

BALLARD & DRAGAN

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November 24, 1998

Mr. John R. Ray
U.S. Nuclear Regulatory Commission
475 Allendale Road
King of Prussia, Pa. 19406

Re: El Paso Energy Corporation (EPEC Polymers) - Woodbridge Township, Middlesex County, NJ

Dear Mr. Ray:

This office represents El Paso Energy Corporation (EPEC Polymers) selling the above-referenced property to Bosque Management, Inc.

Per the request of my client, enclosed please find the following for your review:

- 1) Copy of proposed deed with Schedule B restrictions against various uses;
- 2) Copy of pertinent portions of zoning map;
- 3) Copy of zoning ordinance describing the uses permitted in the zone.

If you have any questions, please do not hesitate to contact me.

Thank you.

Very truly yours,


Sharon A. Dragan

Encs.

cc: Keith Chunn, Corp. Counsel, w/enc.
Sean Monaghan, Esq., w/enc.

DEED

PREPARED BY:

Sharon A. Dragan, Esq.

THIS DEED is made on December , 1998,

BETWEEN: EPEC POLYMERS, INC., a Delaware Corporation

having its principal office at: 1001 Louisiana Street, Houston, Texas 77002, referred to as "Grantor",

AND: BOSQUE MANAGEMENT, INC.

whose principal address is:

, referred to as "Grantee".

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE MILLION SEVEN HUNDRED AND FIFTY THOUSAND AND -----(\$1,750,000.00)-----
-----and 00/100 Dollars.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Woodbridge Block No. 93, Lot 100 and Block 62, Lots 2 and 3

Property. The property consists of the land and all the buildings and structures on the land in the Township of Woodbridge, County of Middlesex and State of New Jersey. The legal description is:

Premises described on Schedule A attached hereto and made a part hereof.

Subject to the easement reserved to the Grantor and the restrictions and covenants set forth on Schedule B.

Subject to any and all restrictions, easements and other matters of record.

Subject to such state of facts which an accurate survey would disclose.

BEING THE SAME PROPERTY conveyed to TENNECO POLYMERS, INC.; a Delaware Corporation by deed from HULS AMERICA INC., dated June 25, 1991 and recorded the same date in the Middlesex County Clerk's Office in Deed Book 3918 at page 713. TENNECO POLYMERS, INC., thereafter filed a Certificate of Amendment in the State of Delaware, changing its name to EPEC POLYMERS, INC. on December 24, 1996.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6) This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

EPEC POLYMERS, INC., A Delaware Corporation,
GRANTOR

_____ By _____

The aforementioned covenants and restrictions are hereby accepted.

Attested by:

BOSQUE MANAGEMENT, INC.,
A _____ Corporation, GRANTEE

_____ By _____

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

Schedule A - continued

SCHEDULE A

All the real property located in the Township of Woodbridge, County of Middlesex, State of New Jersey and more particularly described as follows:

BEGINNING at a point on the Southerly Right-of-Way line of the Lehigh Valley Railroad at it's intersection with the Westerly line of a tract of land formerly known as Ostrand's Railroad and now abandoned, said point also being the Northeast corner of Lot 100 in Block 93 as shown on the Tax Map of Woodbridge Township and running; thence

1. Along the Southerly Right-of-Way line of the Lehigh Valley Railroad on a bearing of North 76 degrees 04 minutes 30 seconds East a distance of 580.83 feet to a point; thence
2. South 03 degrees 04 minutes 22 seconds West a distance of 1059.97 feet to a point; thence
3. South 29 degrees 40 minutes 00 seconds West a distance of 366.96 feet to a point; thence
4. South 12 degrees 05 minutes 00 seconds East a distance of 341.88 feet to a point; thence
5. South 70 degrees 55 minutes 00 seconds West a distance of 113.51 feet to a point on the Westerly curve of the lot formerly known as Ostrand's Railroad; thence
6. On the Westerly curve of Ostrand's Railroad curving to the left with a radius of 620.00 feet an arc distance of 123.53 feet to a point of tangency; thence
7. Still along the Westerly line of lands formerly known as Ostrand's Railroad South 34 degrees 42 minutes 16 seconds East a distance of 1075.12 feet to a point; thence
8. South 11 degrees 35 minutes 44 seconds West a distance of 521.55 feet to a point; thence
9. South 77 degrees 22 minutes 40 seconds West a distance of 78.51 feet to a point; thence
10. South 22 degrees 22 minutes 40 seconds West a distance of 285.00 feet to a point; thence
11. South 19 degrees 00 minutes 57 seconds East a distance of 715.90 feet to the former location of the Northerly high water line of the Raritan River; thence

