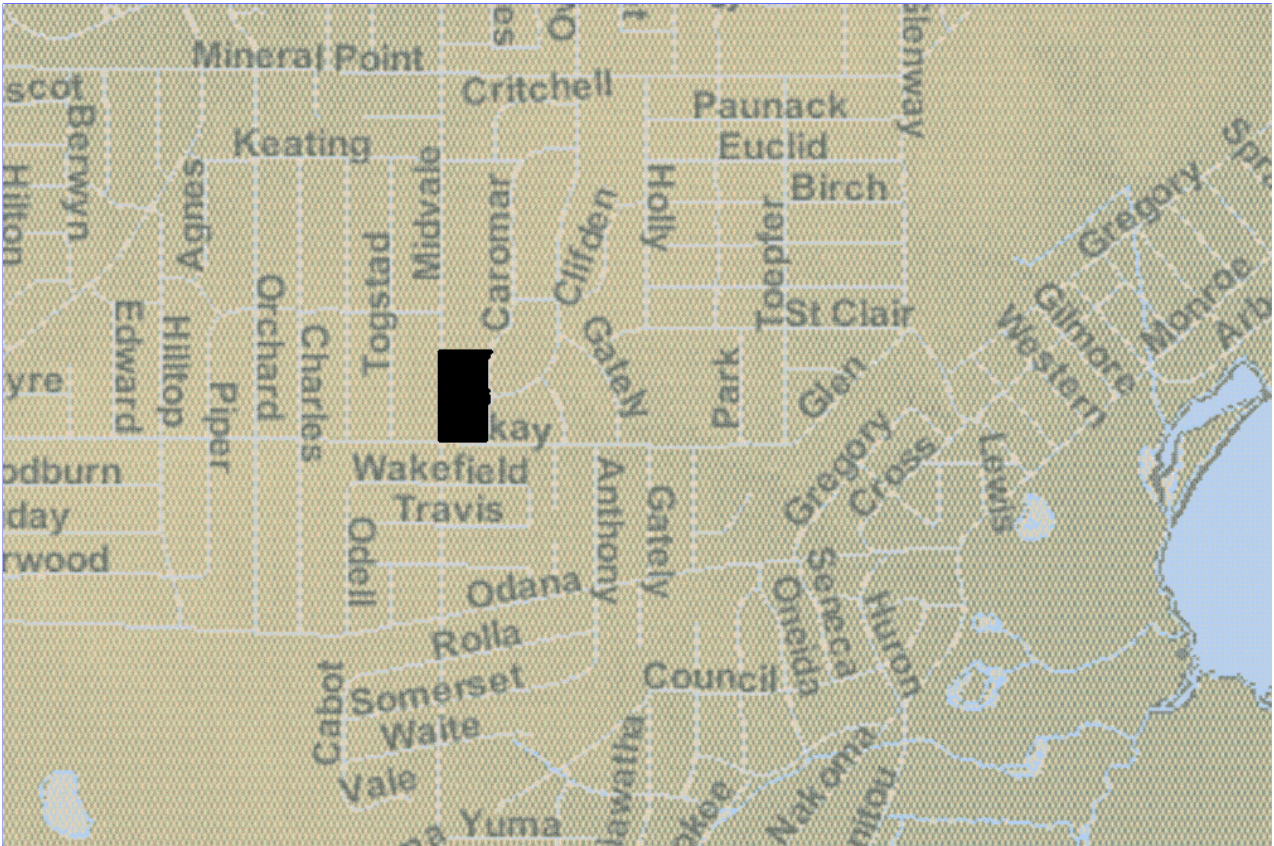


Sequoia Commons

A Mixed Use Project at 505-550 Midvale Blvd.
Madison, Wisconsin

November 1, 2006



North
Location Map

Owner • Developer

Midvale Plaza Joint Venture L.L.P.
120 East Lakeside Street
Madison, Wisconsin 53711

Architects Planners Landscape Architects

SIMONSON GERMANY NONEMAKER + ASSOCIATES, INC.
1190 West Druid Hills Drive, Suite T-65
Atlanta, Georgia 30329
Telephone (404) 634-4466

Civil Engineers

BURSE SURVEYING & ENGINEERING, INC.
1400 East Washington Avenue, Suite 158
Madison, Wisconsin 53703
Telephone (608) 250-9263

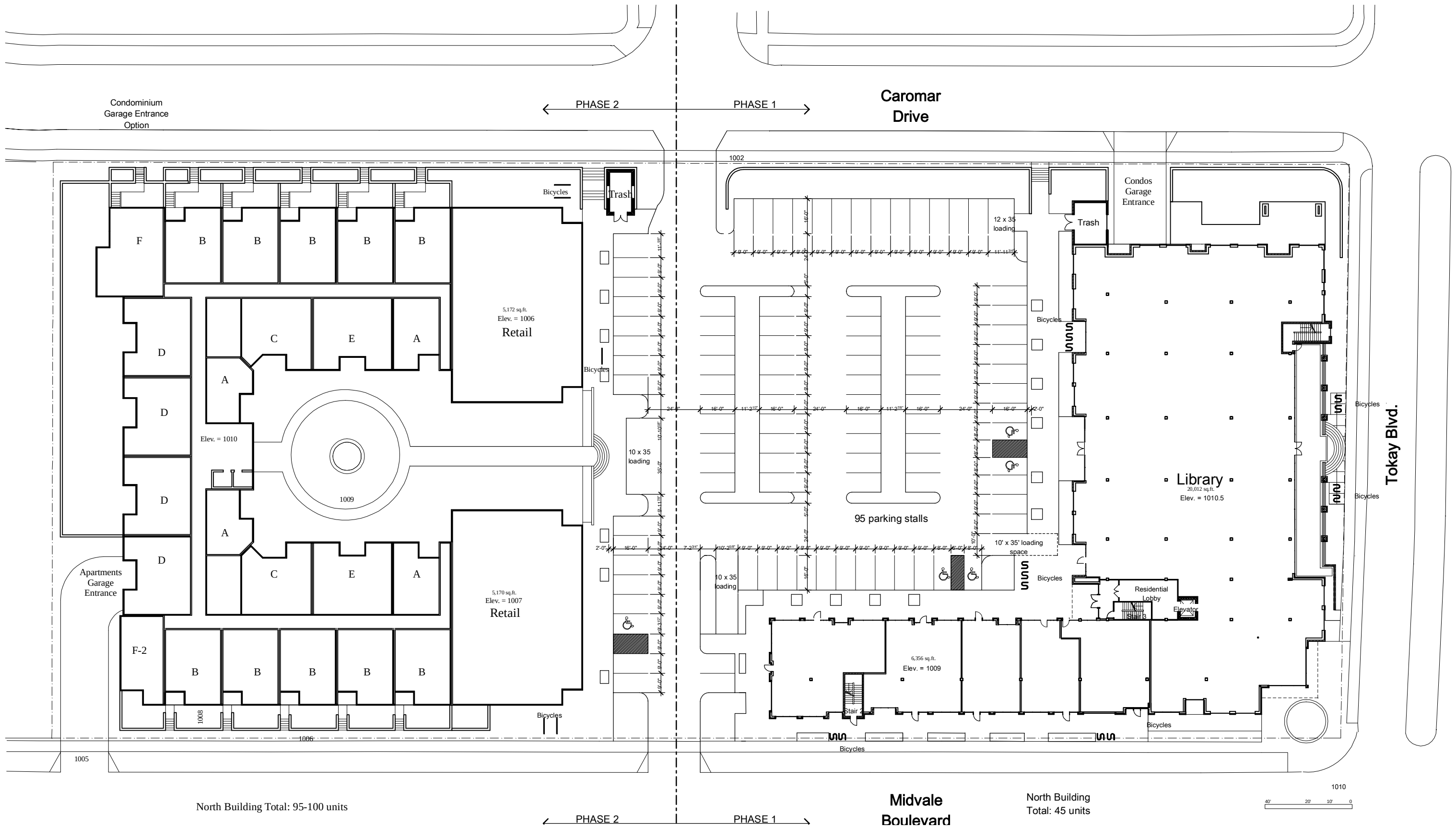
Total Site Data GDP	
Site Area: 156,248 s.f.	Site Area per Bedroom 789 square feet per bedroom
Density: 3.58 acres 39 units per acre	Total Usable Open Space: 74,789 s.f. Usable Open Space per Unit: 526 s.f. / unit Usable Open Space per Bedroom: 377 s.f. / bedroom
Site Area per Unit: 1100 square feet per unit	Parking Data Enclosed Parking: 226 stalls (2 van accessible stalls provided) (3 accessible stalls provided) Surface Parking: 98 stalls (5 accessible stall provided)

Total Building Data GDP			
Proposed New Construction: 306,701 s.f.			
Parking - 81,914 square feet Retail/Library - 39,133 Residential - 185,654 square feet			
Total Dwelling Units: 142 Total No. of Bedrooms: 198			
	One Bedrm.	Two Bedrm.	Two Bedrm.+ Study
Phase I:	A: 22	B-1: 15	C-1: 6
Phase II:	A: 64	B-1: 35	C-1: -
	86	50	6

Site Data Phase I	
Site Area: 81,229 s.f.	Site Area per Bedroom 1310 square feet per bedroom
Density: 1.86 acres 23.1 units per acre	Total Usable Open Space: 33,029 s.f. Usable Open Space per Unit: 734 s.f. / unit Usable Open Space per Bedroom: 532 s.f. / bedroom
Site Area per Unit: 1889 square feet per unit	Parking Data Enclosed Parking: 85 stalls (1 van accessible stall provided) (1 accessible stall provided) Surface Parking: 98 stalls (5 accessible stall provided)

