

IN WITNESS WHEREOF, this instrument has been duly executed as of the day, month and year first above written.

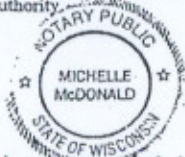
V. K. DEVELOPMENT CORPORATION

BY: Vincent Kuttemperoor
Vincent Kuttemperoor, President

BY: Sanjay Kuttemperoor
Sanjay Kuttemperoor, Secretary

STATE OF WISCONSIN)
) ss.
WAUKESHA COUNTY)

Personally came before me this 11th day of March, 1998, the above-named Vincent Kuttemperoor, President, and Sanjay Kuttemperoor, Secretary, of the above-named Developer, to me known to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers on behalf of said Developer, by its authority.



Michelle McDonald
Michelle McDonald
Notary Public: Waukesha County, WI
My Commission expires: 5-10-98

This instrument was drafted by V. K. Development Corporation, and after recording should be returned to:

Sanjay Kuttemperoor
Corporate Attorney
C/O V. K. DEVELOPMENT CORPORATION
19275 W. Capitol Drive
Brookfield, WI 53045

FAWPD003\GENERAL\PRABHUPRABHIE.COM

EXHIBIT A

(Phase I - Residential)

Legal Description:

All that part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4, of Section 8, Township One (1) North, Range Twenty-Two (22) East in the Village of Pleasant Prairie, Kenosha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the corner common to the Northwest corner of said Southwest Quarter and the Southwest corner of the Northwest Quarter (West 1/4 Corner of said Section 8); Thence South 02° 27' 49" East along and upon the West line of said Southwest Quarter, 572.19 feet to the place of beginning of lands hereinafter described:

Thence North 87° 32' 11" East, 50.00 feet to a point; Thence South 76° 42' 44" East, 141.89 feet to a point; Thence South 89° 12' 16" East, 224.98 feet to a point; Thence South 74° 56' 11" East, 239.23 feet to a point; Thence South 64° 52' 22" East, 34.37 feet to a point; Thence North 21° 30' 49" East, 139.55 feet to a point; Thence North 42° 05' 52" East, 69.26 feet to a point; Thence North 28° 31' 01" East, 170.26 feet to a point; Thence North 25° 13' 14" East, 57.96 feet to a point; Thence North 53° 09' 25" East, 189.70 feet to a point; Thence North 62° 05' 46" East, 64.61 feet to a point; Thence North 87° 20' 59" East, 52.74 feet to a point; Thence South 07° 44' 54" East, 165.93 feet to a point; Thence South 03° 05' 34" West 69.29 feet to a point; Thence South 02° 57' 15" East, 153.76 feet to a point; Thence South 45° 28' 08" West, 32.21 feet to a point; Thence South 25° 38' 50" West, 176.71 feet to a point; Thence South 71° 50' 42" East, 25.68 feet to a point; Thence South 48° 11' 52" East, 120.11 feet, Thence South 64° 09' 02" East, 52.62 feet to a point; Thence South 51° 02' 57" East, 25.05 feet to a point; Thence South 37° 00' 01" East, 39.14 feet to a point; Thence South 23° 26' 36" East, 3.56 feet to a point; Thence South 51° 54' 30" East, 66.68 feet to a point; Thence South 57° 17' 37" East, 80.11 feet to a point; Thence North 61° 38' 32" East, 8.79 feet to a point; Thence South 72° 03' 02" East, 51.86 feet to a point; Thence South 52° 05' 51" East, 35.20 feet to a point; Thence South 05° 18' 00" East, 23.85 feet to a point; Thence South 05° 57' 05" East, 51.42 feet to a point; Thence South 67° 36' 00" West, 55.79 feet to a point; Thence South 58° 56' 10" West, 38.72 feet to a point; Thence South 88° 52' 33" West, 23.38 feet to a point; Thence South 88° 08' 32" West, 28.75 feet to a point; Thence North 72° 04' 00" West, 16.72 feet to a point; Thence North 19° 42' 35" West, 32.30 feet to a point; Thence North 62° 45' 58" West, 19.92 feet to a point; Thence South 70° 05' 06" West, 15.68 feet to a point; Thence South 63° 58' 33" West, 79.04 feet to a point; Thence South 61° 45' 10" West, 16.90 feet to a point; Thence South 52° 32' 01" West, 29.82 feet to a point; Thence South 11° 27' 49" West, 47.27 feet to a point; Thence South 58° 14' 43" West, 68.65 feet to a point; Thence North 86° 53' 33" West, 5.90 feet to a point; Thence South 37° 34' 56" West, 50.63 feet to a point; Thence South 07° 03' 38" West, 182.77 feet to a point; Thence South 03° 33' 37" West, 136.64 feet to a point; Thence South 60° 37' 02" East, 156.58 feet to a point; Thence North 15° 48' 35" East, 4.84 feet, Thence North 82° 37' 33" East, 111.98 feet to