BOOK 3918 PAGE 714

Schedule A - Page 2

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

Schedule A - continued

12. Along the approximate former location of the Northerly high water line of the Raritan River South 64 degrees 30 minutes 42 seconds West a distance of 1016.26 feet to a point; thence
13. North 20 degrees 33 minutes 00 seconds West a distance of 1136.64 feet to a point; thence
14. South 76 degrees 20 minutes 00 seconds West a distance of 452.0 feet to a point in the center line of a ditch; thence
15. Southerly along the center line of ditch its several courses 790 feet more or less to a point; thence
16. South 29 degrees 00 minutes 00 seconds East a distance of 132.00 feet to a point; thence
17. South 74 degrees 05 minutes 00 seconds West a distance of 126.70 feet to a point; thence
18. South 19 degrees 32 minutes 00 seconds East a distance of 548.83 feet to a point on the former location of the Northerly high water line of Raritan River; thence
19. South 31 degrees 36 minutes 57 seconds East a distance of 300.00 feet to a point in the U.S. Pierhead and Bulkhead Line; thence
20. Along the U.S. Pierhead and Bulkhead Line South 58 degrees 23 minutes 03 seconds West 200.00 feet to a point; thence
21. North 31 degrees 36 minutes 57 seconds West a distance of 321.47 feet to a point; thence
22. Along approximate former location of the Northerly high water line of the Raritan River South 64 degrees 30 minutes 42 seconds West a distance of 687.14 feet to the lands now or formerly the U.S. Government; thence
23. Along the lands now or formerly of the U.S. Government North 00 degrees 19 minutes 00 seconds West a distance of 2390.50 feet to a point; thence
24. North 79 degrees 31 minutes 05 seconds East a distance of 64.68 feet to a point; thence
25. North 80 degrees 37 minutes 16 seconds East, a distance of 288.35 feet to a point; thence

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA
Schedule A - continued

26. North 24 degrees 11 minutes 38 seconds West a distance of 771.52 feet to a point; thence
27. South 84 degrees 48 minutes 00 seconds West a distance of 91.44 feet to a point; thence
28. North 01 minutes 18 minutes 30 seconds West a distance of 464.56 feet to a point; thence
29. North 88 degrees 41 minutes 30 seconds East a distance of 117.24 feet to a point; thence
30. North 01 degrees 18 minutes 30 seconds West a distance of 164.81 feet to a point; thence
31. North 88 degrees 41 minutes 30 seconds East a distance of 3.00 feet to a point; thence
32. North 01 degrees 18 minutes 30 seconds West a distance of 8.00 feet to a point; thence
33. South 88 degrees 41 minutes 30 seconds West a distance of 3.00 feet to a point; thence
34. North 01 degrees 18 minutes 30 seconds West a distance of 89.50 feet to a point; thence
35. South 80 degrees 35 minutes 30 seconds West a distance of 286.30 feet to a point; thence
36. South 88 degrees 41 minutes 30 seconds West a distance of 64.73 feet to a point; thence
37. North 34 degrees 59 minutes 54 seconds West a distance of 72.11 feet to a point; thence
38. North 01 degrees 18 minutes 30 seconds West a distance of 491.41 feet to a point on the Southerly Right-of-Way line of the Lehigh Valley Railroad; thence
39. Along the Southerly Right-of-Way line of the Lehigh Valley Railroad North 76 degrees 04 minutes 30 seconds East a distance of 1754.61 feet to the point and place of BEGINNING.

Together with all of the grantor's right of ingress, egress and regress, subject to the right to relocate, as granted in Deed Book 835, Page 534.

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

Schedule A - continued

NOTE: Being Lot(s) 100, Block 93, Tax Map of the Township of Woodbridge.

