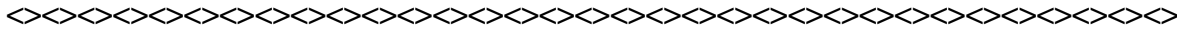


EXHIBIT D

BIG CREEK TECHNOLOGY PARK

POLK CITY, IOWA

DEVELOPMENT CRITERIA & DESIGN STANDARDS



Developed by:

BIG CREEK TECHNOLOGY PARK

Dated: April 15, 2008

INTRODUCTION

BIG CREEK TECHNOLOGY PARK, in Polk City, Iowa is subject to a Declaration of Protective Covenants and Restrictions ("Declaration") intended to insure the proper use and most appropriate development of Big Creek Technology Park through the implementation of uniform standards. All development shall conform to the Declaration. Furthermore, all pertinent requirements of public agencies shall be followed in the development of this property and all plans for development of a specific site shall be approved by the Design Review Committee ("DRC") and by the City of Polk City and the public agencies having jurisdiction.

To implement the Declaration, the following Development Criteria and Design Standards have been created. These criteria and standards shall be no less strict than the requirements set by the Declaration or by public agencies having control over development of this property. The requirements contained in this criteria have been based on reliable sources, however, we do not preclude the potential of later modifications. Each buyer shall be responsible for verification of all code requirements at the time of purchase and development.

ARTICLE I REVIEW OF PLANS BY: DESIGN REVIEW COMMITTEE

1.01 **PROCEDURES.** Prior to the commencement of any site improvements such as construction or alteration of buildings, enclosure fences, paving, grading, drainage, sign erection, or any other permanent improvements on any site, the owner, lessee, or occupant of any site shall first submit plans and specifications ("plans") for such improvements to the DRC for its written approval. (See ARTICLE _____ of Declaration.)

1.02 **DOCUMENT AND SUBMITTAL REQUIREMENTS.** One (1) complete set of plans shall be submitted for each review. Submitted plans shall be retained for the Design Review Committee's files.

Plans shall be submitted to the DRC at the following stages of planning and design:

1. Schematic/Preliminary
2. Construction Documents

At each stage the following elements shall be considered:

1. Site Plan and Landscaping
2. Building Design and Materials
3. Signage and Lighting

A. SCHEMATIC REVIEW

Submission of the site Master Plan identical to that submitted to the City of Polk City will be required only when ultimate site development is scheduled to occur in stages, such as when a site owner will be developing a site for future building expansion. The Master Plan is to be reviewed and approved before or simultaneously with Preliminary Plan submittals.

B. CONSTRUCTION DOCUMENT REVIEW

Architectural, engineering, and landscape working drawings and specifications identical to those required by the City of Polk City shall be submitted to the DRC for review and approval prior to the commencement of any site improvement work.

1.03 **BASIS FOR APPROVAL.** Review and approval will be based on standards set forth in Article _____ of the Declaration. Plans will be reviewed not only for the quality of the specified proposal, but also the development's effect and impact on its neighbors and on the general park character. Evaluation will be made of spatial relationships among buildings and between buildings and other surrounding elements.

Careful concern will be given to the location and treatment of utility and service facilities with the intent of minimizing detrimental visual and environmental impact.

Site ingress and egress shall be reviewed for efficient flow of traffic within the site and on abutting streets.

If plans and specifications are not sufficiently complete or are otherwise inadequate, the DRC may reject them as being inadequate or may approve or disapprove part, conditionally or unconditionally, and may reject the balance.

1.04 **INTERPRETATION AND WAIVER.** Interest in reviewing the above items is to assure that the highest quality of compatible development is consistently achieved.

When questions of judgment or interpretation arise, the decision of the DRC is final and binding on all parties.

Any revisions, additions, or alterations to any portion of approved plans shall be subject to review and approval (and correction) prior to advancement with development.

1.05 **PUBLIC APPROVALS.** All pertinent requirements of public agencies shall be followed in the development of this property, and all plans must be approved by the City of Polk City. Each buyer must verify code requirements at the time of purchase and development.

Although based on local zoning and subdivision regulations, Big Creek Technology Park Development Criteria and Design Standards may be more restrictive in land use, site development standards, landscape requirements, or in other matters. In every case in which these criteria are at variance with public agency requirements, the more restrictive regulations shall govern. In the event of any inconsistency between the Declaration and this Design Criteria, the provisions of the Declaration shall control.

ARTICLE II

THE BUILDING

2.01 **OVERALL APPROACH.** It is intended that all buildings constructed in the Park be carefully designed to ensure their individual attractiveness, their compatibility with each other and with the environment.

Buildings within Big Creek Technology Park shall incorporate permanent materials such as brick, architectural precast panels, tilt-up concrete panels, stone, and glass. Material innovation and progressive structural design are encouraged when permanency and structural building strength are the result.

The specific requirements of this document are intended to guide individual site developers and ensure the overall quality and attractiveness of the Park as a whole.

Variations from the specific requirements will only be allowed by the DRC and all proposed designs will be reviewed by and are subject to the approval of the DRC.

2.02 **APPLICABLE CODES.** It is the responsibility of the individual site developer to verify and conform with all applicable requirements of governing agencies and obtain all necessary permits and approvals prior to commencement of construction.

2.03 **LOT COVERAGE.** Lot coverage of buildings shall be determined based upon building and parking setbacks, ingress and egress, landscaping, required parking areas, and as defined in this Development Criteria and Design Standards. Lot coverage shall be subject to the approval of the DRC.