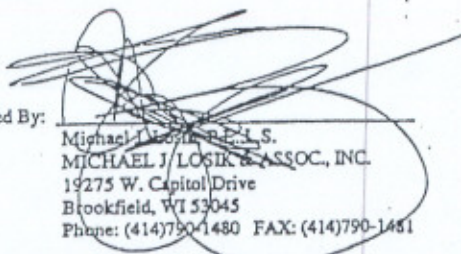
a point; Thence South 73° 52' 51" East, 63.82 feet to a point; Thence North 54° 13' 42" East, 30.22 feet to a point; Thence South 77° 48' 55" East, 133.54 feet to a point; Thence South 52° 42' 39" East, 52.39 feet to a point; Thence South 08° 30' 12" East, 41.06 feet to a point; Thence South 43° 59' 58" West, 34.29 feet to a point; Thence South 54° 57' 12" West, 68.57 feet to a point; Thence South 59° 21' 40" West, 108.34 feet to a point; Thence North 70° 16' 23" West, 35.96 feet to a point; Thence South 56° 49' 20" West, 36.76 feet to a point; Thence South 50° 36' 57" West, 51.59 feet to a point; Thence South 71° 25' 46" West, 111.88 feet to a point; Thence South 58° 24' 24" West, 51.57 feet to a point; Thence South 47° 44' 43" West, 64.46 feet to a point; Thence South 25° 59' 54" West, 79.17 feet to a point; Thence South 15° 32' 38" West, 84.58 feet to a point; Thence South 12° 59' 10" West, 25.04 feet to a point; Thence South 33° 10' 03" East, 155.45 feet to a point; Thence South 81° 13' 14" East, 207.57 feet to a point; Thence South 02° 37' 48" East, 153.37 feet to the center line of County Trunk Highway "C"; Thence South 53° 57' 43" West along and upon said center line 59.82 feet to the Northerly line of the abandoned Chicago & Northwestern Railroad Right-of-Way; Thence North 82° 01' 23" West along and upon said Railroad Right-of-Way line 47.49 feet to a point; Thence North 35° 57' 03" West, 183.28 feet to a point; Thence North 82° 01' 23" West and parallel to the Northerly line of said abandoned Railroad 548.66 feet to a point; Thence North 02° 27' 49" West and parallel to the West line of the Southwest Quarter of said Section 8, a distance of 81.68 feet to a point; Thence South 89° 47' 21" West and parallel to the South line of said Southwest Quarter Section, 165.00 feet to a point; Thence North 02° 27' 49" West and parallel to the West line of said Southwest Quarter Section, 842.31 feet to the Northeast corner of land once owned by Joseph A. Lowe (recorded in Volume 56, Page 29 of the Kenosha County Land Registry); Thence South 87° 32' 11" West and at right angles to the West line of said Southwest Quarter Section 108.84 feet to a point; Thence North 17° 49' 52" East, 10.66 feet to a point; Thence South 87° 32' 11" West, 224.85 feet to the West line thereof; Thence North 02° 27' 49" West along and upon the West line of said Southwest Quarter Section, 810.79 feet and to the place of beginning of this description.

Said parcel containing approximately 1,824,803 square feet (or 41.8917 acres) of land, exclusive of those lands dedicated in the recorded plat of "Prairie Ridge" for public roadway purposes for 104th Avenue.

Said parcel of land to become known as Lots 1 through 49 inclusive, and Outlots 1 and 2, in the recorded plat of "Prairie Ridge".

Date: 1/26/98

Prepared By:


Michael J. Losik, P.E., L.S.
MICHAEL J. LOSIK & ASSOC., INC.
19275 W. Capitol Drive
Brookfield, WI 53045
Phone: (414)790-1480 FAX: (414)790-1481

- 2 -

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EXHIBIT B

(Residential Future Phases II, III, IV)

Legal Description:

All that part of the Southeast 1/4, and Southwest 1/4 of the Northwest 1/4 and the Northeast 1/4, Northwest 1/4, Southeast 1/4, and Southwest 1/4 of the Southwest 1/4, of Section 8, Township One (1) North, Range Twenty-Two (22) East in the Village of Pleasant Prairie, Kenosha County, Wisconsin, now being more particularly bounded and described as follows:

Beginning at the corner common to the Northwest corner of said Southwest Quarter and the Southwest corner of said Northwest Quarter (West 1/4 Corner of said Section 8); Thence North 02° 27' 11" West along and upon the West line of said Northwest Quarter Section, 496.10 feet to a point; Thence North 87° 32' 49" East, 50.00 feet to a point; Thence Northeasterly 79.04 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 50.00 feet, whose central angle is 90° 34' 27" and whose chord bears North 42° 50' 02.5" East, 71.06 feet to a point; Thence North 88° 07' 16" East, 395.42 feet to a point; Thence South 02° 27' 11" East, 41.81 feet to a point; Thence South 77° 14' 42" East, 222.28 feet to a point; Thence South 81° 38' 38" East, 172.52 feet to a point; Thence North 85° 10' 06" East, 396.56 feet to a point; Thence Northwesterly 53.84 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 220.00 feet, whose central angle is 14° 01' 20" and whose chord bears North 09° 35' 17" West, 53.71 feet to a point of reverse curvature; Thence Northwesterly 44.72 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 182.71 feet, whose central angle is 14° 01' 20" and whose chord bears North 09° 35' 17" West, 44.60 feet to a point; Thence North 02° 34' 37" West, 37.84 feet to a point; Thence North 73° 25' 13" East, 92.76 feet to a point; Thence South 02° 34' 37" East, 57.38 feet to a point; Thence Southwesterly 49.14 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 206.72 feet, whose central angle is 13° 37' 12" and whose chord bears South 04° 13' 59" West, 49.02 feet to a point of reverse curvature; Thence Southwesterly 52.30 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 220.00 feet, whose central angle is 13° 37' 12" and whose chord bears South 04° 13' 59" West, 52.17 feet to a point; Thence South 02° 34' 37" East, 10.07 feet to a point; Thence North 87° 25' 23" East, 196.48 feet to a point; Thence South 03° 12' 52" East, 42.56 feet to a point; Thence South 29° 22' 11" West, 55.91 feet to a point; Thence South 03° 05' 44" East, 450.02 feet to a point; Thence South 19° 07' 35" East, 69.32 feet to a point; Thence South 88° 41' 58" East, 209.73 feet to a point; Thence South 76° 04' 49" East, 113.09 feet to a point; Thence South 63° 35' 04" East, 115.08 feet to a point; Thence South 54° 26' 32" East;