NOTE: Being Lot(s) 2 & 3, Block 62, Tax Map of the Township of Woodbridge.

BOOK 3918 PAGE 717

Schedule A Page 5

SCHEDULE B

THIS CONVEYANCE IS MADE SUBJECT TO AND CONDITIONED UPON THE FOLLOWING:

1. In accordance with the clean-up plan referred to in paragraph 3 below, this property is restricted for industrial and commercial uses only. Notwithstanding any zoning ordinances to the contrary, it shall not be used for school, residential or farm purposes or for the growing of crops for food purposes or the grazing of animals upon the ground. Further, the ground water shall not be used for consumption by humans or animals. This restriction shall run with the land.
2. By its acceptance hereof, the Grantee acknowledges and agrees, that the property is conveyed as is, where is and in its present condition with all faults and that Grantor has not made and does not hereby make any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether statutory, express or implied, with respect to the nature, quality or condition of the property or its improvements, the historical or future income or profits that have been made or may be derived from any operation or use of the property, or any costs, expenses, risks or liabilities arising from or attributable to the past or any future ownership use, occupancy or development; the costs of owning, operating, repairing or maintaining it, the marketability of it, the suitability of the property for any and all activities and uses which Grantee may conduct thereon, compliance by the property with any laws, rules, ordinances or regulations of any applicable governmental authority, including, but not limited to, the Americans with Disabilities Act of 1990 and the regulations promulgated thereunder, habitability, merchantability or fitness for a particular purpose of the property, the presence of any endangered or threatened species on the property or the suitability of the property as habitat for any of those species, or otherwise with respect to the property, and specifically, that Grantor has not made and does not make any representations regarding the presence or absence of any hazardous substances (as hereinafter defined) on, under or about the property. This property is the subject of a cleanup approval being conducted with the New Jersey Department of Environmental Protection under the authority of the Environmental Cleanup Responsibility Act ("ECRA") now "ISRA" and the Hazardous and Solid Waste Amendments ("HSWA") Permit issued by the United States Environmental Protection Agency ("USEPA") and the Decommissioning Plan under the authority of the Nuclear Regulatory Commission ("NRC"). For purposes of this Deed, the term "Hazardous Substances" shall mean and include any substance, whether solid, liquid or gaseous: (i) which is listed, defined or regulated as a "hazardous substance", "hazardous waste" or "solid waste" or otherwise classified as hazardous or toxic, in or pursuant to any Hazardous Substance Laws; (ii) which is or contains asbestos, radon any polychlorinated biphenyl, urea formaldehyde foam insulation, or explosive or radioactive material; (iii) which is or contains petroleum, petroleum products, including any fractions or distillates thereof; (iv) which causes or poses a threat to cause a contamination or nuisance on the Property or on any adjacent property or a hazard to the environment or to the health or safety of persons on the Property, or (v) the "environmental hazardous substances" on the environmental hazardous substance list adopted by the New Jersey Department of Environmental Protection pursuant to section 4 of P.L., 1983, c. 315 (C.34:5A-4); and which shall be consistent to the maximum extent possible with, and which shall include, the list of hazardous substances adopted by the federal Environmental Protection Agency pursuant to section 311 of the federal Water Pollution Control Act Amendments of 1972, Pub.L. 92-500,

as amended by the Clean Water Act of 1977, Pub. L. 95-217 (33 U.S.C. Sec. 1251, et seq); the list of toxic pollutants designated by Congress or the EPA pursuant to section 307 of that act; and the list of hazardous substances adopted by the federal Environmental Protection Agency pursuant to section 101 of the "Comprehensive Environmental Response, Compensation and Liability Act of 1980", Pub. L. 96-510 (42 U.S.C. Sec. 9601 et seq). As used in this Paragraph, the word "on" when used with respect to the Property or adjacent property means "on, in, under, above or about". By its acceptance of this Bargain and Sale Deed, Grantee acknowledges that all the above was taken into consideration in determining the price for said land, improvements and personal property.