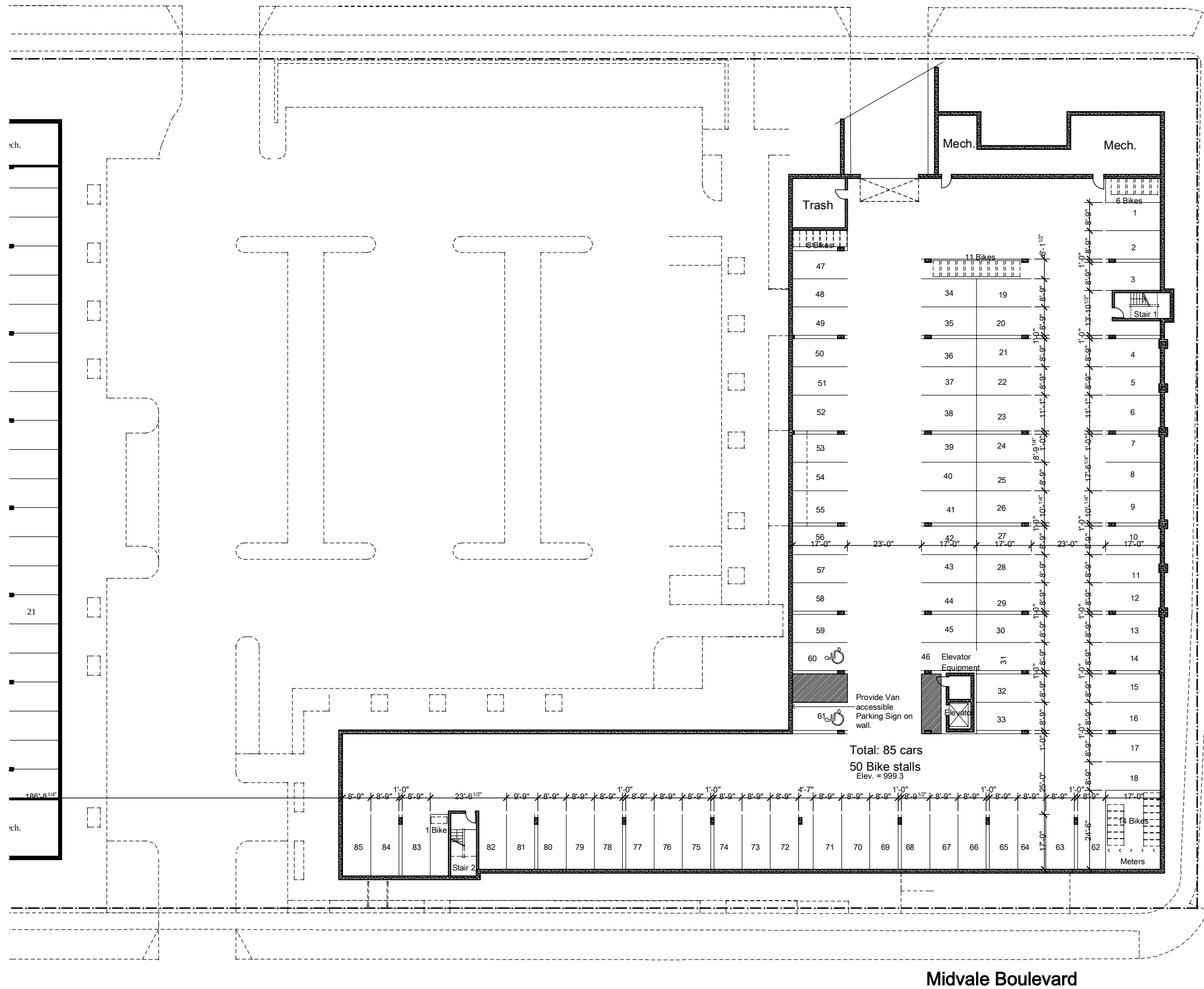
Building Data Phase I		
Proposed New Construction: 125,658 s.f.		
Parking - 32,574 square feet Retail/Library - 29,016 Residential - 64,068 square feet		
Total Dwelling Units: 44 Total No. of Bedrooms: 61		
One Bedrm.	Two Bedrm.	Two Bedrm.+ Study
A-1: 10	B-1: 2	C-1: 2
A-2: 10	B-2: 2	C-2: 2
A-3: 4	B-3: 2	C-3: 1
A-4: 2	B-4: 2	
A-5: 2	B-5: 2	
	B-6: 1	
	B-7: 1	
28	12	5

Index of Drawings			
Sheet No.	Sheet Title	Sheet No.	Sheet Title
-	Cover Sheet	A2.3	Second Level Plan
		A2.4	Third Level Plan
C1	Grading Plan	A2.5	Fourth Level Plan
C2	Existing Conditions	A2.6	Roof Plan
C3	Existing Site Photo	A2.7	Colored Elevation
		A2.8	Colored Elevation
L1	GDP Master Plan	A2.9	Colored Elevation
L2	Phase 1 Landscape Plan	A2.10	Colored Elevation
L3	Phase 1 Hardscape Plan	A2.11	Material Elevations
L4	Plant List	A2.12	Material Elevations
L5	Lighting Plan		
A1.1	Architectural Site Plan		
A2.1	Parking Level Plan		
A2.2	Ground Floor Plan		