- 1 -

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119.47 feet to a point; Thence South 37° 54' 18" East, 334.52 feet to a point; Thence South 58° 24' 54" East, 76.16 feet to a point; Thence South 86° 39' 59" East, 136.46 feet to a point; Thence North 52° 04' 09" East, 34.45 feet to a point; Thence South 83° 20' 34" East, 5.37 feet to a point; Thence South 44° 19' 23" East, 185.25 feet to a point; Thence South 31° 08' 00" East, 79.55 feet to a point; Thence South 24° 28' 07" East, 129.25 feet to a point; Thence South 31° 08' 00" East, 490.06 feet to the center line of County Trunk Highway "C"; Thence South 54° 03' 24" West along and upon said center-line 308.73 feet to the West line of said Southeast Quarter Section and an angle point in said center line; Thence South 53° 57' 43" West along and upon the center line of said Highway, 971.80 feet to a point; Thence North 02° 37' 48" West, 200.00 feet to a point; Thence South 53° 57' 43" West parallel to the center line of said Highway, 460.00 feet to a point; Thence South 02° 37' 48" East, 200.00 feet to the center line of said Highway; Thence South 53° 57' 43" West along and upon said center line 160.17 feet to the West line of the East Half of the Southwest Quarter of said Section 8; Thence North 02° 43' 29" West along and upon said West line 290.25 feet to a point; Thence South 89° 47' 21" West, 102.55 feet to a point; Thence South 02° 37' 48" East, 209.09 feet to a point; Thence North 81° 13' 14" West, 207.57 feet to a point; Thence North 33° 10' 03" West, 155.45 feet to a point; Thence North 12° 59' 10" East, 25.04 feet to a point; Thence North 15° 32' 38" East, 84.58 feet to a point; Thence North 25° 59' 54" East, 79.17 feet to a point; Thence North 47° 44' 43" East, 64.46 feet to a point; Thence North 58° 24' 24" East, 51.57 feet to a point; Thence North 71° 25' 46" East, 111.88 feet to a point; Thence North 50° 36' 57" East, 51.59 feet to a point; Thence North 56° 49' 20" East, 36.76 feet to a point; Thence South 70° 16' 23" East, 35.96 feet to a point; Thence North 59° 21' 40" East, 108.34 feet to a point; Thence North 54° 57' 12" East, 68.57 feet to a point; Thence North 43° 59' 58" East, 34.29 feet to a point; Thence North 08° 30' 12" West, 41.06 feet to a point; Thence North 52° 42' 39" West, 52.39 feet to a point; Thence North 77° 48' 55" West, 133.54 feet to a point; Thence South 54° 13' 42" West, 30.22 feet to a point; Thence North 73° 52' 51" West, 63.82 feet to a point; Thence South 82° 37' 33" West, 111.98 feet to a point; Thence South 15° 48' 35" West, 4.84 feet to a point; Thence North 60° 37' 02" West, 156.58 feet to a point; Thence North 03° 33' 37" East, 136.64 feet to a point; Thence North 07° 03' 38" East, 182.77 feet to a point; Thence North 37° 34' 56" East, 50.63 feet to a point; Thence South 86° 53' 33" East, 5.90 feet to a point; Thence North 58° 14' 43" East, 68.65 feet to a point; Thence North 11° 27' 49" East, 47.27 feet to a point; Thence North 52° 32' 01" East, 29.82 feet to a point; Thence North 61° 45' 10" East, 16.90 feet to a point; Thence North 63° 58' 33" East, 79.04 feet to a point; Thence North 70° 05' 06" East, 15.68 feet to a point; Thence South 62° 45' 58" East, 19.92 feet to a point; Thence South 19° 42' 35" East, 32.30 feet to a point; Thence South 72° 04' 00" East, 16.72 feet to a point; Thence North 88° 08' 32" East, 28.75 feet to a point; Thence North 88° 52' 33" East, 23.38 feet to a point; Thence North 58° 56' 10" East, 38.72 feet to a point; Thence North 67° 36' 00" East, 55.79 feet to a point; Thence North 05° 57' 05" West, 51.42 feet to a point; Thence North 05° 18' 00" West, 23.85 feet to a point; Thence

- 2 -

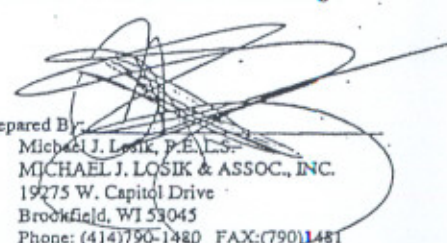
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North 52° 05' 51" West, 35.20 feet to a point; Thence North 72° 03' 02" West, 51.86 feet to a point; Thence South 61° 38' 32" West, 8.79 feet to a point; Thence North 57° 17' 37" West, 80.11 feet to a point; Thence North 51° 54' 30" West, 66.68 feet to a point; Thence North 23° 26' 36" West, 3.56 feet to a point; Thence North 37° 00' 01" West, 39.14 feet to a point; Thence North 51° 02' 57" West, 25.05 feet to a point; Thence North 64° 09' 02" West, 52.62 feet to a point; Thence North 48° 11' 52" West, 120.11 feet to a point; Thence North 71° 50' 42" West, 25.68 feet to a point; Thence North 25° 38' 50" East, 176.71 feet to a point; Thence North 45° 28' 08" East, 32.21 feet to a point; Thence North 02° 57' 15" West, 153.76 feet to a point; Thence North 03° 05' 34" East, 69.29 feet to a point; Thence North 07° 44' 54" West, 165.93 feet to a point; Thence South 87° 20' 59" West, 52.74 feet to a point; Thence South 62° 05' 46" West, 64.61 feet to a point; Thence South 53° 09' 25" West, 189.70 feet to a point; Thence South 25° 13' 14" West, 57.96 feet to a point; Thence South 28° 31' 01" West, 170.26 feet to a point; Thence South 42° 05' 52" West, 69.26 feet to a point; Thence South 21° 30' 49" West, 139.55 feet to a point; Thence North 64° 52' 22" West, 34.37 feet to a point; Thence North 74° 56' 11" West, 239.23 feet to a point; Thence North 89° 12' 16" West, 224.98 feet to a point; Thence North 76° 42' 44" West, 141.89 feet to a point; Thence South 87° 32' 11" West, 50.00 feet to a point in the West line of the said Southwest Quarter; Thence continuing along said West line North 02° 27' 49" West, 572.19 feet to the place of beginning of this description.