3. Grantor and Grantee acknowledge that the property is subject to an on-going environmental cleanup plan under the direction of the New Jersey Department of Environmental Protection "NJDEP", the United States Environmental Protection Agency "USEPA" and the Nuclear Regulatory Commission ("NRC"). In consideration of the purchase price, Grantee has agreed and does hereby agree to assume all Grantor's obligations and responsibility for cleanup, including the placement of any deed restrictions upon the property as may be required by NJDEP or the USEPA. In furtherance thereof, Grantee specifically releases Seller from any and all liability with respect to environmental conditions, including compliance with environmental laws, affecting the property. By acceptance of this Deed, Grantee covenants not to bring any claim, and not to join Grantor in any claims brought by others against the Grantee arising out of or relating to environmental conditions, including compliance with environmental laws affecting the property.

Notwithstanding, in the event that Grantee should default in the responsibilities it has assumed on behalf of Grantor and the representations and covenants set forth herein, Grantor may take action necessary to protect its interests. Specifically, Grantor hereby reserves a non-exclusive perpetual easement of ingress and egress over the Property to conduct whatever remediation may be required, including excavation. Grantor reserves the right to place a physical cap, prohibition of groundwater use, Declaration of Environmental Restriction ("DER"), Classification Exemption Area ("CEA") or any other type control necessary on the property in order to obtain a No Further Action letter from DEP, the Nuclear Regulatory Commission ("NRC") or similar regulatory instrument. By accepting this Deed, Grantee agrees to cooperate with Grantor in placing any necessary restrictions of record including expressions of consent. Grantor further reserves a non-exclusive perpetual easement for the placement and operation of any remediation equipment on the Property, including groundwater recovery system, monitoring, wells, suction and compression lines. This easement shall run with the land but shall cease when all governmental agencies regulating the cleanup of the property have determined that the property has met all cleanup and monitoring requirements.

By acceptance of this Deed, Grantee agrees that Grantor shall not be responsible for any environmental contamination occurring after the sale of the Property.

4. Grantee agrees to be responsible for removing all equipment and monitoring wells used for the cleanup at no cost to Grantor. When remediation activities are completed, as determined by all governmental entities having jurisdiction over them, the easements reserved herein will be deemed terminated (excepting any deed restrictions which must remain pursuant to NJDEP requirements).

ACKNOWLEDGMENT

STATE OF TEXAS, COUNTY OF HARRIS SS:

I CERTIFY that on _____, 1998,

, personally came before me and this person acknowledged under oath, to my satisfaction, that

(a) this person is the _____ Secretary of EPEC POLYMERS, INC., the corporation named in this Deed;

(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is _____ the Vice President and Treasurer of the corporation;

(c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(d) this person knows the proper seal of the corporation which was affixed to this Deed;

(e) this person signed this proof to attest to the truth of these facts; and

(f) the full and actual consideration paid or to be paid for the transfer of title is (\$1,750,00.00) (Such consideration is defined in N.J.S.A. 46:15-5).

(Print name of attesting witness below signature)

Signed and sworn to
before me on

_____, 1998

ACKNOWLEDGMENT

STATE OF TEXAS, COUNTY OF DALLAS SS:

I CERTIFY that on _____, 1998,

, personally came before me and this person acknowledged under oath, to my satisfaction, that
(a) this person is the _____ Secretary of BOSQUE MANAGEMENT, INC., the corporation named in this Deed;

(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is _____ the Vice President and Treasurer of the corporation;

(c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(d) this person knows the proper seal of the corporation which was affixed to this Deed;

(e) this person signed this proof to attest to the truth of these facts; and

(f) the full and actual consideration paid or to be paid for the transfer of title is (\$1, 750,000.00) (Such consideration is defined in N.J.S.A. 46:15-5).

(Print name of attesting witness below signature)