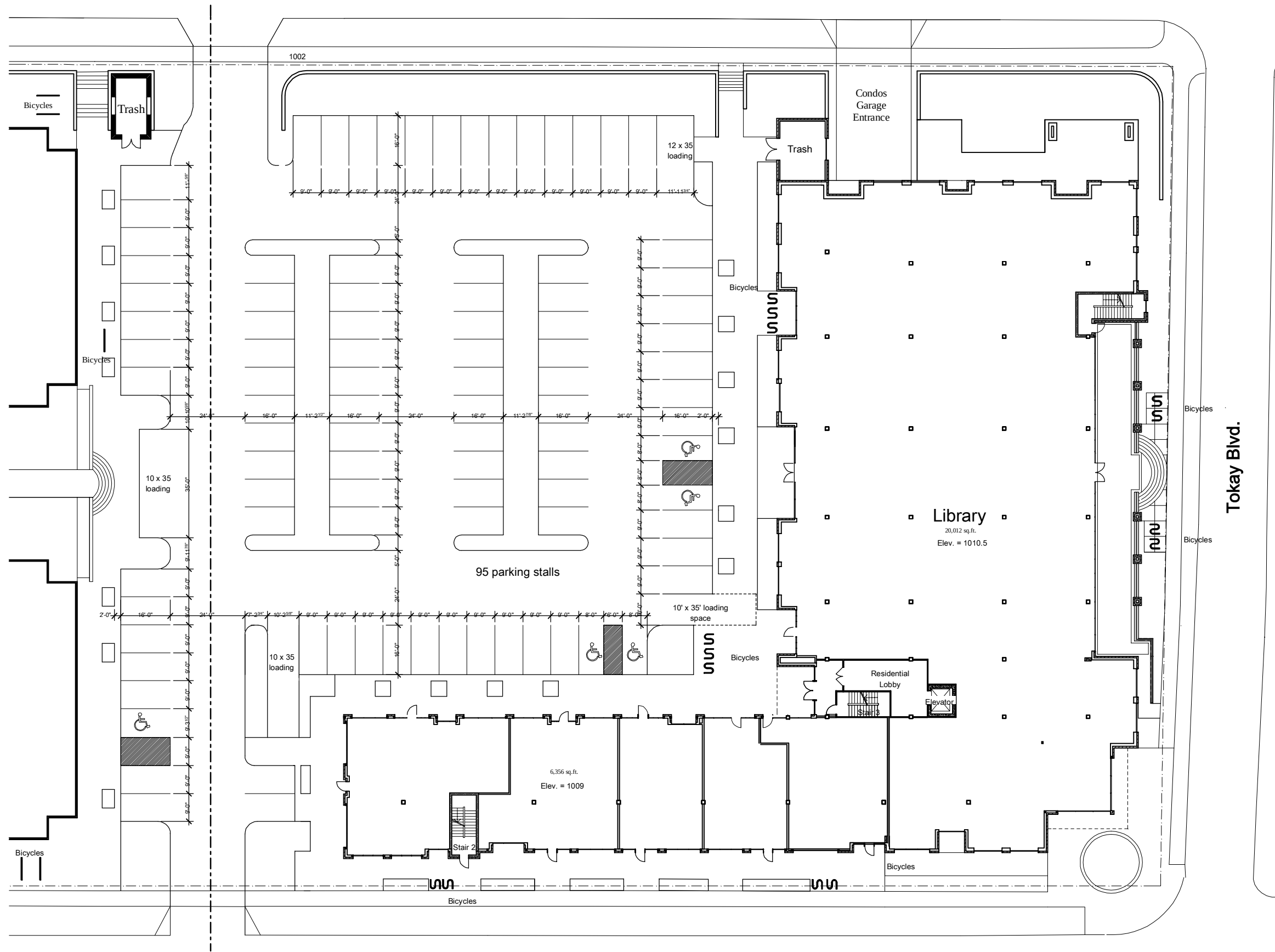
Architectural Site Plan

Sequoia Commons
Madison, Wisconsin



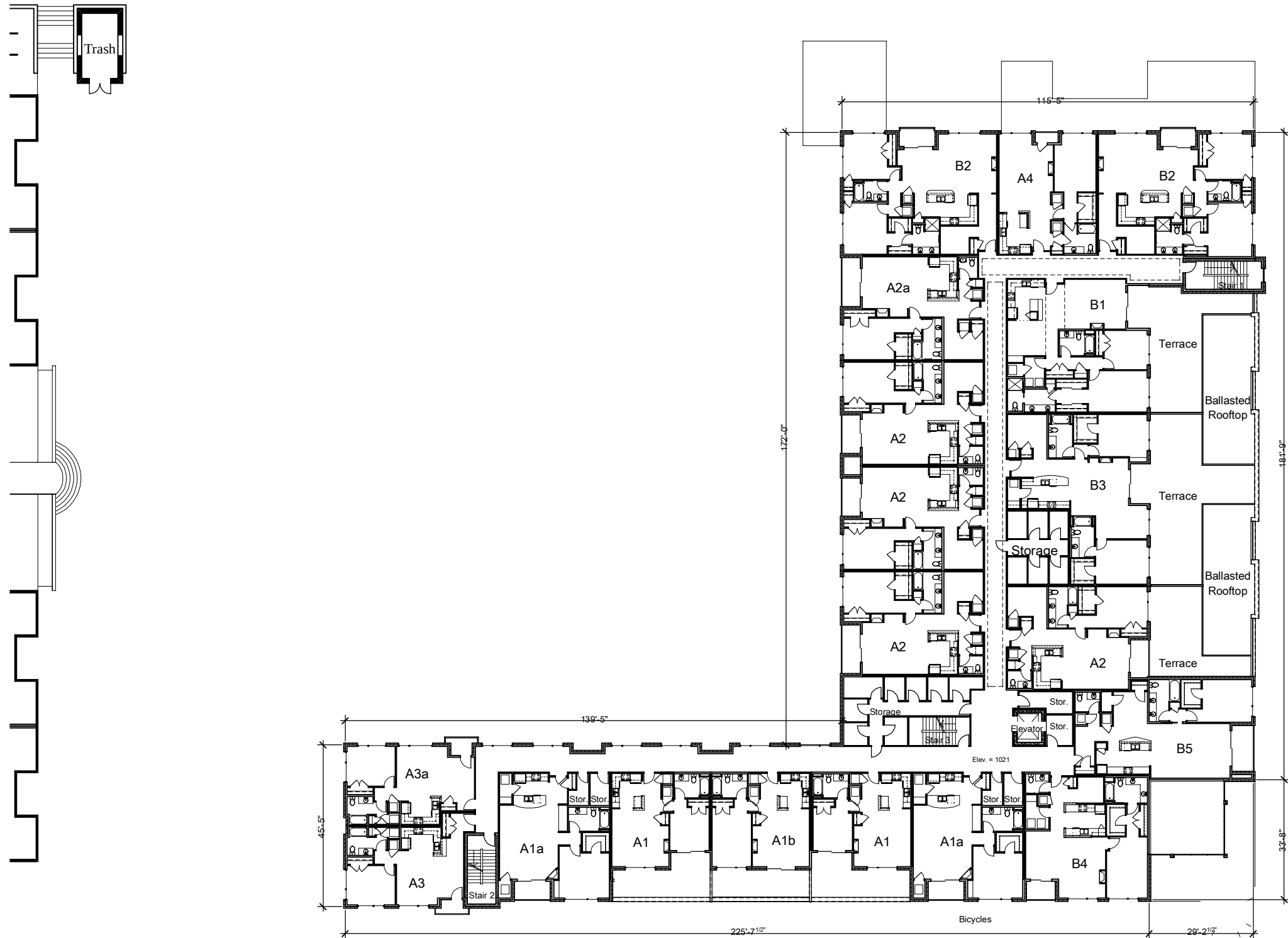
Parking Level Plan

Sequoia Commons
Madison, Wisconsin

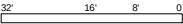


Ground Level Plan

Sequoia Commons Madison, Wisconsin

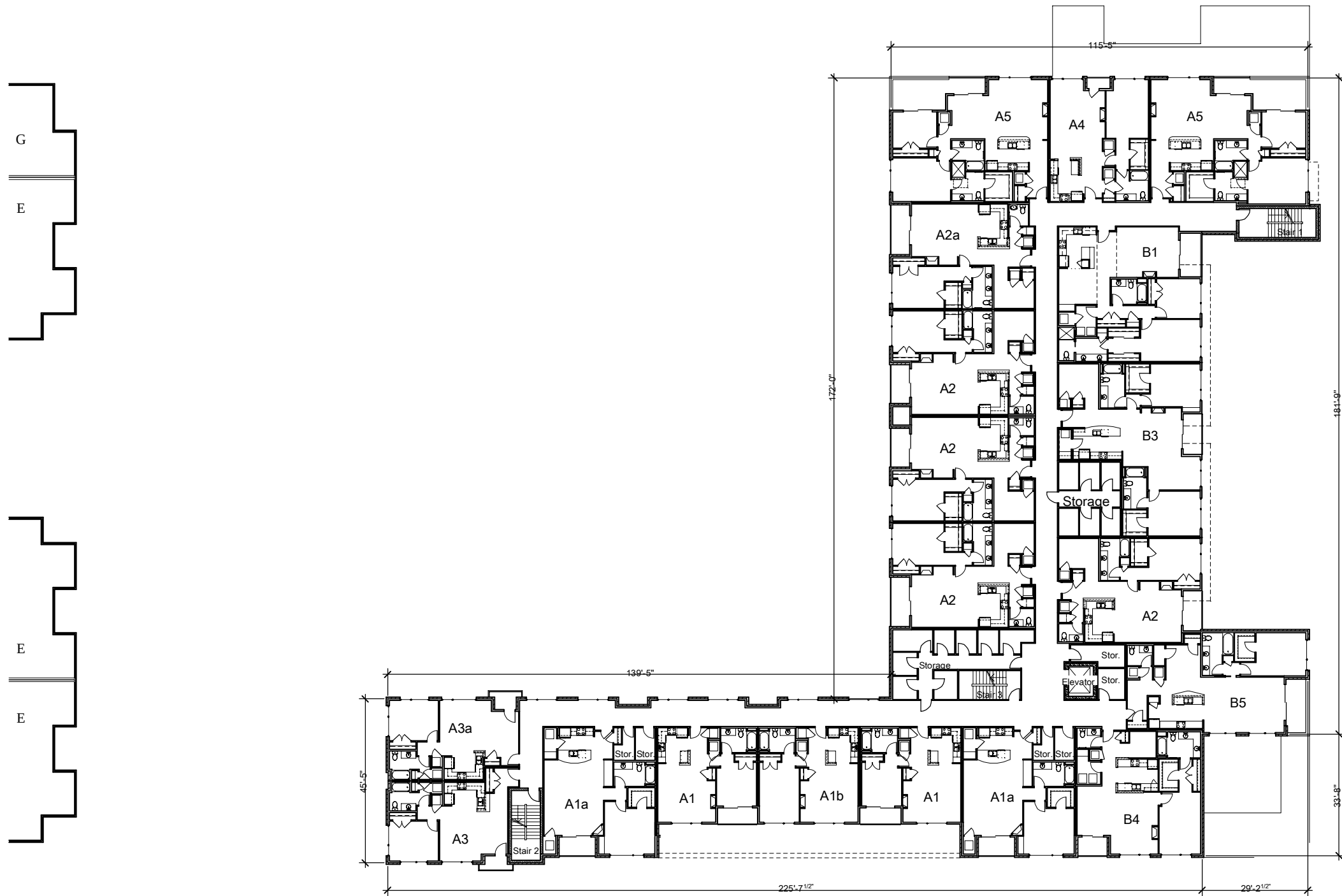


Second Level Plan



Sequoia Commons

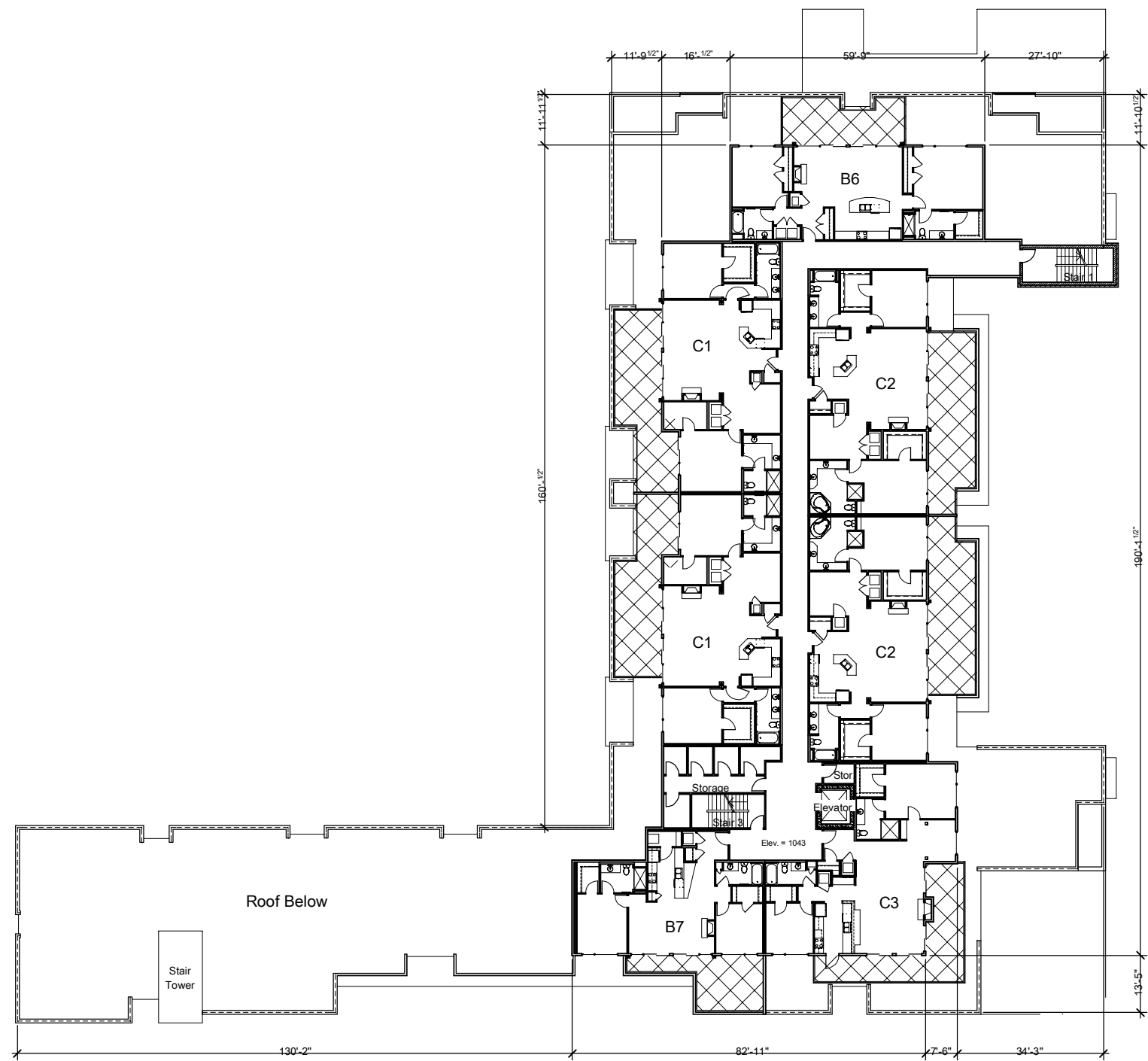
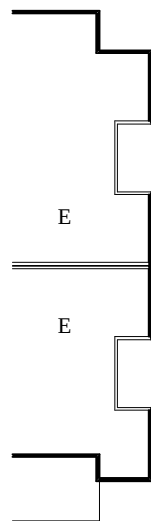
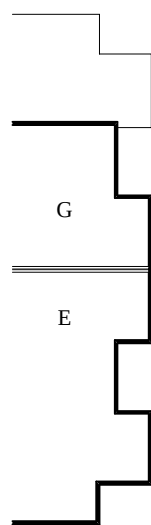
Madison, Wisconsin