Said parcel of land contains approximately 3,913,385 square feet (or 89.8390 acres) of land, exclusive of those lands dedicated in the Recorded Plat of "Prairie Ridge" for public roadway purposes for 104th Avenue and for public Highway purposes for Wilmot Road (County Trunk Highway "C").

Said lands to become known as Outlot 3, 4, 7 and 8 in the Recorded Plat of "Prairie Ridge."

Date: 1/26/98

Prepared By:

Michael J. Losik, P.E., L.S.
MICHAEL J. LOSIK & ASSOC., INC.
19275 W. Capitol Drive
Brookfield, WI 53045
Phone: (414) 790-1480 FAX: (790) 1481

- 3 -

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Landscape Standards - Commercial Development (B-4)

The intent of the landscape requirements is to provide minimal tree planting with a diversity of shrub-type plant materials within the street yard area of a non-residential development. The street yard is a defined area of the project site which is the frontage adjacent to the street right-of-way along 79th Street and 84th Avenue and contained within the 25' planting and landscaped area as shown on the final plat.

1. At least one deciduous tree no less than 2" cal. shall be incorporated into the design and included as part of the installation per the following ratios:
 - a. In street yards less than 10,000 sq. ft., one tree per 2,000 sq. ft. or a fraction thereof.
 - b. In street yards between 10,000 and 50,000 sq. ft., one tree per 2,500 sq. ft. or fraction thereof, of street yard area over 10,000 sq. ft. is added to the required five (5) trees for the first 10,000 sq. ft.
 - c. In street yards over 50,000 sq. ft. one tree per 5,000 sq. ft., or fraction thereof, of the street yard area over 50,000 sq. ft. is added to the requirement of 21 trees. An existing or planted tree which is greater than six (6) cal. in size shall be considered as two trees for the purposes of satisfying this provision.
2. At least one evergreen tree no less than 5' high shall be incorporated into the design and included as part of the installation as per the following ratios:
 - a. In street yards less than 10,000 sq. ft., one tree per 2,500 sq. ft. or a fraction thereof.
 - b. In street yards between 10,000 and 50,000 sq. ft., one tree per 4,000 sq. ft. or fraction thereof, of street yard area over 10,000 sq. ft. is added to the required four (4) trees for the first 10,000 sq. ft.
 - c. In street yards over 50,000 sq. ft. one tree per 5,000 sq. ft., or fraction thereof, of the street yard area over 50,000 sq. ft. is added to the requirement of fourteen (14) trees. An existing or planted tree which is greater than six (6) inches in diameter shall be considered as two trees for the purposes of satisfying this provision.
3. At least one ornamental deciduous tree no less than 1 1/2" cal or 5' ht. shall be incorporated into the design for every 5,000 sq. ft. of street yard area.
4. On all developments, at least 20% of the total street yard area shall be landscaped utilizing plant materials, other than maintained turf, that contribute to at-grade coverage. The requirements under 1 and 2 above shall contribute to this 20%.

For purposes of determining the number of plants necessary to meet the minimum 'at grade' coverage requirements, we have categorized plant types by their general size and potential at-grade coverage area.

<u>Plant Type</u>	<u>Area of Coverage Provided</u>
Shade tree	150
Ornamental Tree	75
Evergreen Tree (>8' dia.)	100 sq. ft.
Large Shrub (6-8' dia.)	38 sq. ft.
Med. Shrub (4-6' dia.)	20 sq. ft.
Small Shrub (2-4' dia.)	12 sq. ft.
Perennial (4.5" pot)	6 sq. ft.

5. Plants within the landscaped 'traffic vision triangle' shall not obstruct the view between the street and the access drives near the street yard entries and exits, and such shrubs and landscaping shall not exceed 24" in height.
6. All required plant material shall be installed according to the Installation Guidelines included in these standards, and/or planting details and specifications as shown on the landscape plan, showing clearly how growing conditions adequate to sustain vigorous and healthy growth will be achieved. These may include:
 - a. Protect and support tree trunks (guying, staking, tree wrap, etc.)
 - b. Provide adequate conditions for root development and establishment (type of soil mix, soil amendments, planting hole depth, pruning, fertilizing, etc.)
 - c. Provide for retention of moisture (mulching, ground cover, etc.)
 - d. Protect plants from construction equipment damage.
 - e. Provide planting holes twice the diameter of the rootball and backfill with clean topsoil rich in organic material.

Landscape Requirements For Arterial Roads In Residential (I-1 & R-11) Developments

The intent of the landscape requirements is to provide minimal tree plantings with a diversity of plant materials within the street yard area of a lot. For purposes of determining the number of shrubs necessary to meet the minimum at-grade coverage area requirements, we have categorized plant types by size and coverage provided.

Plant Type	Area of Coverage Provided
Shade tree	150
Ornamental Tree	75
Evergreen Tree (>8' dia.)	100 sq. ft.
Large Shrub (6-8' dia.)	38 sq. ft.
Med. Shrub (4-6' dia.)	20 sq. ft.
Small Shrub (2-4' dia.)	12 sq. ft.
Perennial (4.5" pot)	6 sq. ft.