2.04 **EXTERIOR MATERIALS.** Exterior wall finish materials (unless otherwise approved by the DRC) may include the following:

- a. Brick masonry.
- b. Natural stone masonry.
- c. Architectural concrete block.
- d. Concrete with an approved finish.
- e. Glass (use of highly reflective coating may be limited).
- f. Aluminum trim.
- g. Wood (limit use to trim members, door and window framing and soffits).
- h. Plaster, stucco, EFIS and Gypsum Board.

- i. Pre-engineered metals installed with exposed fasteners.
- j. Architectural metal siding.

Note: Materials specified in items h, i & j above shall be limited in coverage to no more than 80% of the exterior surfaces.

The following list of materials and finishes are prohibited and may not be used on exterior surfaces of any building. The Architectural Review Committee may allow minor exceptions where the architectural design demonstrates a unique and innovative approach to which such materials are especially well suited. For example, building accents and architectural detail, or when the project is of sufficient size and scale to create its own distinct environment.

- a. Plywood.
- b. Composite siding such as hardboard siding.
- c. All plastics (except signs).
- d. Common concrete block, except for rear building walls which are not visible from a public street.

Roofing materials shall be limited to the following:

- a. Copper standing, standing seam or standing seam with battens or both.
- b. Steel or aluminum sheet metal systems with a long life, high performance paint finish.
- c. Built up or single ply membranes with natural gravel or concrete paving block ballast.
- d. Slate shingles or similar man-made materials.
- e. Asphalt shingles.

The following roofing materials may not be used on any building:

Asbestos cement shingles.

2.05 **EXTERIOR COLORS.** Allowable colors include earth tones and other muted colors. Vibrant primary colors will be allowed to accent architecturally significant building detail, but must contribute to the buildings overall attractiveness and design.

Same building materials shall be of consistent color, tone and quality. Noticeable variations in color, pattern and texture resulting from casting, manufacturing, fabrication, etc. of exterior building materials will not be allowed.

Walls built with common concrete block shall be painted. The Design Review Committee shall have the right to require that tilt-up concrete panels be painted.

2.06 **SCREENING OF MECHANICAL AND ELECTRICAL EQUIPMENT.** All mechanical and electrical equipment necessary for the development of an individual site or building

shall be selected and located in a manner consistent with the architecture of the project. It is expected that enclosing walls, louvers and grills will be utilized to conceal from view all equipment on site or on the roofs of buildings. Exceptions may be made by the DRC for equipment that, by nature of simple geometric shape, blends well with the architecture of the project (i.e. some transformers, switches and metering cabinets). Satellite dishes and other communication equipment (including antennas) must also be integrated with the architecture or screened in a manner acceptable to the DRC.

2.07 **SCREENING OF BUILDING SERVICE AREAS.** Loading docks, trash containers, lawn care equipment, storage areas and other service areas necessary for the development of a site or building shall be integrated into the overall architecture of the Park by being fully enclosed or effectively screened from view in a manner acceptable to the DRC.

2.08 **BUILDING MAINTENANCE.** It shall be the responsibility of the owner to maintain the exterior of their building in a manner acceptable to the DRC. Painted materials in particular must be maintained in an acceptable manner.

2.09 **SITE PAVING.** All parking surfaces and drives within the Park will be constructed of Portland cement concrete or asphalt.

2.10 **PARKING DESIGN STANDARDS.** Off-street parking and loading areas shall be Portland cement concrete or asphalt and shall conform to Section 165.21 & 165.22 of the Zoning Ordinance, City of Polk City, Iowa.

All parking areas shall be screened from on-site drives and public right-of-ways by location, earth berms or plant materials. Earth berms shall be a minimum of 3 feet above an adjacent parking lot curb height. Plant material screening shall consist of materials which provide a year around screening effect.

2.11 **LANDSCAPING.** The minimum landscape planting requirements for individual lots shall be two trees and three shrubs per 3,000 square feet of open space. Plant materials sizes shall be as follows:

Trees: 10% = 3 – 3 ½” caliper
 30 – 40% = 2 – 2 ½” caliper
 Balance = 8 – 10’ ornamental or 1 ½” caliper

Shrubs: 18 to 24”, balled & burlapped or container**

**Substitutions: For every three (3) shrubs in excess of the minimum requirements, one (1) 1 ½” caliper tree may be reduced from the requirements, not to exceed two (2) trees substitution per acre.

The planting plan shall be submitted for approval by the DRC and the City of Polk City. The planting plan must be signed by a landscape architect, architect or certified nurseryman registered in the State of Iowa.

Lawn irrigation is encouraged for all manicured turf grass areas. Ground cover other than manicured turf grass may be limited in scope and acceptable only when specifically approved by the DRC. The DRC reserves the right to demand the removal of any unsightly ground cover and require its replacement with a material acceptable to the DRC.

2.12 **BUILDING SIGNAGE AND GRAPHICS.** All building signs attached to any building within the Park shall be subject to review and approval of the DRC. All signage on a given building must be of the same style, material, letter type and mounting. Color and texture must also be of a harmonious quality to blend and conform with the aesthetics of the Park.

Each lot shall have a minimum of one entrance sign located at a primary site entrance from a public street.

Signs on each lot shall be complimentary in style and design within such lot.

Signs shall conform to Polk City Regulations.

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