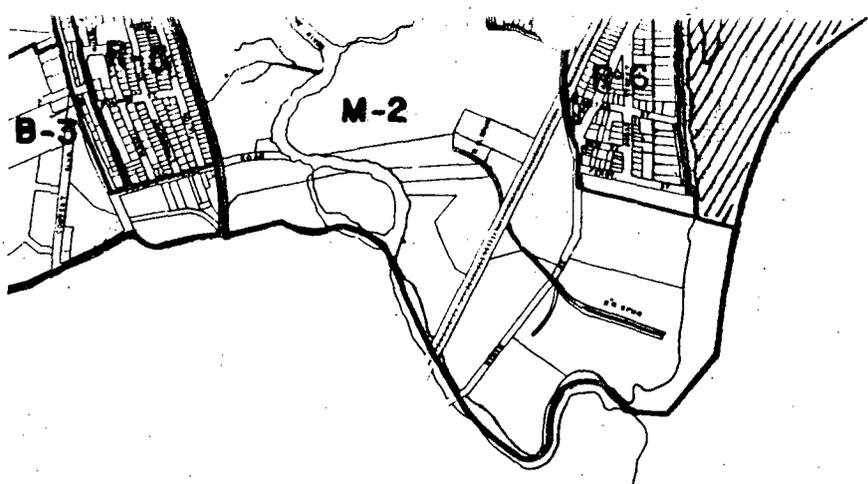
Signed and sworn to
before me on _____,
_____, 1998

EPEC POLYMERS, INC., A DELAWARE
CORPORATION, GRANTOR

RECORD AND RETURN

TO

BOSQUE MANAGEMENT, INC., A
_____ CORPORATION, GRANTEE



KEY

- R-40** **LOW DENSITY SINGLE FAMILY RESIDENTIAL ZONE**
- R-10** **MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL ZONE**
- R-7.5** **HIGH DENSITY SINGLE FAMILY RESIDENTIAL ZONE**
- R-6** **HIGH DENSITY SINGLE FAMILY RESIDENTIAL ZONE**
- R-5** **HIGH DENSITY SINGLE FAMILY RESIDENTIAL ZONE**
- R-4** **HIGH DENSITY SINGLE FAMILY RESIDENTIAL ZONE**
- B-1** **NEIGHBORHOOD BUSINESS ZONE**
- B-2** **CENTRAL BUSINESS ZONE**
- B-3** **HIGHWAY BUSINESS ZONE**
- B-4** **PLANNED COMMERCIAL ZONE**
- M-1** **LIGHT INDUSTRIAL ZONE**
- ✓ **M-2** **HEAVY INDUSTRIAL ZONE**
- OR** **OFFICE RESEARCH ZONE**
- PLANNED UNIT DEVELOPMENT OPTION**
- MF** **MULTI-FAMILY ZONE**
- 2F** **TWO FAMILY ZONE**
- OC** **OFFICE CONVERSION ZONE**
- SR** **SALVAGE / RECYCLING ZONE**

MAP REVISIONS

NO.	DESCRIPTION	BY	DATE	ORD. NO.	DESCRIPTION	BY
14	Change as per ordinance	JSE/Wdbdge Twsp	10-16-79	79-47	REV E.434, L1-A-1, L1-A-2, B A PORTION OF LOT 2	R.E.R. AS
15	Change as per ordinance	JSE/Wdbdge Twsp	10-5-80	80-37	CREATION OF P.U.D.O. & OTHER CHANGES	R.E.R. AS
16	Change as per ordinance	JSE/Wdbdge Twsp	3-3-81	81-5	CHANGES TO CERTAIN ZONES IN WOODBRIDGE CENTER DRIVE AREA	R.E.R. AS
17	Change as per ordinance	JSE/Wdbdge Twsp	4-21-81	81-15	CHANGE FROM R-6 TO B-2 BLOCK 445A	R.E.R. AS
			6-16-81	81-33	BL. 263-E LOTS 18-24, B-3 TO R-5 AMBOY AVE. AREA	R.E.R. AS
			9-15-81	81-52	BL. 509-A LOTS 23A & 24 R-7.5 TO B-1. HANMAN AVE.	R.E.R. AS
			10-20-81	81-65	BL. 350 LOT 6 FROM R-6 TO B-3, BL. 350 LOTS 3, 4, 5 R-6 TO MF	R.E.R. AS
			4-3-84	84-08	BLOCK 842 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	JSE/
			6-1-84	84-25	BLOCK 842 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	JSE/
			7-3-84	84-40	BLOCK 842, portions of lots 18 & 21	JSE/
			1-7-85	85-01	BLOCK 772-B	JSE/
			4-6-85	85-35	Various (See Ordinance)	JSE/
			8-2-85	85-02	BLOCK 437-0, Lots 17 & 18	JSE/
			1-4-89	89-02	BLOCK 343, Lots 204, 205 & 225	JSE/