1. On all lots, at least 10% of the total street yard area shall be landscaped utilizing at-grade coverage plant materials.
2. At least one deciduous tree no less than 2" cal. shall be incorporated into the design and included as part of the installation per the following ratios:
 - a. In street yards less than 10,000 sq. ft., one tree per 2,500 sq. ft. or a fraction thereof.
 - b. In street yards between 10,000 and 50,000 sq. ft., one tree per 4,000 sq. ft. or fraction thereof, of street yard area over 10,000 sq. ft. is added to the required four (4) trees for the first 10,000 sq. ft.
 - c. In street yards over 50,000 sq. ft. one tree per 6,000 sq. ft., or fraction thereof, of the street yard area over 50,000 sq. ft. is added to the requirement of fourteen (14) trees. An existing or planted tree which is greater than six (6) inches in diameter shall be considered as two trees for the purposes of satisfying this provision.
 - d. Ornamental trees may be used in lieu of shade trees at a ratio of two (2) ornamental trees for every one (1) shade tree.
3. At least one evergreen tree no less than 5' high shall be incorporated into the design and included as part of the installation as per the following ratios:
 - a. In street yards less than 10,000 sq. ft., one tree per 2,500 sq. ft. or a fraction thereof.
 - b. In street yards between 10,000 and 50,000 sq. ft., one tree per 5,000 sq. ft. or fraction thereof, of street yard area over 10,000 sq. ft. is added to the required four (4) trees for the first 10,000 sq. ft.
 - c. In street yards over 50,000 sq. ft. one tree per 7,500 sq. ft., or fraction thereof, of the street yard area over 50,000 sq. ft. is added to the requirement of twelve (12) trees. An existing or planted tree which is no less than six inches in diameter shall be considered as two trees for the purposes of satisfying this provision.
4. At least one ornamental deciduous tree no less than 1½" cal. Or 5' high shall be incorporated into the design for every 10,000 sq. ft. of street yard area.

5. Elements within the traffic vision corner shall not obstruct the view between the street and the access drives near the street yard entries and exits. Plant materials and/or landscape elements shall not exceed 24" in height.
6. All required plant material shall be installed according to the Installation Guidelines included in these standards, and/or planting details and specifications as shown on the landscape plan, showing clearly how growing conditions adequate to sustain vigorous and healthy growth will be achieved.

These may include:

- a. Protect and support tree trunks (guying, staking, tree wrap, etc.)
- b. Provide adequate conditions for root development and establishment (type of soil mix, soil amendments, planting hole depth, pruning, fertilizing, etc.)
- c. Provide for retention of moisture (mulching, ground cover, etc.)
- d. Protect plants from construction equipment damage.
- e. Provide planting holes twice the diameter of the rootball and backfill with clean topsoil rich in organic material.

Landscape standards - Residential Development (R-4)

The intent of the landscape requirements is to provide minimal planting with a diversity of trees within the individual lot areas.

1. At least two deciduous trees no less than 1 ½" cal. shall be incorporated into the landscape design.
2. At least one evergreen tree no less than 5' high shall be incorporated into the landscape design.
3. Landscape plans shall be approved by ACC prior to installation.
4. Landscaping as approved by ACC shall be installed and completed no later than 12 months after final occupancy is granted.
5. Hard surface driveway (asphalt, concrete, pavers, etc.) shall be completed no later than 12 months after final occupancy is granted.
6. Plants within the landscaped 'traffic vision triangle' shall not obstruct the view between the street and the access drives near the street yard entries and exits, and such shrubs and landscaping shall not exceed 24" in height.

7. All required plant material shall be installed according to the Installation Guidelines included in these standards, and/or planting details and specifications as shown on the landscape plan, showing clearly how growing conditions adequate to sustain vigorous and healthy growth will be achieved. These may include:

- a. Protect and support tree trunks (guying, staking, tree wrap, etc.)
- b. Provide adequate conditions for root development and establishment (type of soil mix, soil amendments, planting hole depth, pruning, fertilizing, etc.)
- c. Provide for retention of moisture (mulching, ground cover, etc.)
- d. Protect plants from construction equipment damage.
- e. Provide planting holes twice the diameter of the rootball and backfill with clean topsoil rich in organic material.

Selecting Plant Materials

Plants chosen for the Prairie Ridge area must have a proven climatic adaptability to southeastern Wisconsin. While the adaptability of plant hardiness for our area is largely determined by temperature extremes, wind, soil, and snowfall, yearly precipitation should also be considered. Few plants are without disease and insect problems, but in many plants these problems are minor. Try to select plant material that is disease resistant and will not present future problems or require extensive care and treatment.

Smoke, fumes, ventilation systems and salt can restrict or even destroy plant material. Likewise, people, by trespass or deliberate vandalism, may also do considerable damage. Proper design and plant selection will help minimize some of these problems. Careful evaluation of site conditions and uses, along with matched plant selection, will provide a lasting landscape.

All plant materials selected shall be a good quality species capable of withstanding the extremes of the hardiness zone in southeastern Wisconsin, be suitable to the soil conditions present and be compatible with site specific microclimates.

The following list of woody plant species is intended as a helpful guide for selecting appropriate plant species. The plants are categorized by their potential growth size and square foot coverage area. This is useful in selecting plants for compliance in meeting the minimal coverage area required in the street yard landscape area. All are hardy in the Pleasant Prairie area. Additional plant materials can be used as long as they meet the requirements set forth in these standards, are hardy in the area, are compatible to the site conditions, and are appropriate cultivars.

