<i>Berberis thunbergii</i> 'A. Nana'	Crimson Pygmy Barberry		15"	No. 3 cont.	4'o.c.
MC	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis		clump	No. 2 Cont.	
MP	<i>Myrica pensylvanica</i>	Bayberry		15"	No. 3 Cont	
NO	<i>Quercus rubra</i>	Northern Red Oak		2.0"	B&B	
PN	<i>Pinus nigra</i>	Black Pine		1.5"	B&B	
PR	<i>Rhododendron</i> 'P.J.M.'	P.J.M. Rhododendron		15"	No.3 Cont.	
RH	<i>Rhus aromatica</i> 'Gro-low'	Gro-low Fragrant Sumac		15"	No.3 Cont.	
SA	<i>Sassafras albidum</i>	Sassafras		1.5"	B&B	
SH	<i>Gleditsia triacanthos</i> 'PNI 2835'	Shademaster Honeylocust		2.5"	B&B	
WH	<i>Crataegus phaenopyrum</i>	Washington Hawthorn		1.5"	B&B	Tree Form
WC	<i>Euonymus fortunei</i> 'Colorata'	Purpleleaf Wintercreeper		2 1/4"P.P.	FLAT	12"o.c.
WP	<i>Pinus strobus</i>	Eastern White Pine		5'	B&B	

Recommended Plant Material

N.T.S.

Exhibit 12

Planning & Design Guidelines



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