

be done or kept thereon which may be or may become an annoyance or a nuisance to the owners or lessees of the remaining property. The following specific uses shall not be permitted on said premises:

1. Any land, structure, or land and structure in combination, used for the storage, baling, packing, sorting, handling, disassembling, processing, purchase or sale of any material or materials which are junked, salvaged, or scrapped, including but not limited to metals, bones, rags, fibers, paper, cloth, rope, bottles, tools, appliances, fixtures, utensils, lumber, boxes, crates, pipe, pipe fittings, tires, motor vehicles and motor vehicle parts.
2. Abattoir and slaughter house or stockyards
3. Acid manufacture
4. Bag cleaning
5. Boiler and tank works
6. Brick, tile, pottery or terra cotta manufacture
7. Central mixing plant for asphalt, mortar, plaster or concrete
8. Coal tar manufacturing or tar distillation
9. Creosote manufacture or treatment
10. Distillation of bones, coal or wood
11. Explosive or fireworks manufacture or storage
12. Fat rendering
13. Fertilizer manufacture
14. Gas manufacture
15. Glue or gelatin manufacture
16. Incineration, reduction or dumping of offal, dead animals, garbage or refuse
17. Oilcloth or linoleum manufacture
18. Saw mills
19. Tanning, curing or storage of raw hides or skins
20. Yeast plant
21. And in general, those uses which may be obnoxious or offensive by reason of emission of excessive odor, dust, smoke, gas, noise or vibration.

B. Use of Land and Buildings. All property described in Clause I shall be used for office or office building purposes, industrial facilities and/or warehouses and accompanying facilities and related retail business uses. Grantee agrees not to use or allow the use of said premises or any portion thereof or any building or structure thereon at any time for the manufacture, storage, distribution or sale of any product or items which shall increase the fire hazard of adjoining property.

No structure of a temporary character, including trailers, basements, tents, shacks, garages, barns or other outbuildings shall be used on any lot at any time, either temporarily or permanently, except as required for and during construction work.

C. Land Coverage. Building area shall not exceed 50 percent of the land area of each site.