TREES

**Shade Trees - 150 Sq. Ft. Coverage Area
2" cal. (dbh) Minimum Planting Size**

- | | |
|-------------------------------------|---------------------------|
| Acer platanoides | Norway Maple |
| Acer rubrum | Red Maple |
| Acer saccharum | Sugar Maple |
| Aesculus hippocastanum | Horsechestnut |
| Alnus glutinosa | Black Alder |
| Betula nigra | River Birch |
| Betula japonica whitespire | Japanese Whitespire Birch |
| Carya ovata | Shagbark Hickory |
| Celtis occidentalis "Prairie Pride" | Hackberry |
| Fagus grandifolia | American Beech |
| Fraxinus americana | White Ash |
| Fraxinus pennsylvanica | Green Ash |
| Ginkgo biloba | Ginkgo (male only) |
| Gleditsia triacanthos enermis | Honeylocust |
| Gymnocladus dioica | Kentucky Coffeetree |
| Juglans nigra | Black Walnut |
| Platanus occidentalis | Sycamore |
| Populus tremuloides | Quacking Aspen |
| Prunus sargentii | Sargent cherry |
| Quercus alba | White Oak |
| Quercus bicolor | Swamp White Oak |
| Quercus macracarpa | Burr Oak |
| Quercus robur | English Oak |
| Quercus rubra | Red Oak |
| Salix alba "Tristis" | Niobe Weeping Willow |
| Tilia americana | American Basswood |
| Tilia cordata | Little Lead Linden |

**Ornamental Trees - 75 Sq. Ft. Coverage Area
1 1/2" cal. (dbh) Minimum Planting Size**

- | | |
|-------------------------------------|------------------|
| Acer campestre | Hedge Maple |
| Acer ginnala | Amur Maple |
| Amelanchier | Serviceberry |
| Carpinus caroliniana | Muscledwood |
| Cercis canadensis "Columbus Strain" | Redbud |
| Cornus alternifolia | Pagoda Dogwood |
| Crataegus viridis "Winter King" | Green Hawthorn |
| Magnolia x soulanglana | Saucer Magnolia |
| Malus sps. | Flowering Crab |
| Ostrya virginiana | Ironwood |
| Prunus mackii | Amur Chokecherry |

Pyrus calleryana
Syringa reticulata

Bradford Pear
Japanese Tree Lilac

Evergreen Trees - 100 Sq. Ft. Coverage Area
5' High Minimum Planting Size

Abies spp.
Juniperus virginiana
Larix decidua
Picea abies
Picea glauca var. Densata
Picea pungens
Picea pungens "Hoopsii"
Pinus nigra
Pinus strobus
Pinus sylvestris

Fir
Eastern Red Cedar
European Larch
Norway spruce
Black Hills Spruce
Colorado Green Spruce
Colorado Blue Spruce
Austrian Pine
White Pine
Scots Pine

LARGE SHRUBS - 38 Sq. Ft. Coverage Area

Deciduous Shrubs
24" High Minimum Planting Size

Acer glabrum
Cornus mas
Cotinus coggygria
Euonymus alatus
Forsythia x intermedia "Meadowlark"
Hamamelis vernalis
Ligustrum amurense
Ligustrum japonicum
Prunus cerasifera
Rhus typhina
Syringa vulgaris
Viburnum dentatum
Viburnum opulus
Viburnum prunifolia
Viburnum trilobum

Amur Maple
Cornelian Cherry
Smokebush
Burning Bush
Forsythia
Vernal Witch Hazel
Amur Privet
Japanese Privet
Purpleleaf Plum
Staghorn Sumac
Common Lilac
Arrowwood Viburnum
European Highbush Cranberry Vib.
Blackhaw Viburnum
American Highbush Cranberry Vib.

Evergreen Shrubs
15" High Minimum Planting Size

Juniperus chinensis "Hetzii"
Juniperus chinensis "Pfitzeriana"
Pinus mugo

Hetz Juniper
Pfitzer Juniper
Mugo Pine

MEDIUM SHRUBS - 20 Sq. Ft. Coverage Area

Deciduous Shrubs
12" High Minimum Planting Size

Cornus spp.
Cotoneaster spp.
Euonymus alatus "Compacta"
Hydrangea spp.
Myrica pennsylvanica
Philadelphus virginalis
Prunus tomentosa
Rhamnus frangula "Columnaris"
Rhus aromatica
Ribes alpinum
Rose spp.
Spiraea prunifolia
Syringa patula "Miss Kim"
Viburnum carlesii
Viburnum trilobum "Wentworth"

Dogwood
Cotoneaster
Dwarf Burning Bush
Hydrangea
Bayberry
Mockorange
Flowering Almond
Tallhedge Glossy Buckthorn
Fragrant Sumac
Alpine Currant
Hardy Shrub Rose
Bridal Wreath Spirea
Dwarf Lilac
Korean Spice Viburnum
Wentworth Viburnum

Evergreen Shrubs
12" High Minimum Planting Size

Juniperus chinensis "Ames"
Juniperus chinensis "Mint Julep"
Juniperus chinensis "Sea Green"
Juniperus communis depressa
Juniperus sabina
Juniperus squamata "Meyer"
Pinus mugo var. mugo
Taxus cuspidata
Taxus x media cvs.
Thuja occidentalis

Ames Juniper
Mint Julep Juniper
Sea Green Juniper
Old Field Juniper
Savin Juniper
Meyer Juniper
Dwf. Mugo Pine
Spreading Japanese Yew
Japanese Yews
Arborvitae

SMALL SHRUBS - 12 Sq. Ft. Coverage Area

Deciduous Shrubs
12" High Minimum Planting Size

Amelanchier stolonifera
Cotoneaster apiculatus
Diervilla lonicera
Potentilla spp.
Rhus aromatica "Gro Low"
Salix purpurea nana
Spiraea japonica "Little Princess"
Spiraea x bumalda "Anthony Waterer"

Running Serviceberry
Cranberry Cotoneaster
Dwf. Bush Honeysuckle
Potentilla
Gro Low Fragrant Sumac
Dwarf Arctic Willow
Little Princess Spirea
A. W. Spirea

Spiraea x bumalda "Froebelii"
Viburnum opulus "Compactum"

Froebel Spirea
Compact European Viburnum

**Evergreen Shrubs (under 4' tall at Mature Size)
9" High Minimum Planting Size**

Juniperus chinensis procumbens
Juniperus chinensis "Pfitzeriana Compacta"
Juniperus chinensis "Kallay's Compact"
Juniperus chinensis var. sargentii "Glauca"
Juniperus sabina "Broadmoor"

Japanese Garden Juniper
Compact Pfitzer Juniper
Kallay Juniper
Sargent Juniper
Broadmoor Juniper

Evergreen Ground Covers (under 2' tall at Mature Size)

Juniperus horizontalis
Juniperus horizontalis "Bar Harbor"
Juniperus horizontalis "Plumosa"
Juniperus horizontalis "Wiltonii"

Creeping Juniper
Bar Harbor Juniper
Andorra Juniper
Blue Rug Juniper

PROHIBITED PLANT MATERIALS

These are some woody plant species that are regarded as invasive or undesirable by the Wisconsin Department of Resources, and therefore should not be planted.

