



Project Summary

Overview: *LakeView Corporate Park, which began in 1988, is a 2,400-acre, mixed-use real estate development located in Pleasant Prairie, Wis. LakeView is situated along Interstate 94 at Highway 165 (LakeView Parkway) midway between Chicago and Milwaukee (one mile north of the Illinois/Wisconsin border). Over 3.5 million people reside within 45 minutes of the park.*

Development: *The development includes a 1,496-acre business park, a 170-acre office and commercial park and a 425-acre nature conservancy area on the Des Plaines River floodplain. The development accommodates manufacturing, distribution, office and service/retail uses. LakeView is located within a park-like setting surrounded by abundant green space and high quality amenities.*

Lot Sizes: *4 to 88 acres.*

Utilities: *Municipal water (Lake Michigan) and sanitary sewer, We Energies electric and gas service (formerly Wisconsin Electric Power Co. and Wisconsin Natural Gas), telephone/fiber optics. All streets have curb and gutter with storm water.*

Transportation: *Interstate 94, state highways 31 and 165, Canadian Pacific Railroad and Union Pacific Railroad, city of Kenosha bus service.*

Property Taxes: *Approximately \$19.49 (LakeView East) and \$18.67 (LakeView West) per \$1,000 of assessed value for the 2010 tax year.*

Covenants: *Design and use covenants to protect the character of LakeView Corporate Park and to ensure the long-term value of the investment. Covenant standards include uniform control of setbacks, green space, landscaping, building materials and signage.*

Amenities: *425-acre nature conservancy; 200-acre recreational park; 100-acre public lake with a 2.25 mile walking/bike trail; 130,000-sf RecPlex fitness center and 130,000-sf ice skating facility; state-of-the-art, award-winning day care facility; 150 acres of prime retail land; and 120-room business class Radisson Hotel & Conference Center.*

Developer: *WISPARK LLC, the real estate development subsidiary of Wisconsin Energy Corporation, a \$13 billion public utility holding company. WISPARK is a leader in the development of innovative business settings. LakeView East is a joint venture between WISPARK LLC and CenterPoint Properties. CenterPoint is the largest industrial property company in the 1.4 billion-sf Chicago regional market.*

Contact: *For further information on LakeView Corporate Park, please contact Jerry Franke or Todd Rizzo at 414.274.4600.*