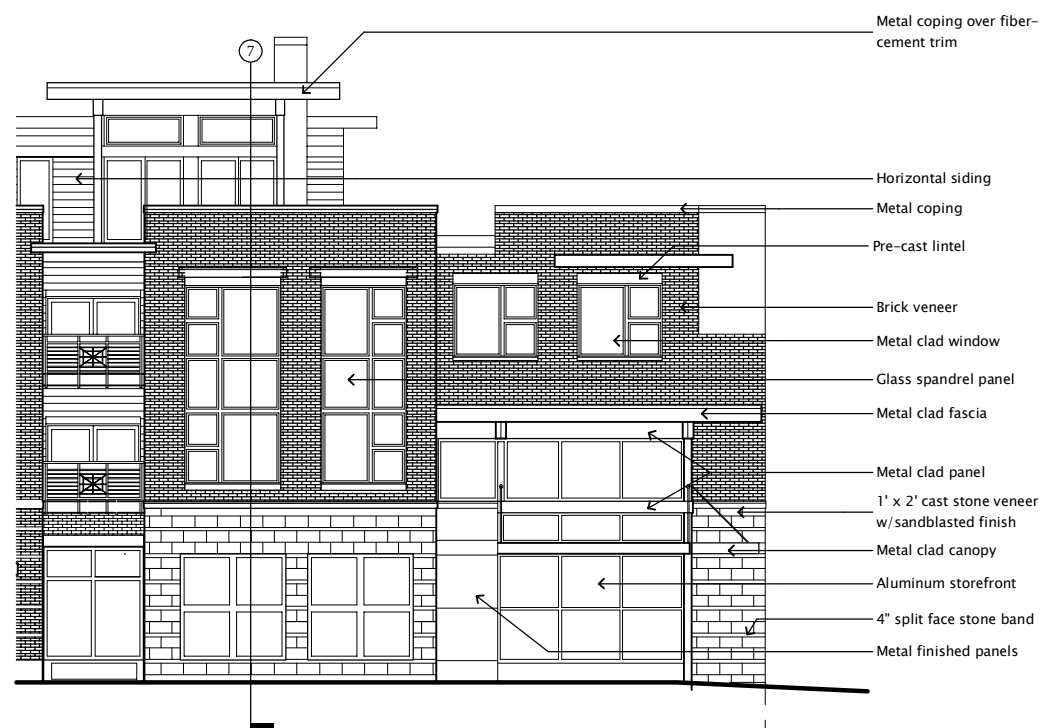
Third Level Plan

Sequoia Commons

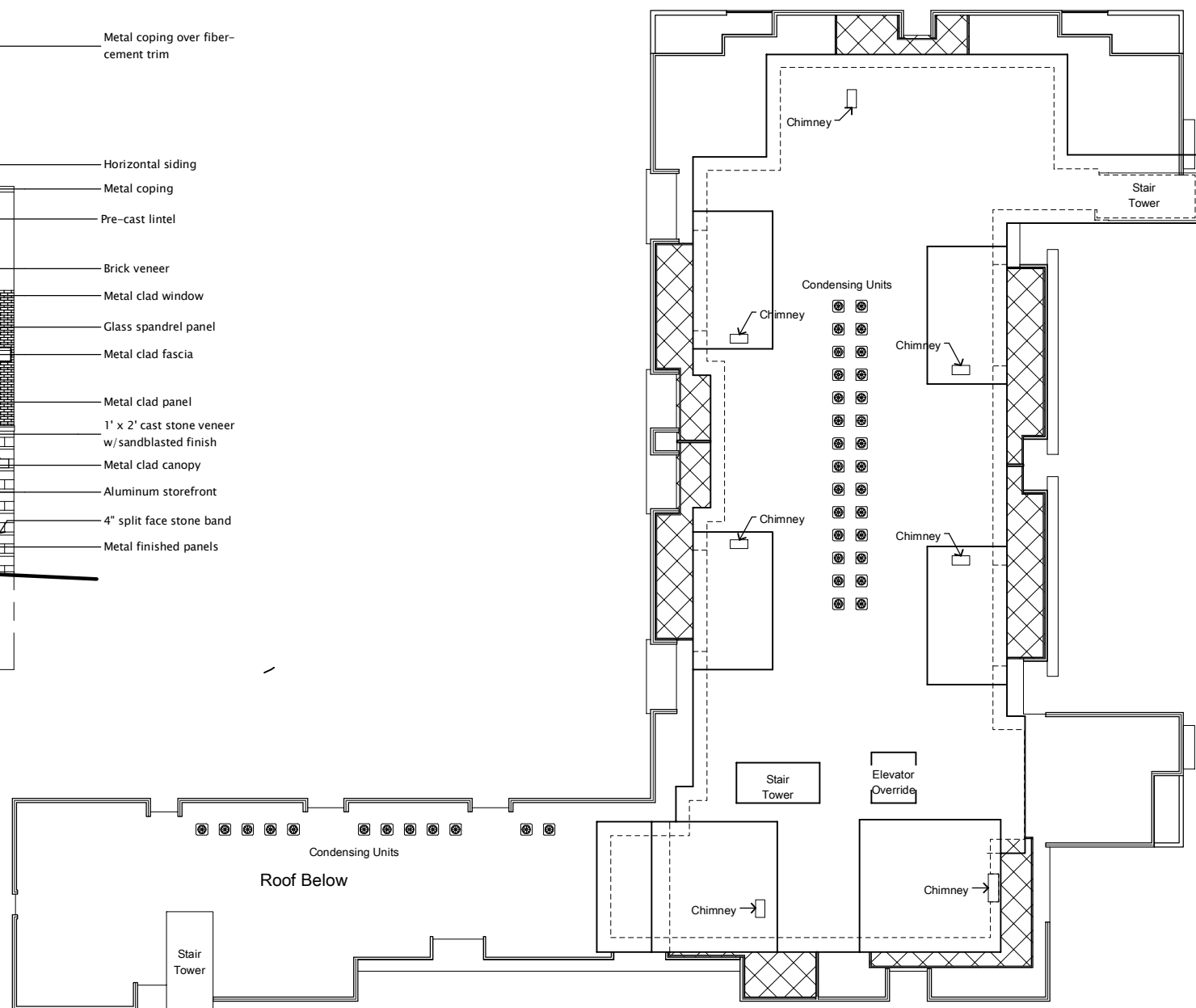
Madison, Wisconsin



Fourth Level Plan

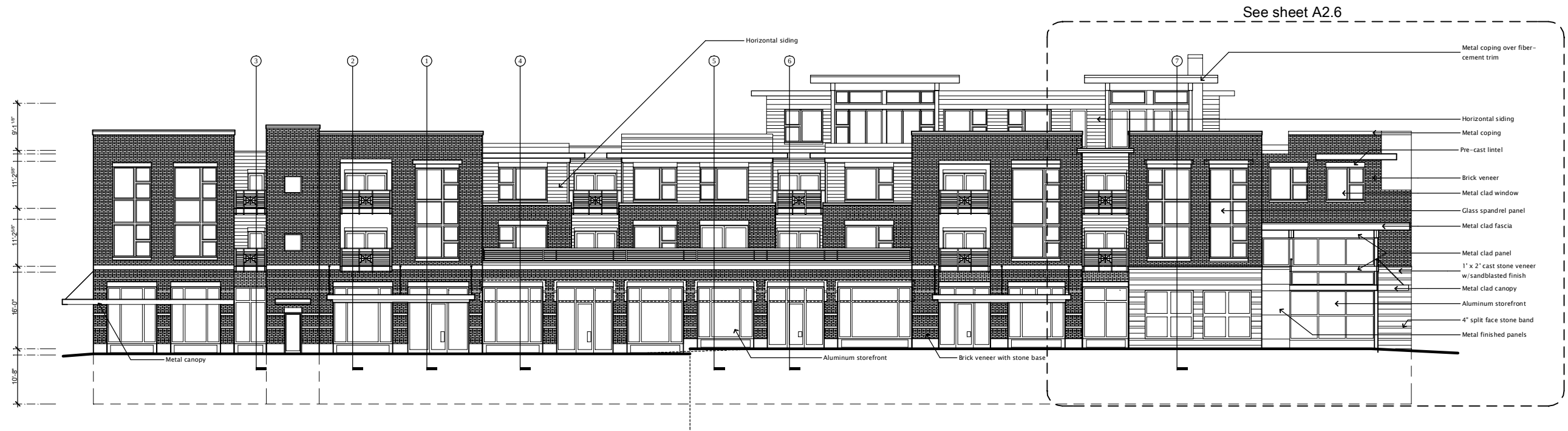


Partial Elevation

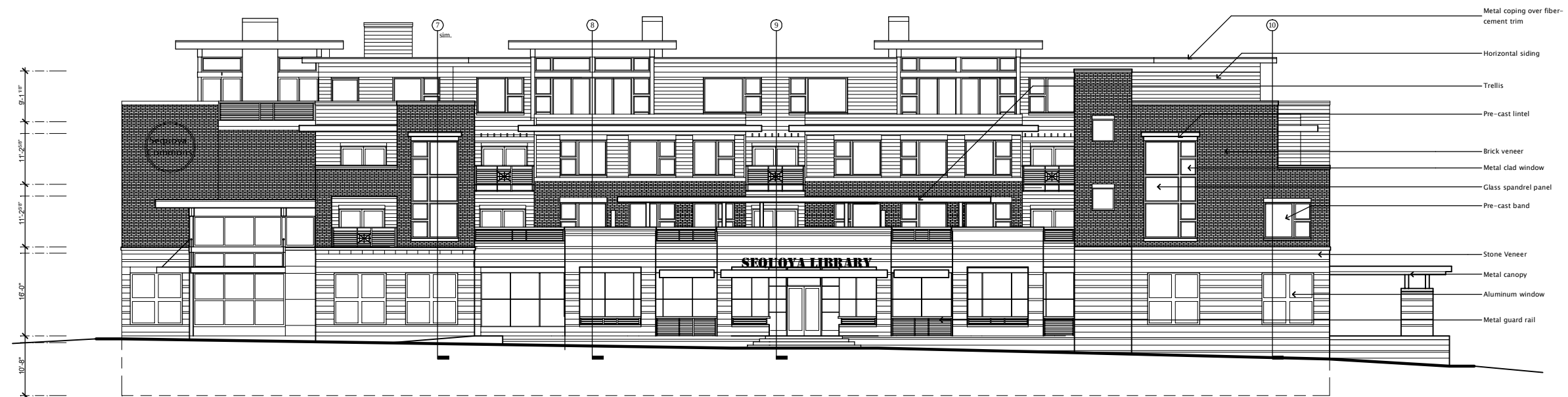


32' 16' 8' 0'