They include:

BOTANICAL NAME

Acer negundo
Acer saccharinum
Berberis thunbergii
Elaeagnus angustifolia
Ginkgo biloba (female)
Lonicera tatarica
Populus deltoides
Rhamnus cathartica
Rhus glabra
Robinia pseudoacacia
Rosa multiflora
Ulmus pumila

COMMON NAME

Box Elder
Silver Maple
Japanese Barberry
Russian Olive
Ginkgo
Tartarian Honeysuckle
Cottonwood
Common buckthorn
Smooth Sumac
Black Locus
Multiflora Rose
Siberian Elm

INSTALLATION GUIDELINES

Successfully maintained landscapes are a direct result of the quality of the landscape installation. Improper planting techniques will adversely affect the growth of new plant materials. Quality products and installation also reduces the amount of maintenance required. A healthy vigorous plant requires less maintenance than a sick or problematic plant. Therefore, it is essential that all

new planting installations be done in a quality manner, using quality materials.

The following installation guidelines are intended to provide new plantings with the proper environment with which to grow healthy and vigorous.

MATERIALS

1. Plant names shall conform to those given in "Standardized Plant Names", 1942 edition, American Joint Committee on Horticultural Nomenclature.
2. Plant materials, methods, etc. shall conform to the requirements described in the latest edition of "American Standard for Nursery Stock", which is published by the American Association of Nurserymen, (ANSI Z60.1-Latest Edition).
3. Plants shall equal or exceed the measurements specified in the plant schedule. Measure before pruning with branches in normal position. Height and spread refers to main body of plant and not from tip to tip of branches and roots.
4. All plants shall be of the highest quality. Plants shall have typical growth habit as species. Plants shall be sound, healthy, vigorous and free from insect pests, plant diseases and injury. One sided plants and plants taken from tightly planted nursery rows will be rejected.
5. All plants shall be true to name and legibly tagged as to name, size and source.
6. Plants designated B/B shall be balled and burlapped. They shall be dug with firm, natural balls, of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord or wire baskets.
7. Topsoil shall be fertile, friable, natural loam, screened surface soil, reasonably free of subsoil, clay lumps, brush, weed, and other litter and free of roots, stumps, stones larger than two inches in any dimension and extraneous or toxic matter harmful to plant growth.
8. Sod shall be free of objectionable grassy and broadleaf weeds. Sod shall be considered free of such weeds if less than five such plants are found per 100 sq. ft. of area. Sod will not be acceptable if it contains any of the following weeds: common Bermuda grass, quackgrass, Johnson grass, poison ivy, nutsedge, nimblewill, Canada thistle, bindweed, bentgrass, wild garlic, garlic mustard, ground ivy, perennial sorrel and bromegrass.

9. Bark Mulch: Furnish shredded bark from disease-free hardwood trees. Provide generally flat bark, maximum of 1" wide and 3" long, graded down to sawdust, and relatively free of deleterious matter.

EXECUTION

The most important step in assuring the lively success of the plant material is to provide suitable growing conditions. Therefore the most important component is the execution of the planting pit and backfill. Generally, the planting pits should be executed as follows:

1. All pits shall generally be circular in outline, with vertical, sloping sides. Break up compacted or glazed soil on side of planting pits and flare the planting hole edges.
2. Pits shall be deep enough to allow one-eight of the ball to be above the finished grade. Plants shall rest on undisturbed soil or well-compacted backfill.
3. Holes for trees and shrubs shall be at least three times the spread diameter of the root ball.
4. Dispose of the subsoil removed from the landscape excavations. Do not mix with planting solid or use as backfill.
5. Fill excavations for trees and shrubs with water and allow to percolate out before planting.
6. Place plants vertical in the center of the hole and at the same depth as they were previously grown. The root collar shall be even or slightly higher than the soil line. Place no soil on top of the root ball.
7. Cut ropes or strings from the top of the root ball after the plant has been set. Leave burlap wrapping intact around the base and sides of the root ball. Cut away or turn under and bury portions of burlap exposed at the top of the root ball. If the root ball is wrapped in a non-biodegradable material, remove the wrapping completely from around the root ball.
8. Provide a mulch saucer around each plant.
9. When approximately 2/3 of the planting pit has been backfilled, fill the hole with adequate water and allow soil to settle. Complete filling and saturate the plant pits with water within 24 hours of planting.

10. Fertilizer shall be applied at the time of planting and mixed with the backfill. Apply, 10 lbs. of phosphate containing fertilizer such as 0-20-0, 0-40-0, 4-12-4, or 5-10-5 per cubic yard of backfill. A rate of 10 lbs. of phosphate per cubic yard is approximately equal to 0.5 lb. fertilizer per bushel of backfill.

11. For areas designated as shrub beds or hedge trenches, they shall be cultivated to at least 18 inches in depth.
12. For areas designated for perennials, ground covers and vines, the area shall be cultivated a minimum 12 inches.
13. All trenches and shrub beds shall be edged and cultivated to the lines shown on the approved plans.
14. Stakes and support ties are needed only if the plant needs support to remain upright, or if protection is needed from people. Fastening material shall be 1/4 inch poly-rope or similar material. Wire shall not be used. Hose to encase fastening material shall be 2 ply 1/2 inch diameter reinforced rubber garden hose.
15. Protect all public right-of-ways including street and/or sidewalks from damage.