OFFICIAL ZONING MAP

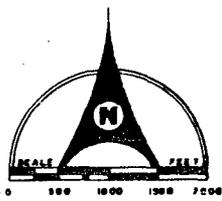
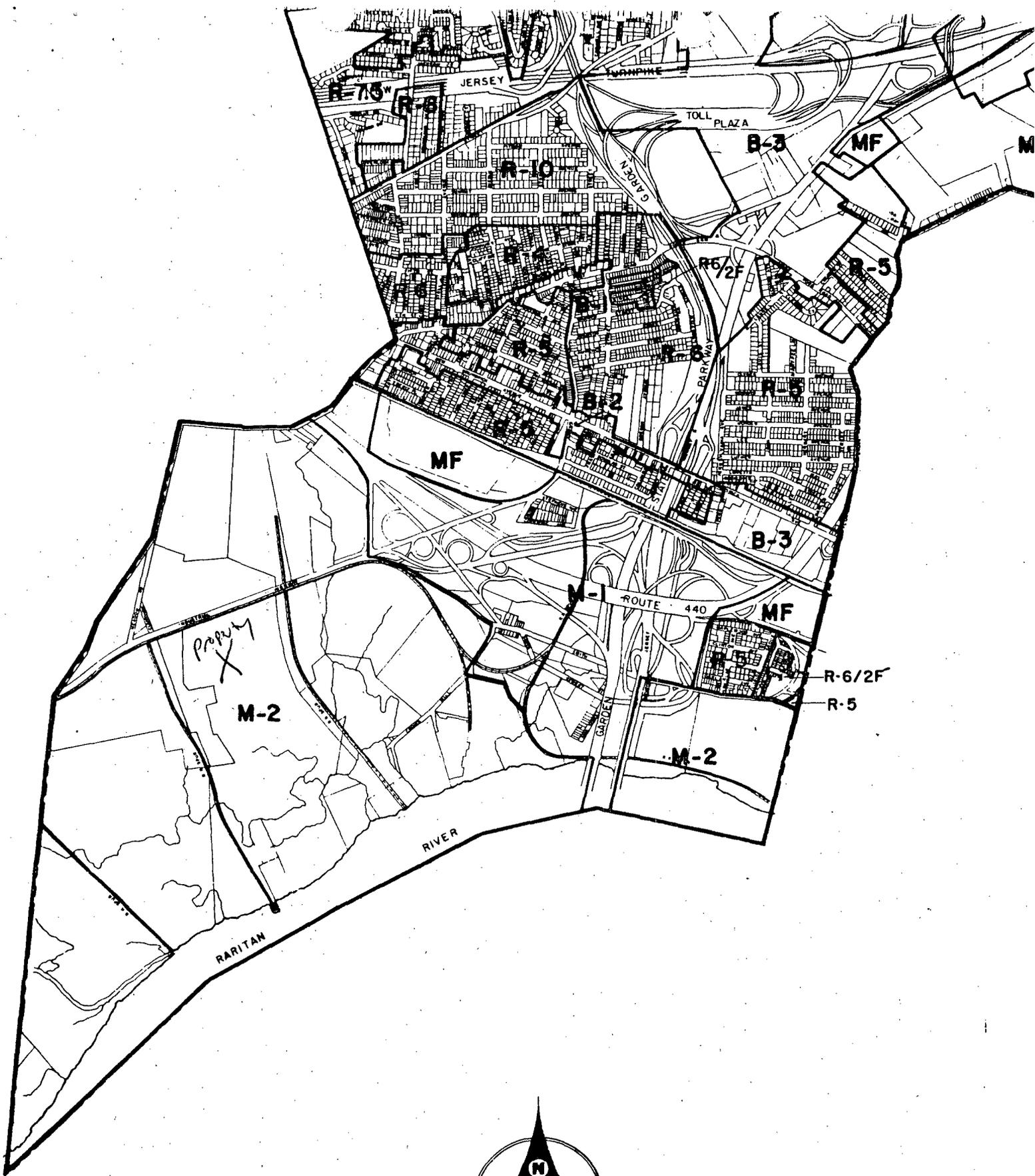
R

ROBERT E. ROSA ASSOCIATE

• Community Planning Consultants

• Landscape Architects

Edison, New Jersey



ADOPTED
MAY 29, 1979

WOODBIDGE TOWNSHIP
MIDDLESEX COUNTY, NEW JERSEY **ZO**

§ 150-38. M-2 Heavy Industrial Zone.