Roof Plan



Midvale Elevation



Tokay Blvd. Elevation

Building Elevations

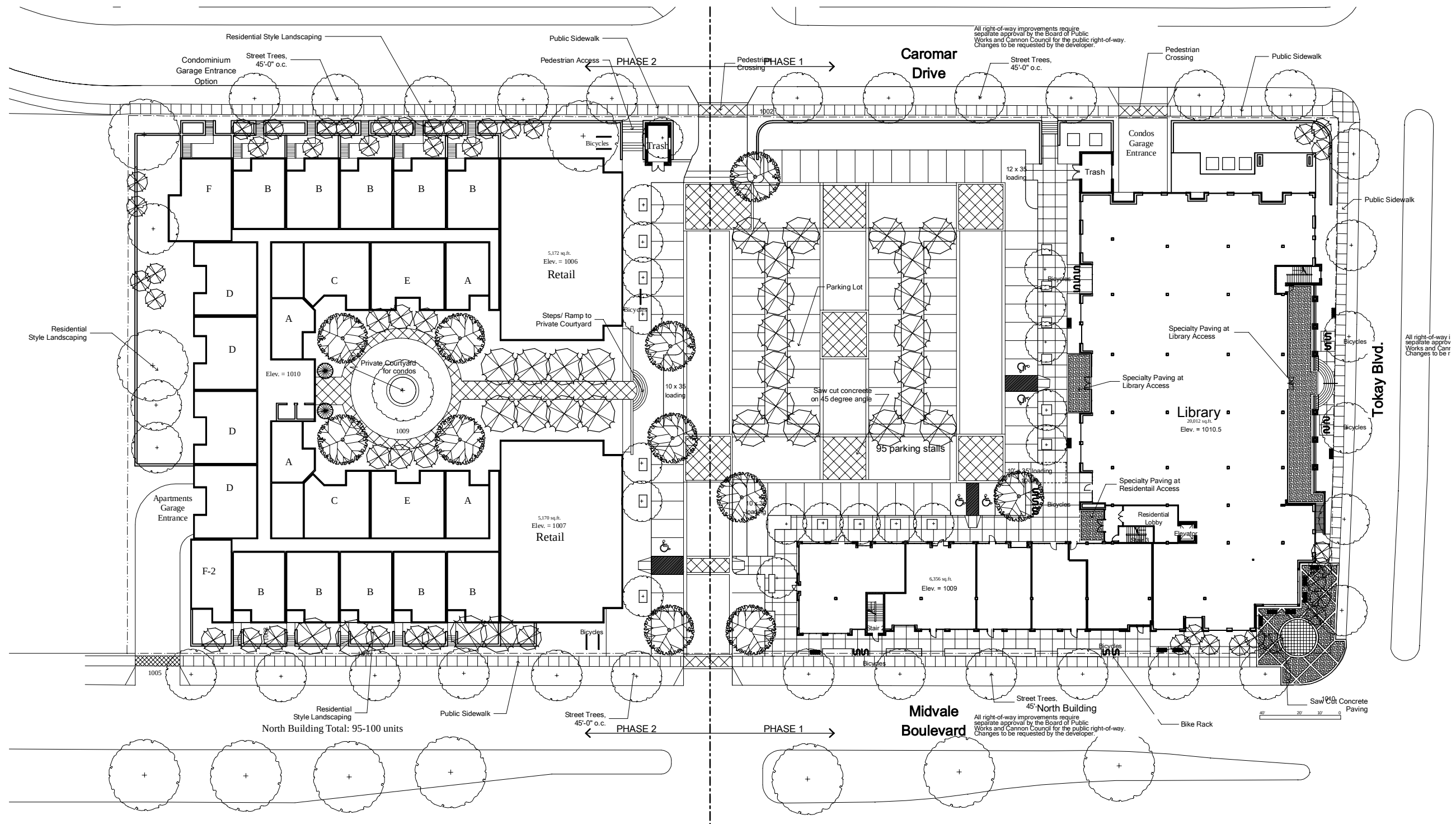


Library Entry Elevation



Caromar Drive Elevation

Building Elevations



GDP Master Plan

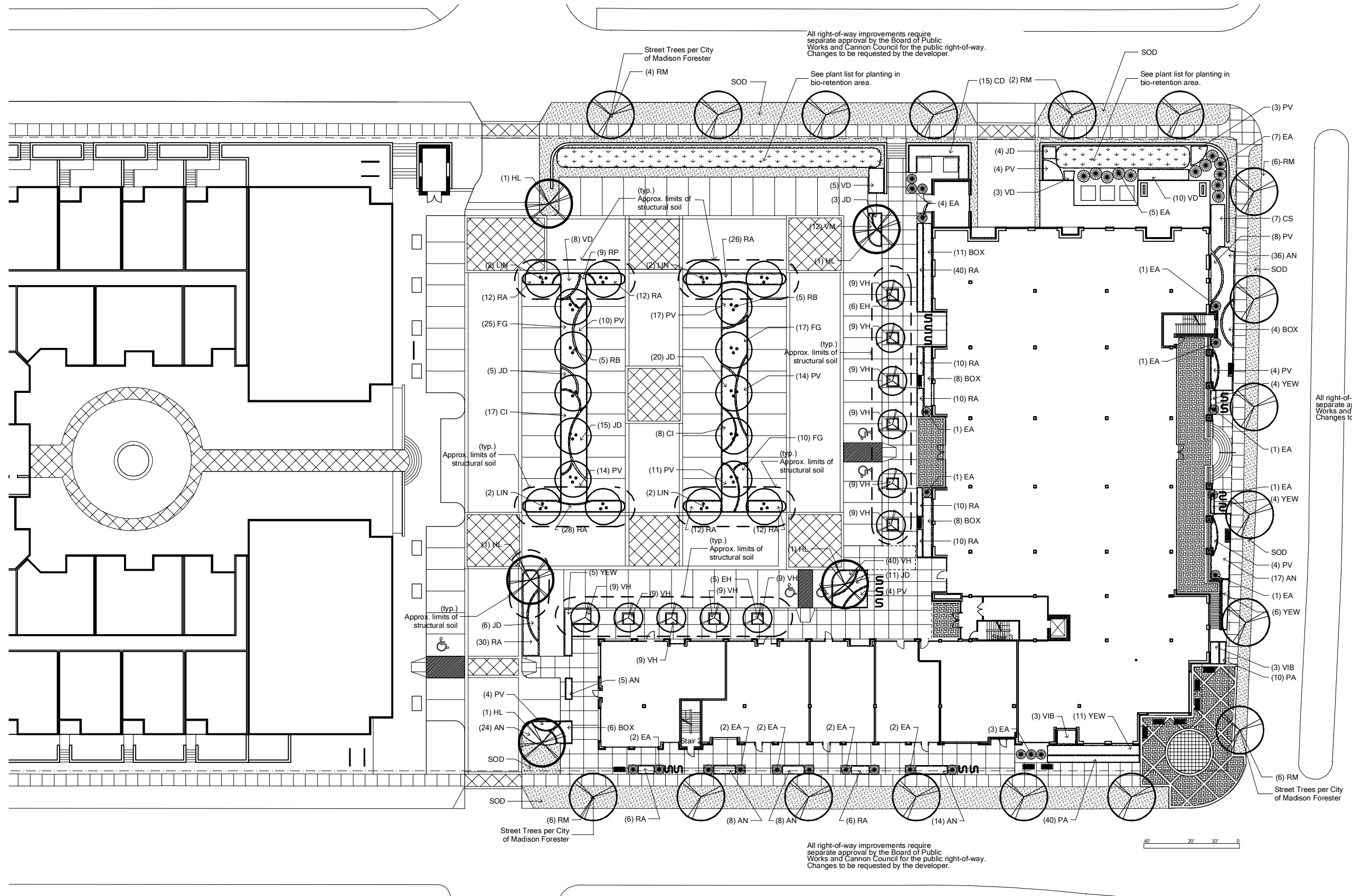
MIDVALE PLAZA JOINT VENTURE

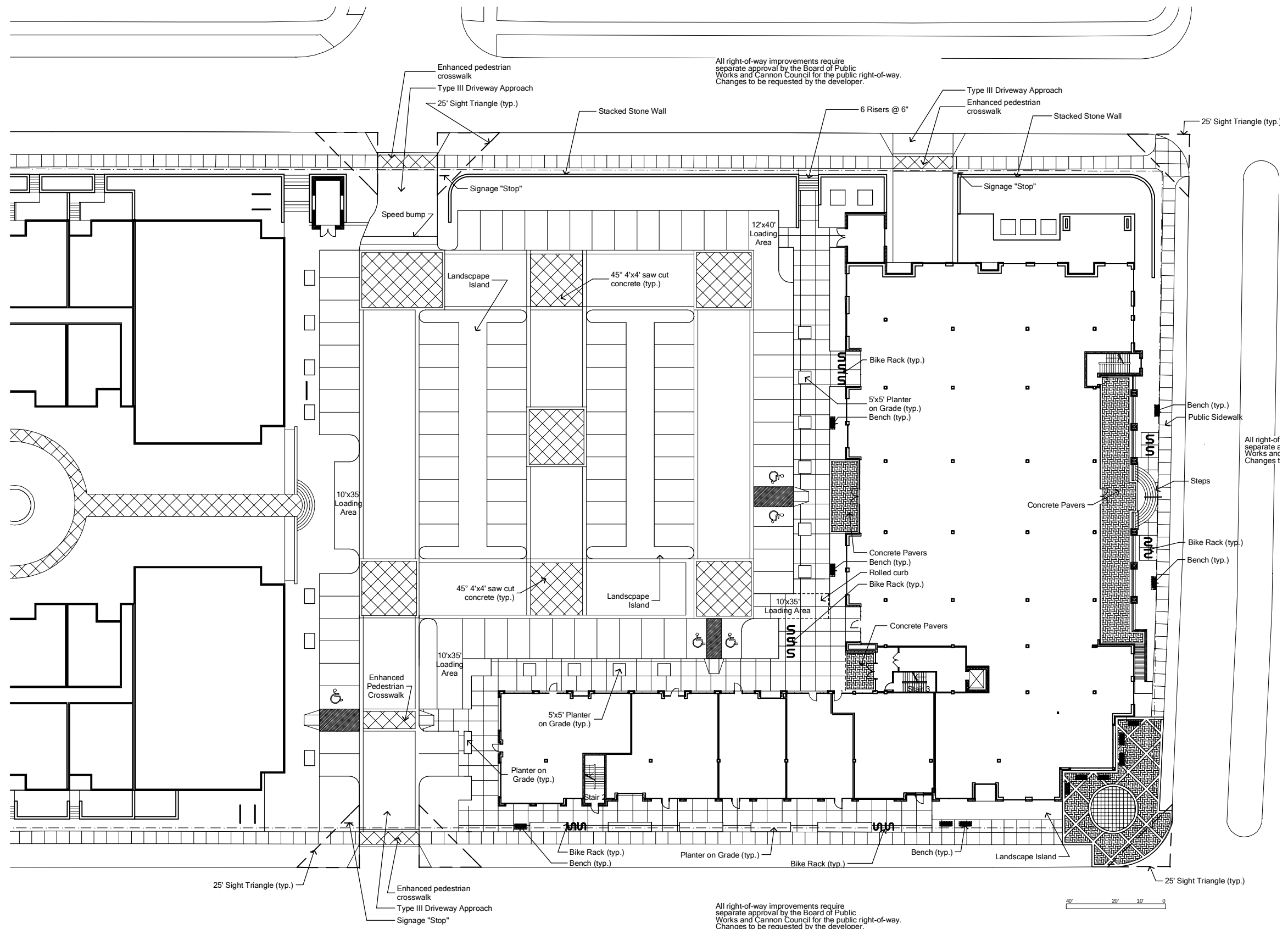
SGN+A Simonson Germany Nonemaker + Associates, Inc.
Planning Architecture Landscape Architecture

November 1, 2006

Sequoia Commons Madison, Wisconsin

L1





Hardscape Plan

MIDVALE PLAZA JOINT VENTURE

SGN+A Simonson Germany Nonemaker + Associates, Inc.
Planning Architecture Landscape Architecture

November 1, 2006

Sequoia Commons

Madison, Wisconsin

L3

Midvale Plaza Joint Venture, LLP

Planting Specifications

General Information

is hereinafter referred to as the **Owner** and may be represented by an approved representative. Simonson Germany Nonemaker + Associates hereinafter referred to as the **Landscape Architect**.