GUARANTEE

1. Property owners whether in commercial or residential zones are responsible for the maintenance and general care of the plants, trees and grass installed in their respective property and from the property line to the edge of street.
2. Property owners are required to replace all dead plants, trees or grass within 90 days with a like plant, tree or grass. Deviations shall be detailed on the landscape plan and shall be approved by ACC.

Amendment to
Declarations

Recorder's Use Only
Document Number

Document Title

PRAIRIE RIDGE SUBDIVISION
NE, NW, SW, SE QUARTERS, SECTION 8, T1, R12
PLEASANT PRAIRIE 1899
PLAT #5745

DELETE 91-4-122-081-0112

LOT 1	91-4-122-083-0401	LOT 39	91-4-122-083-0439
LOT 2	91-4-122-083-0402	LOT 40	91-4-122-083-0440
LOT 3	91-4-122-083-0403	LOT 41	91-4-122-083-0441
LOT 4	91-4-122-083-0404	LOT 42	91-4-122-083-0442
LOT 5	91-4-122-083-0405	LOT 43	91-4-122-083-0443
LOT 6	91-4-122-083-0406	LOT 44	91-4-122-083-0444
LOT 7	91-4-122-083-0407	LOT 45	91-4-122-083-0445
LOT 8	91-4-122-083-0408	LOT 46	91-4-122-083-0446
LOT 9	91-4-122-083-0409	LOT 47	91-4-122-083-0447
LOT 10	91-4-122-083-0410	LOT 48	91-4-122-083-0448
LOT 11	91-4-122-083-0411	LOT 49	91-4-122-083-0449
LOT 12	91-4-122-083-0412	OUTLOT 1	91-4-122-083-0335
LOT 13	91-4-122-083-0413	OUTLOT 2	91-4-122-083-0276
LOT 14	91-4-122-083-0414	OUTLOT 3	91-4-122-083-0135
LOT 15	91-4-122-083-0415	OUTLOT 4	91-4-122-083-0450
LOT 16	91-4-122-083-0416	OUTLOT 5	91-4-122-082-0310
LOT 17	91-4-122-083-0417	OUTLOT 6	91-4-122-082-0400
LOT 18	91-4-122-083-0418	OUTLOT 7	91-4-122-083-0128
LOT 19	91-4-122-083-0419	OUTLOT 8	91-4-122-083-0400
LOT 20	91-4-122-083-0420		
LOT 21	91-4-122-083-0421		
LOT 22	91-4-122-083-0422		
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LOT 31	91-4-122-083-0431		
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LOT 33	91-4-122-083-0433		
LOT 34	91-4-122-083-0434		
LOT 35	91-4-122-083-0435		
LOT 36	91-4-122-083-0436		
LOT 37	91-4-122-083-0437		
LOT 38	91-4-122-083-0438		

DOCUMENT NUMBER
1115849

RECORDER'S USE ONLY
K E N O S H A
C O U N T Y
R E G I S T E R
OF
D E E D S
1000 WEST WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53233
TEL: 414-224-2400

Recording Area

Name and Return Address

Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

Parcel Identification Number (PID)

FIRST AMENDMENT TO
DECLARATION OF DEVELOPMENT STANDARDS AND PROTECTIVE
COVENANTS FOR PRAIRIE RIDGE RESIDENTIAL DEVELOPMENT

THIS FIRST AMENDMENT TO DECLARATION OF DEVELOPMENT STANDARDS AND PROTECTIVE COVENANTS FOR PRAIRIE RIDGE RESIDENTIAL DEVELOPMENT ("Amendment") is dated this 9th day of October, 1998, by V.K. DEVELOPMENT CORPORATION, a Wisconsin Corporation, ("Corporation").

- A. On March 12, 1998, the Corporation caused to be recorded with the Office of the Register of Deeds for Kenosha County, Wisconsin, a Declaration of Development Standards and Protective Covenants for Prairie Ridge Residential Development as Document No. 1088727, (the "Declaration") thereby subjecting certain real property (the "Premises", and as described in the attached Exhibit A and Exhibit B) owned by the Corporation to the covenants, restrictions and terms of the Declaration.
- B. Whereby, Article VIII Section 8.1 of the Declaration states that for the first fifteen years following the date the Declaration is recorded, said Declaration may be amended, with the Village's approval, solely by the Corporation until such time as the Corporation conveys at least 215 lots within the Premises to other owners.
- C. The Corporation has not yet conveyed 215 lots within the Premises to other owners.
- D. Corporation now desires to amend, with the Village's approval, said Declaration as set forth below:

AMENDMENT

1. Section 3.4 - This Section is hereby deleted in its entirety and replaced with the following:
 - 3.4. Dwelling Size. No dwelling shall be erected on any Lot having a ground area within the perimeter of the main building, at or above finished grade elevation (exclusive of garages, porches, patios, breezeways and similar additions), measured along the exterior walls, of less than the following areas:
 - (a) Not less than 1,600 square feet for a one-story dwelling;
 - (b) Not less than 1,800 square feet for a split-level with a minimum first floor area of 1,000 square feet;
 - (c) Not less than 1,800 square feet for a two story dwelling with a minimum first floor area of 1,000 square feet;
 - (d) With respect to all other types of dwellings, not less than such areas, determined by the ACC, as are consistent with the foregoing and with other provisions hereof.
 However, the ACC, in its sole discretion, reserves the right to make any deviation from the above requirements.

This page is part of a legal document. . . DO NOT REMOVE.

This information must be completed by submitter: document date, name & return address, and PID if required. Other information such as the granting clause, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. NOTE: Use of this cover page adds one page to your document and \$7.00 to the recording fee, Wisconsin Statutes, 19.317. WDS:1 1/94