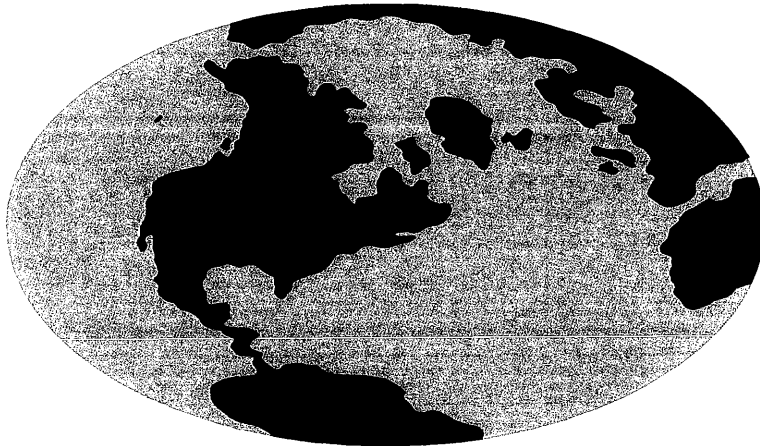


**LA CROSSE
INTERNATIONAL
BUSINESS
PARK**



**LA CROSSE, WISCONSIN
APRIL, 2002**

DECLARATION OF PROTECTIVE COVENANTS

**Adopted by Common Council on December, 2001, per Resolution 2001-11-028
Adopted by Common Council on April 11, 2002, per Resolution 2002-04-034**

E. REQUIREMENT TO PAVE SURFACES.

All parking surfaces, roadways, driveways and loading areas shall be paved with a bituminous or concrete surface within twelve (12) months after occupancy of the Site. Curb and gutter shall be placed along the borders of all permanent parking areas and permanent driveways. Areas designated for future expansion and storage may be used for parking as an interim use on a surface of recycled asphalt. Otherwise, these areas shall be landscaped in accordance with Section 6 hereof. Drive sections are required for all ingress/egress points.

F. DRIVEWAYS AND LOADING AREAS.

Driveway and loading areas shall be large enough to accommodate all vehicle maneuvering on the Site. Driveway points of access to public streets must be approved by the Plan Commission or Site Plan Review Committee and the City of La Crosse. Any variance to driveway width requirements must first be approved by the City of La Crosse Board of Public Works.

G. ENFORCEMENT.

The parking provisions of this Section may be enforced by the City of La Crosse pursuant to Section 15 herein.

6. LANDSCAPING.

A. OPEN SPACES.

All open spaces shall be dustproofed, surfaced, landscaped, rockscaped or planted as lawns. The required setback area from any dedicated or reserved public street shall be devoted solely to lawns, trees, shrubs and walkways of a design approved by the Plan Commission or Site Plan Review Committee. Landscaping, as approved by the Plan Commission or Site Plan Review Committee, shall be installed within six (6) months of occupancy or substantial completion of the building, whichever occurs first, weather and appropriate planting seasons permitting. No landscaping shall be permitted to obstruct intersection sight lines for vehicular traffic. All unused land that is planned for future expansion shall be maintained and kept free of unsightly plant growth, stored material, rubbish and debris. A minimum of one percent (1%) of building construction (hard costs) must be budgeted for landscaping purposes. All areas that are to be seeded or sodded must have underground irrigation. All areas not devoted to building or parking must be landscaped. Areas designated for expansion space on the site plan must be kept mowed and weed free. Areas of less than 1,000 square feet are not required to maintain underground irrigation.