The contractor signing this Agreement, or his duly appointed representative is hereinafter referred to as the **Contractor**.

Bidding is based on sheets **L-1-L5** dated **October 11, 2006** and specifications.

The competency and responsibility of Bidders will be considered in making the award. The Owner reserves the right to reject any or all bids, and to waive informality in bids received.

Responsibilities of Contractor

Laws and Ordinances: The Contractor and all Subcontractors shall bind themselves to comply with all laws and ordinances and requirements of all authorities having jurisdiction over this property, and shall protect the owners from damage arising from violation thereof.

The Contractor shall give his personal supervision to the work, and have a responsible superintendent continuously on the job to act for him.

Terms of payment will be as established by the Owner.

Public liability and property damage insurance will be as determined by the Owner.

Approval and Rejection of Materials

Approval: The selection of all materials and execution of all operations required under these drawings and specifications are subject to approval of the Landscape Architect or Owner.

Rejection: The Landscape Architect or Owner shall have the right to reject all material and all work which in his opinion does not meet the requirements of the drawings and specifications at any stage of the operation. All rejected material shall be removed by the Contractor as directed.

Layout

The Contractor shall layout his work and set necessary markers and stakes, and be responsible for the corrections. The Landscape Architect, or Owner, reserves the right to relocate shrubs and trees from positions on the plans prior to planting. The Contractor shall notify the Landscape Architect, Owner at least three (3) days in advance that the locations are staked and ready for approval prior to planting.

Extra or Omitted Work

While no new or unforeseen items are anticipate, they shall be classed as extra work in they cannot be covered by any of the specifications or drawings. The Contractor shall submit detailed prices for any extras to the Landscape Architect, and shall perform extras upon written acceptance from the Owner or Landscape Architect. In the absence of such written order, he shall not be entitled to payment for such extra work. All bills for extra work shall be submitted monthly.

Changes in the Work

The Landscape Architect shall have authority to order minor changes in the work not involving an adjustment in the contract sum or extension of the contract documents. Such changes may be rejected by field order or by written order. Such changes shall be binding on the Owner and Contractor.

The Owner without invalidating the contract, may order changes in the work consisting of additions, deletions or other revisions, with the contract time being adjusted accordingly. All changes in the work shall be authorized by change order and shall be executed under the applicable conditions to the contract documents.

Landscape Architect's Status

The Landscape Architect is the agent of the Owner. He has authority to stop work whenever such stoppage may be necessary to insure the proper execution of the Contract.

The Landscape Architect is the interpreter of the conditions of the contract and the judge of its performance; he shall side neither with the Owner nor with the Contractor, but shall use his powers under the Contract to enforce its faithful performance by both.

Drawings and Specifications

Should there be anything shown on the drawings but not described in the specifications, or not shown on the drawings but described in specifications, the same shall be fully executed and carried out as if drawn, shown, or described in both. The Contractor is not to make any alterations or corrections on the drawings or in the specifications. Should any error appear, the same is to be referred to the Landscape Architect before the bids are submitted, or the work is commenced, or as otherwise specified herein.

Landscape Contractor to verify all plant quantities prior to bid.

Examination of Site

All contractors submitting proposals for this work shall first examine the site and all conditions at the site. All proposals shall take into consideration all such conditions as may effect the work under this contract.

Measurements, Layouts and Levels

All lines and levels necessary for the location and erection of the landscape construction and for the excavation, filling, and grading work shall be established by the Contractor. The Contractor shall take his own measurements of the site, verifying it with the drawings, and shall be responsible for the proper fit of his portion of the completed work.

Extra changes or compensation will not be allowed on the account of differences between actual measurements and the dimensions shown on the drawings, but any such differences that may be found shall be submitted to the Landscape Architect for adjustment before proceeding with the work.

Substitution of Materials

The Contractor, **before submitting his bid**, shall locate all necessary materials as called for in the plans and specifications, and shall be assured of their availability for use on the job.

The contract bids shall be based upon providing the specifed materials, processes, products, etc., identified in the specifications and/or indicated on the drawings.

Substitutes will be permitted only upon admission of proof that specified plants are not obtainable, and with the authorization of the Landscape Architect. Written requests with nearest available size, and variety of plant, and price adjustments, are to be submitted to the Landscape Architect.

Supervision

The Landscape Architect will not engage in any way to superintend so as to relieve the Contractor of responsibility for the consequences of neglect or carelessness by him or his subordinates.

Scope

Perform all work required to complete the landscape installation including all labor, materials, services, and equipment necessary and described herein and shown on the accompanying drawings.

Applicable Standards

American Standard for Nursery Stock, latest edition.

American Joint Committee on Horticultural Nomenclature, edition of Standardized Plant Names.

General Notes

All plants shall conform to the standards as given in *Grades and Standards of Nursery Plants*, published by the AAN.

The Landscape Contractor is responsible for verification of all quantities. Any discrepancies shall be brought to the attention of the Landscape Architect; however, it's the Contractor's responsibility to provide all trees as shown on the plans, and plant beds so that each has the proper quantity of shrubs for the areas designated.

Proposed trees are to be located either completely in or completely out of the planting beds. **Bedlines are not to be obstructed.**

The Landscape Contractor is responsible for all staking and guying of trees.

Existing Trees & Areas Outside of Grading Limits

Trees and vegetation to be saved shall be protected from damage by a wood fence barricade prior to or during clearing operations. Trees to be saved will be designated by the Owner. No trees are to be removed from areas outside the limits of grading from specifically designated undisturbed areas within the constructions area. If, in the opinion of the Landscape Architect, a contractor damages a tree not to be removed, the Contractor will be fined **\$100.00 per caliper inch** for each damaged tree. The Contractor will also be responsible for all costs in removing the damaged tree from the site.

Water

Water will be available on the site at no expense to the Contractor. Hoses and other watering equipment required for the work shall be furnished by the Contractor at his expense.

Berms

The Contractor is responsible for the construction of all berms shown on the landscape planting plans or berm plans. Berms may be built of excavated soil from bed preparation and/or stockpile material, should follow contour according to plans. If more material is necessary for berm construction, Contractor is responsible for additional material. All grades should be smooth slopes to allow for mowing without scalping lawn areas. Settling and refilling should be accomplished before planting grass, or other plant materials.

Clean-up

During the work, the premises are to be kept neat and orderly at all times. Storage areas for plants and other materials shall be so organized that they too are neat and orderly. All trash including debris resulting from removing weeds or from planting areas, preparing beds, or planting plants shall be removed from the site daily as the work progresses. All walks and drives shall be kept clean by sweeping and/or hosing. Excavated soil may be distributed on the site as directed by the Owner.

Acceptance

Acceptance for all landscape work shall be given after final inspection by the Owner and/or Landscape Architect, provided the job is in a completed, undamaged condition, and there is grass (substantial coverage) in all grass areas. At this time, the Owner will assume maintenance on the accepted work. Acceptance of partial phases will be considered by the Owner.

Maintenance

The Contractor shall maintain all grass areas under this Contract until acceptance by watering, mowing, spraying, and replacing as necessary to keep plants in a healthy, vigorous condition, and shall rake beds areas as may be required to keep neat.

The Contractor shall maintain all grass areas under this Contract until acceptance by watering, mowing, spraying, etc. Occasional weeding may be required; however, it is anticipated that mowing will be sufficient to control weeds.

Cultivating: Shall consist of scarifying the two inches so lumps of soil are less the 2" diameter, and all weeds are removed.

Weeding: Shall consist of digging out all plant material other than the desired shrubs and groundcovers every two weeks. Weeding may be handled by herbicide spraying at the Contractor's expense if it is acceptable to all parties concerned.

Guarantee

All plants shall be guaranteed by the Contractor, for a twelve (12) month period after date of acceptance. The Contractor shall replace all dead materials and all materials not in a vigorous, thriving condition, as soon as weather permits and on notification by the Landscape Architect. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Landscape Architect shall be final.

Plants used for replacement shall be of the same kind of size as those originally planted, and shall be planted as originally specified, replacements shall carry a twelve (12) month guarantee from date of replacement. Any damage, including runs in lawn and bed areas, incurred in making replacements shall be immediately repaired.

At the direction of the Landscape Architect, plants may be replaced at the start of next year's planting or digging season; but in such cases, dead plants shall be removed from the premises as soon as they are designated to be replaced.

The Owner agrees for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

To insure that proper maintenance is being performed by the Owner during the guarantee period, the Contractor shall:

1. Make at least one site inspection every month to ascertain any maintenance deficiencies.
2. Inform Owner's maintenance supervisor of any maintenance deficiencies.
3. Prepare written documentation of the site inspection noting all deficiencies encountered, maintenance personnel who are made aware of deficiencies, suggested remedy methods, and any other pertinent comments on maintenance.
4. Submit this written documentation of the monthly inspection to the Landscape Architect as well as to the Owner.

The Above guarantee shall not apply where plants die after acceptance because of injury by storms, drowning from floods, hail, freeze, insects, disease, injury by humans, machines or theft. These items are to be negotiated between the Owner and Contractor.

Plants (General)

Plant material shall be delivered to the site only after the beds are prepared and are ready for planting. All shipments of nursery materials shall be thoroughly protected from the sun and from drying winds during transit. All plants that

cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Ball of earth on B&B plants shall be kept covered with soil or other acceptable material. All plants remain property of the Contractor until final acceptance.

Plants shall be nursery grown, healthy, vigorous, bushy, well balanced, of normal habit of growth for the species, and shall be free from disease, insect eggs and larvae. They shall have crown and root ball sizes that meet or exceed the standards set forth in "Grades & Standards for Nursery Plants" by the AAN. The specified sizes shall be before pruning and plants shall be measured with their branches in normal position. Plants shall not be pruned prior to delivery, except upon special approval. All pruning of new trees and shrubs, as directed by the Landscape Architect, shall be executed by the Contractor at no additional cost to the Owner.