A. Purpose. The purpose of the Heavy Industrial Zone is to provide for the expansion and development of heavy industrial land uses in the township; to provide places of employment; to provide for a compatible land use relationship; to restrict the emission of any environmental pollutants; and to provide for the safe and efficient flow of vehicles to and from heavy industrial areas.

B. Permitted uses. A building may be erected, altered or used and a lot or premises may be occupied for any of the following purposes:

(1) Principal uses.

- (a) Manufacturing of light or heavy machinery.
- (b) Manufacturing of food products.
- (c) Manufacturing of spirituous liquors.
- (d) Manufacturing of concrete or plastic products.
- (e) Laboratories, including manufacturing, but not clinics, comprising any of the following: biological, chemical, dental, pharmaceutical and general research.
- (f) Petroleum refining, oil storage for wholesale purposes or accessory to a plant for the refining of crude oil or the manufacture of petroleum products, including pipelines for the transportation of oil and refined products accessory to such storage, refining or manufacturing uses.
- (g) Railroad classification, freight or storage yards, railroad shops and all appurtenances thereto.
- (h) Chemical manufacture not involving noxious odors or danger from fire or explosives.
- (i) Concrete central mixing and proportioning plants.

- (j) Electricity production plants.
 - (k) Manufacturing of metal and metal products, processing, fabrication and assembly.
 - (l) Manufacturing of rubber products, including tires and tubes and tire recapping.
 - (m) Manufacturing of wood and lumber products and bulk processing, including sawmills, planing mills and wood-preserving treatment.
 - (n) Warehouses, wholesale sales, storage and distribution.
 - (o) In addition to the above, any industry not inconsistent with the above that is totally similar in purpose, function, character and effort.
- (2) Accessory buildings and uses.
- (a) Private garage space for the storage of vehicles operated exclusively as part of a permitted use.
 - (b) Signs, subject to the provisions of § 150-41 of this Article.
 - (c) Fences and hedges, subject to the provisions of § 150-44 of this Article.
 - (d) Buildings for tools and equipment used for maintenance of grounds.
 - (e) Offices of an administrative nature when connected to the principal use.
 - (f) Other customary accessory uses and structures which are clearly incidental to the principal structure and use.
- (3) Conditional uses. The following uses are permitted, subject to approval of the municipal agency and the special conditions of § 150-46 of this Article:
- (a) Lumberyards and building material sales.

- (b) Construction contractors.
- (c) Adult bookstores, adult motion-picture theaters, artist's body painting studios, cabarets, massage shops, modeling studios and tattoo shops.
- (d) Automotive repair garages.
- (e) Public utility installations. [Amended 4-4-1995 by Ord. No. 95-24; 6-7-1995 by Ord. No. 95-49]
 - [1] Cellular communications towers. No cellular tower shall be located within a minimum distance of two thousand (2,000) feet of a residential structure, school or other such tower.
- (f) Truck terminals.
- (g) Government and public buildings and services necessary to the health, safety, convenience and general welfare of the inhabitants, including volunteer fire companies and first-aid squads.

C. Development standards. The M-2 Heavy Industrial Zone specified herewith shall be occupied only as indicated in the Schedule of Bulk Requirements included at the end of this chapter and as follows:

- (1) Principal buildings.
 - (a) Minimum lot size: two (2) acres.
 - (b) Minimum lot width: two hundred (200) feet.
 - (c) Minimum lot depth: three hundred (300) feet.
 - (d) Minimum front yard setback (measured from the future street right-of-way): fifty (50) feet.
 - (e) Minimum rear yard setback: forty (40) feet. Where an industrial zone abuts a lot in a residential zone, a rear yard of one hundred (100) feet shall be required.

RECEIVED
REGION 1

1998 DEC -2 PM 5: 50