

DECLARATION OF PERMANENT OPEN SPACE

This Declaration of Permanent Open Space is made this 23rd day of September 2020, by Timothy P. James (the "Grantor").

WHEREAS, Grantor is the sole owner in fee simple of certain real property in Lake County, Illinois, more particularly described in Exhibit A attached here to and incorporated by this reference (the "Property"); and

WHEREAS, the property consists of wetlands, prairie plants, native trees, and open space; and

WHEREAS, as a condition of approval of a Conditional Use Permit for a Planned Unit Development 000536-2019, the area shown and labeled as "Permanent Open Space" in Exhibit A shall be set aside as permanent, protected open space for the purposes of preservation of natural resources; and

WHEREAS, Grantor intends that the Property permanently remain open space;

NOW, THEREFORE, in consideration of the above and the terms contained herein, and pursuant to the laws of Illinois, Grantor hereby voluntarily declares the following:

- (1) The Property, more particularly described in Exhibit A, shall be retained permanently in its natural scenic and open space condition and that any natural plant and animal communities located on the Property shall remain undisturbed with the exception of invasive species removal (i.e. buckthorn), and that no structures or other man-made improvements will be installed upon the Property.
- (2) The property shall be maintained according to the management plan as described in Exhibit B.
- (3) Should a publicly supported, tax-exempt, non-profit organization whose primary purpose is the preservation, protection, or enhancement of land in its natural, scenic, forested, and/or open space condition express interest in accepting a conservation easement which would affect the Property, this Declaration of Permanent Open Space may be revoked and a Grant of Conservation Easement, or similar grant, shall be created and imposed.

IN WITNESS WHEREOF Grantor makes this Declaration this 23rd day of September 2020.

GRANTOR:

Timothy P. James

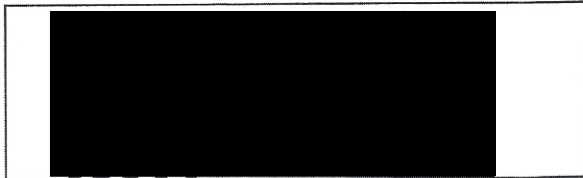
STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for the County and STATE aforesaid, DO HEREBY CERTIFY, that Timothy P. James, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such, he signed and delivered the said instrument as his free and voluntary act and for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23rd day of September, 2020.

[Redacted Signature]

Notary Public



Impress Seal Here

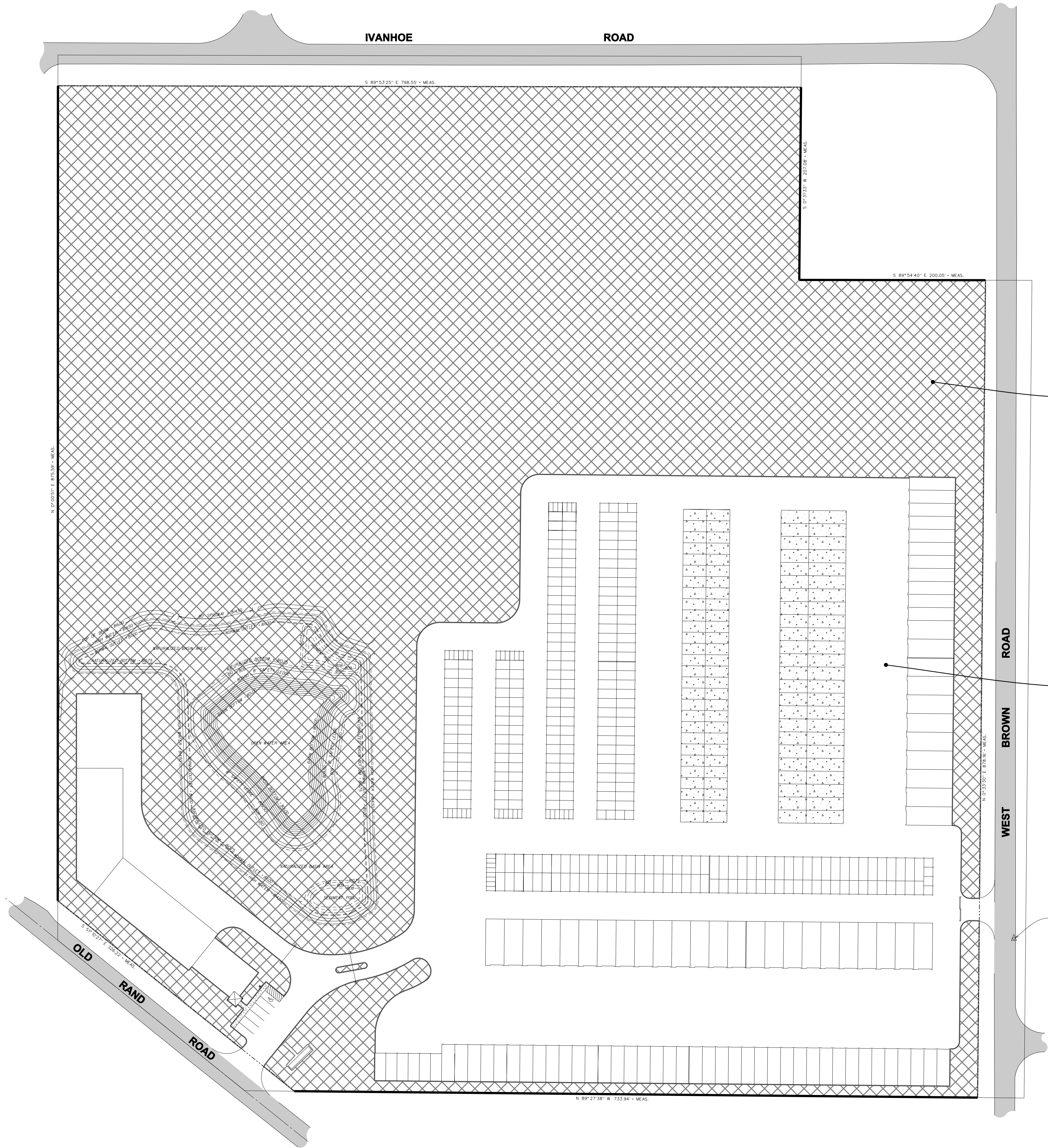
NAME AND ADDRESS OF PREPARER
AND AFTER RECORDING RETURN TO:

Mark S. Saladin
ZANCK, COEN, WRIGHT & SALADIN, P.C.

[Redacted Address]

FINAL DEVELOPMENT PLAN – STORE MORE
A PLANNED UNIT DEVELOPMENT (PUD) FOR A
SELF-SERVICE STORAGE USE (INDOOR/OUTDOOR)

EXHIBIT A




CROSS HATCHED AREA DESIGNATED AS
PERMANENTLY PROTECTED OPEN SPACE AREA
FOR THE PURPOSES OF NATURAL RESOURCE PROTECTION,
STORMWATER MANAGEMENT, AND LANDSCAPING

9.26 ACRES
DEVELOPABLE AREA

SITE BENCHMARK:
"MAG" NAIL IN PAVEMENT
ELEVATION = 834.64
N.A.S.D. 1988

STORE MORE



PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (630) 387-2557
FAX: (630) 387-2557
E-MAIL ADDRESS: pba@pearsonbrown.com

WALUCONDA, ILLINOIS

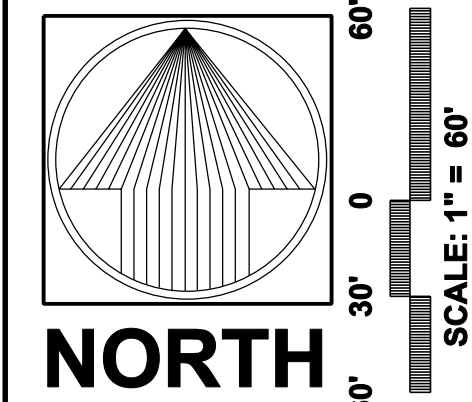
DESIGNED BY:	R.A.A.
DRAWN BY:	R.C.J.
CHECKED BY:	A.K.Z.
ORIGINAL ISSUE:	03/09/19

DESCRIPTION

DATE BY

REVISIONS

OVERALL SITE PLAN



Hey and Associates, Inc.

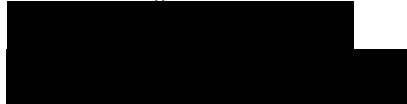
Management Plan for Store-More Self Storage

Wauconda Township, Lake County, Illinois

Project No. 18-0172

Prepared For:

Mr. Tim James



Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

Main Office:



Additional Offices:

Chicago, IL



Milwaukee, WI



Illinois Professional Design Firm [REDACTED] / Wisconsin Architectural and Engineering License # [REDACTED]
Staff licensed to practice in Illinois, Wisconsin, Indiana, Michigan and Oregon
IDOT and WisDOT Prequalified

September 23, 2020

INTRODUCTION

This Management Plan (Plan) pertains to the Natural Resource Protection Areas on the project site. The Plan is required by Lake County Planning, Building and Development. This Plan does not include the traditional landscape areas.

MANAGEMENT

REFORESTATION

The planted native trees in the reforestation plan will be maintained and watered as necessary to survive at least one year from the date of installation. Any tree that dies within the first year will be replaced.

BUCKTHORNS

In Year 1 during construction, the applicant proposes to control the common buckthorn (*Rhamnus cathartica*) and glossy buckthorn (*Frangula alnus*) by cutting and treating the stumps with herbicide. The shrubs will be 1) hauled to an upland location and chipped and/or 2) piled and burned in place during the winter. During the following growing seasons of Years 2 through 5, re-sprouting vegetation, as well as new seedlings, will be treated with herbicide. Persons performing herbicide treatments during the execution of this plan must have a current herbicide applicators/operators license and possess adequate experience in weedy or non-native species identification and management. All herbicides will need to be applied in strict accordance to label restrictions. Management activities shall be by a qualified ecological firm that has experience with vegetation management activities. After the five years are successfully completed, the buckthorn management will be under a long term maintenance plan to be implemented by the property owner.

NATIVE SEEDING AND PLANTINGS

The native seeding and plantings around Wetland 1/stormwater basin will be subject to a three year management and monitoring plan with annual reports submitted to Lake County Planning Building and Development. Persons performing herbicide treatments during the execution of this plan must have a current herbicide applicators/operators license and possess adequate experience in weedy or non-native species identification and management. All herbicides will need to be applied in strict accordance to label restrictions. Management and monitoring activities shall be by a qualified ecological firm that has experience with vegetation management activities and monitoring protocols. After the three years are successfully completed, the native seeding and plantings will be under a long term maintenance plan to be implemented by the property owner.