Trees shall be healthy, vigorous, full-branched, single leader, well shaped, and shall meet the trunk diameter, height, and spread requirements of the plant list, and meet the standards of "Grades & Standards for Nursery Plants". Balls shall be firm, neat, slightly tapered and well burlapped. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be sized in accordance with the AAN Standards.

All shrubs and groundcovers shall be of "specimen" quality, full and bushy to the ground, and of compact growth.

All plants shall be hardy under climatic conditions similar to those in locality of the project.

Should the Contractor encounter soil condition that is inhospitable to normal planting, it is his responsibility to modify the soil so that the plants will thrive. These modifications may include providing any extra soil as may be required for planting.

Tree & Shrub Planting

Plant deciduous trees in tree-pit 2'-0" greater in diameter than ball and at a height that assures roper drainage and vigorous growth. Plant evergreen trees in tree-pits 2'-0" greater in diameter than all at a height for proper drainage and vigorous growth. Fill bottom of pit (to depth of root ball) with a mixture of soil that shall be one (1) part existing top soil, to one (1) part peat moss, to one part clean sand. After setting the tree, the pit shall be backfilled with soil mix, then carefully settled by watering to prevent air pockets. Form a 4" watering ring for each tree. Fertilize with Osmacote at the rate recommended by the manufacturer.

Plant shrubs in beds 8" larger than the root ball and at a height which assures proper drainage and vigorous growth. Backfill with soil mixture in the same

proportions as for tree planting. Osmacote fertilizer shall be applied at the rate recommend by the manufacturer.

All plant beds plus an area three feet greater in diameter than the ball around each tree shall be mulched with 3" of clean organic mulch.

Groundcover / Seasonal Color

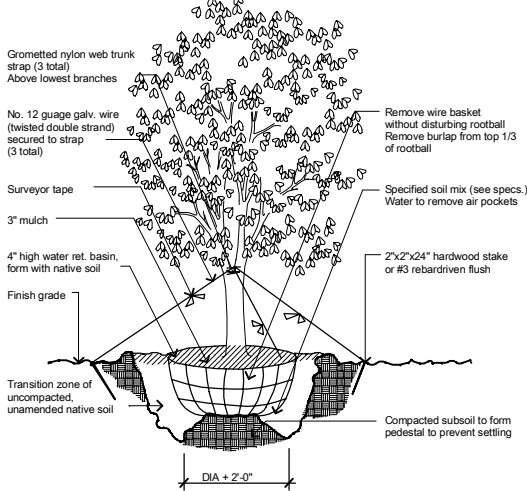
Groundcover beds shall be excavated to a depth of 6". Remove all stones, roots, hardpan, debris, etc.. Roto-till excavated bed to a depth of 6". Add sufficient panning soil (1 part organic, 1 part sand, 2 part top soil) to raise entire bed 6" above original grade. Fertilize with Osmacote fertilizer at the rate of four pounds per 100 square feet. Add 1 lb. of bonemeal per 50 square feet, rake in top 2" of planting soil, rake smoothly. Mulch with 3" mini bark chips.

Grass Planting

All areas to be sodded shall be raked to a depth of 2" below finished grade of seed or sod beds and raked smoothly. Areas next to sidewalks and curbs shall be graded down one inch below finish grade to allow for thickness of grass build-up. All grass areas shall be fertilized with a commercial fertilizer at the rate as recommended by grass seed supplier.

sod areas will be planted with sod as indicated on the plans. All sod shall be placed closely so joints are flush between blocks. Sodded areas shall be rolled with a 200 pound roller, watered thoroughly and rerolled.

Notes: Detail shown for 2 1/2" cal. & larger deciduous trees, 7" & larger evergreen trees, & multi-trunk trees.
Contractor to remove all tree staking accessories at the end of the first year maintenance.
Plant trees at a depth which will ensure proper drainage and vigorous growth for individual soil conditions.



1 Deciduous/ Multi-trunk tree planting

L-2 Elevation

Not to Scale

Trees Quantity	Plan Name	Common Name	Botanical Name	Size	Root
*36	EA	American Arborvitae	Thuja occidentalis	4-5' ht, 2' spr.	B&B
*11	CC	American Hornbeam	Carpinus caroliniana	2.5" cal.	B&B
*5	HL	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'	2.5" cal.	B&B
*8	LIN	Littleleaf Linden	Tilia cordata	2.5" cal.	B&B
*10	RB	River Birch	Betula nigra	2.5" cal., m.t.	B&B
*18	RM	Red Maple	Acer rubrum	2.5" cal.	B&B

Shrubs Quantity	Plan Name	Common Name	Botanical Name	Size	Root
*7	CS	Isant Redwing Dogwood	Cornus sericea 'Isant'	3 gal	Container
37	BOX	Boxwood	Buxus microphylla 'Green Mountain'	18" ht	Container
*64	JD	Oldfield Common Juniper	Juniperus communis 'depressa'	24" ht.	Container
*26	VD	Arrowwood Viburnum	Viburnum dentatum	3 gal.	Container
47	VIB	Korean Spice Viburnum	Viburnum carlesii	3 gal.	Container
30	YEW	Yew	Taxus x media 'Tautoni'	24" ht.	Container
52	FG	Dwarf Fothergilla	Fothergilla gardenii	3 gal.	Container
25	CI	Hummingbird Clethra	Clethra alnifolia 'Hummingbird'	3 gal.	Container
9	RP	Dwarf Pavment Rose	Rosa 'Dwarf Pavement'	3 gal.	Container

Grasses Quantity	Plan Name	Common Name	Botanical Name	Size	Root
15	CO	Feather Reed Grass	Calamagrostis x acutifolia 'Karl Foerster'	1 gal.	Container
*97	PV	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	1 gal.	Container

Groundcover Quantity	Plan Name	Common Name	Botanical Name	Size	Root
50	PA	Pachysandra	Pachysandra terminalis	1 gal.	Container
*240	RA	Grow-Low Fragrant Sumac	Rhus aromatica 'Grow-low'	1 gal.	Container
112	AN	Andorra Juniper	Juniperus horizontalis plumosa	1 gal.	Container
151	VH	Vinca	Vinca minor	1 gal.	Container

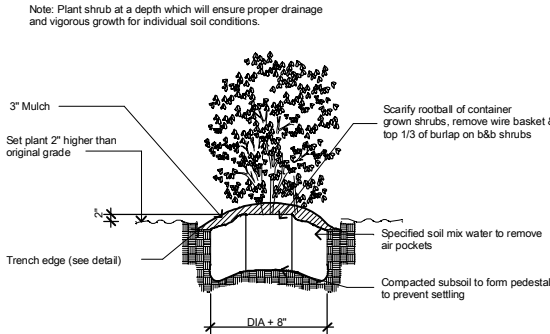
Sod Quantity	Plan Name	Common Name	Botanical Name
9,335 sf	Sod	Kentucky Bluegrass	Poa pratensis

Bio-Infiltration plants Quantity	Common Name	Botanical Name	Size	Root
*100	Swamp Milkweed	Asclepias incarnata	1 gal.	Container
100	Bottlebrush Sedge	Carex Comosa	1gal.	Container
*100	Switch grass	Panicum virgatum	1 gal.	Container
100	Palm Sedge	Carex muskingumensis	1 gal.	Container
100	Canada Bluejoint	Calamagrostis canadensis	1 gal.	Container

* WISCONSIN NATIVES

3 Plant List

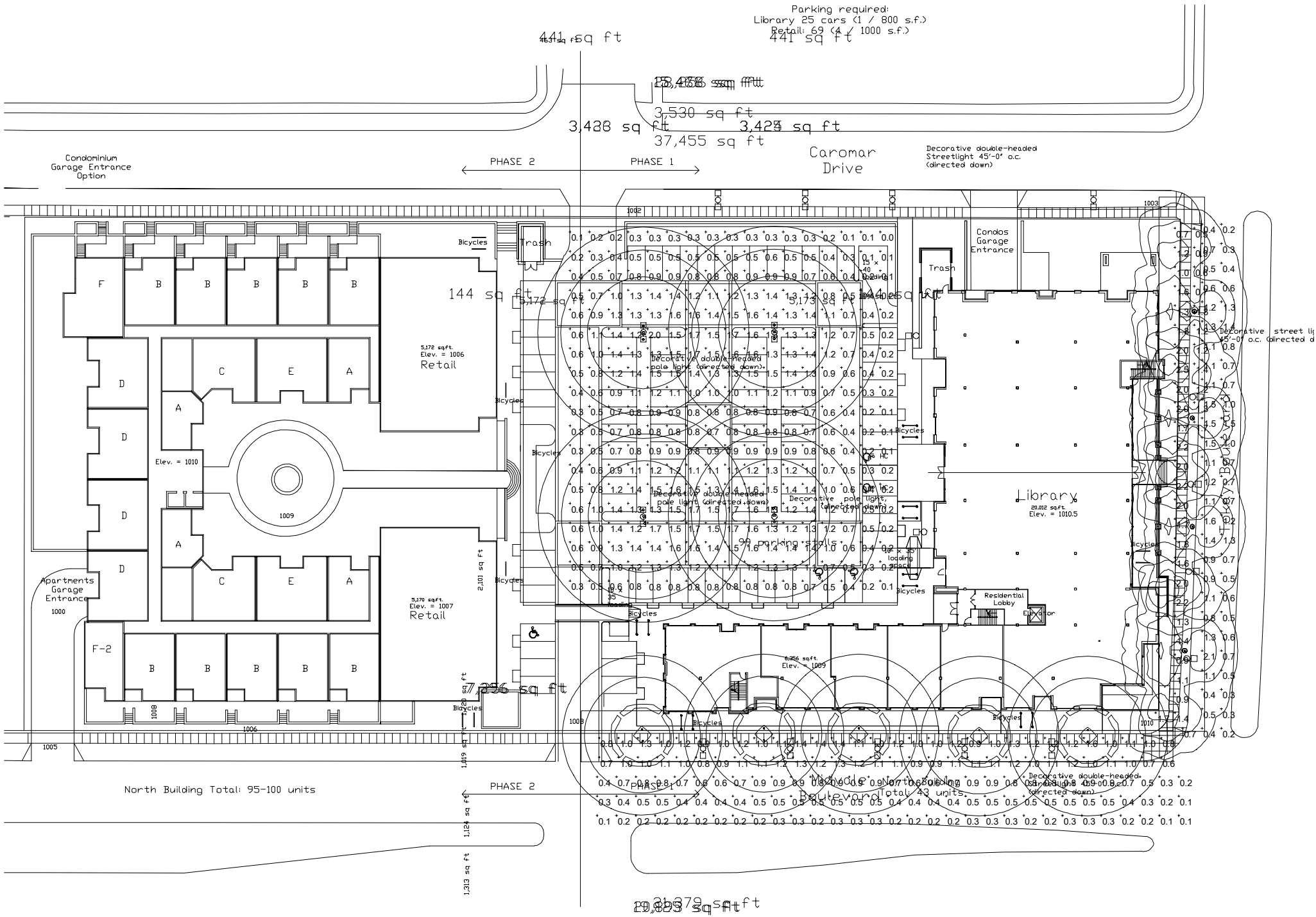
L-2



2 Shrub planting

L-2 Elevation

Not to scale



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
●	B	4	SY100HP00XX3RX	SYRACUSE	100 watt HPS	53466.IES	9500	1.00	125
⋮	A	4	ESP070HP00X6SS	ESPLANADE PEDESTRIAN	Twin Opposed 70W CLEAR HPS	102252.IES	6400	1.00	170
⋮	C	5	ESP070HP00X6SS	ESPLANADE PEDESTRIAN	Single 70W CLEAR HPS	102252.IES	6400	1.00	85

LUMINAIRE LOCATIONS							
No.	Label	X	Location Y	Z	MH	Orientation	Tilt
1	B	697.0	348.0	12.0	12.0	-90.0	0.0
2	B	696.0	293.0	12.0	12.0	-90.0	0.0
3	B	696.0	237.0	12.0	12.0	-90.0	0.0
4	B	692.0	173.0	12.0	12.0	-90.0	0.0
5	A	412.8	337.0	22.0	22.0	0.0	0.0
6	A	413.1	242.2	22.0	22.0	-6.9	0.0
7	A	480.2	242.9	22.0	22.0	175.3	0.0
8	A	480.3	337.5	22.0	22.0	180.0	0.0
9	C	412.1	132.4	18.0	18.0	176.6	0.0
10	C	475.0	133.0	18.0	18.0	180.0	0.0
11	C	524.0	133.0	18.0	18.0	180.0	0.0
12	C	586.0	132.0	18.0	18.0	180.0	0.0
13	C	642.0	132.0	18.0	18.0	180.0	0.0

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Central Parking		0.9 fc	2.0 fc	0.0 fc	N / A	N / A
South Elevation Sidewalk		1.5 fc	2.5 fc	0.5 fc	5.0:1	3.0:1
Tokay Wesbound Lane		0.9 fc	2.1 fc	0.2 fc	10.5:1	4.5:1
Was: Elevation Northbound Midvale	—	0.5 fc	0.9 fc	0.1 fc	9.0:1	5.0:1
West: Elevation Sidewalk	—	1.1 fc	1.8 fc	0.6 fc	2.7:1	1.8:1

Lighting Plan

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Tokay Blvd. Building Elevation

MIDVALE PLAZA JOINT VENTURE

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Library Entry Building Elevation

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Existing Site Photo

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Caromar Drive Building Elevation

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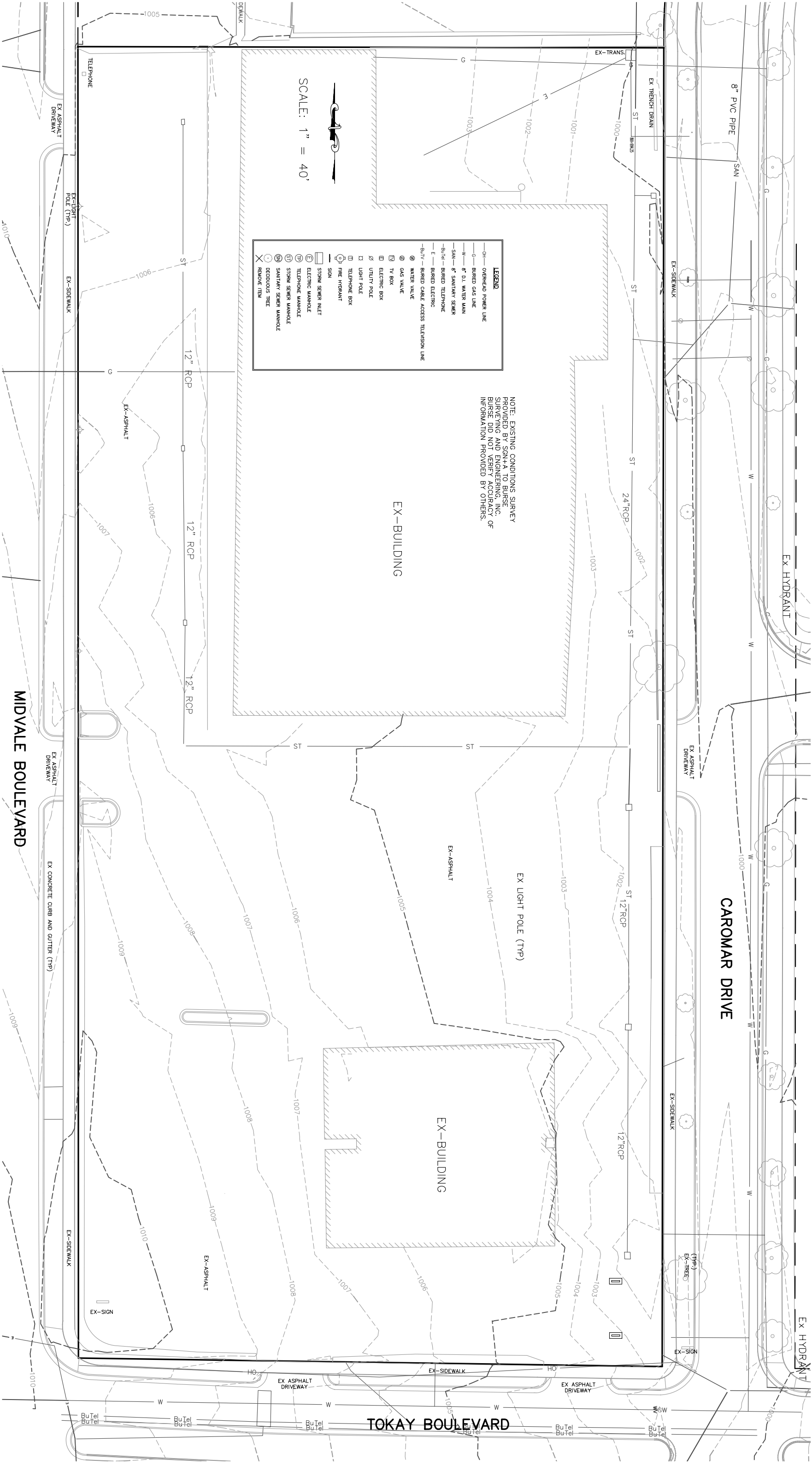
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Existing Conditions

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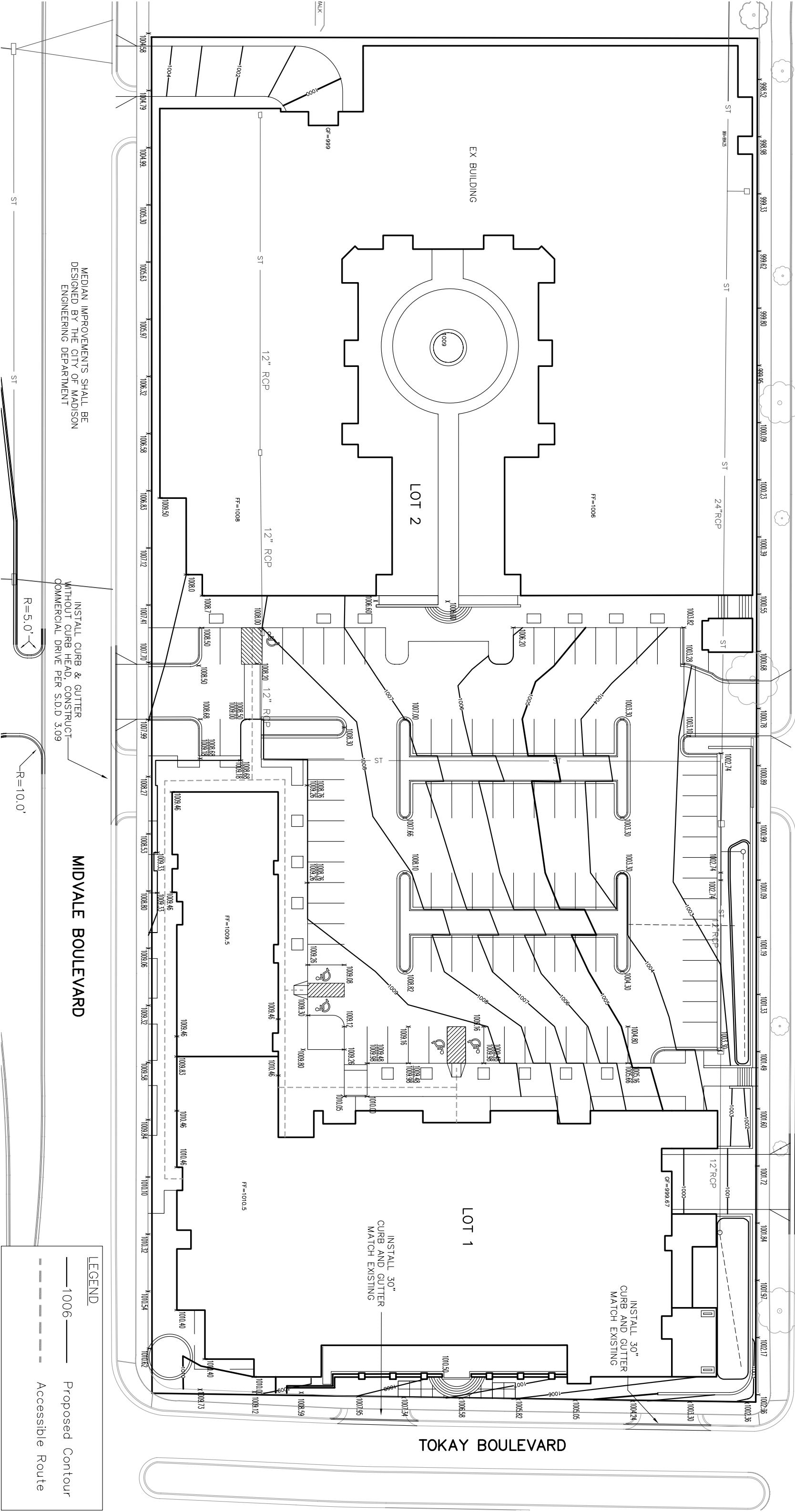
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MIDVALE PLAZA JOINT VENTURE

Grading Plan

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Midvale Blvd. Building Elevation

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