

EXHIBIT 5

Dedicated Improvements

DEDICATED IMPROVEMENTS

-The water main from and including each Gate Valve on the Village side of the meter pits, typical of two, to their connections at W. Capitol Drive and Palmer Drive.

-New connection sanitary manhole in W. Capitol.

-New storm sewer from connection point in W. Capitol to each of 2 inlets in the radii of entrance.

-Curb/gutter, curb ramp, asphalt pavement at intersection within W. Capitol Drive that is within the Village right-of-way.

-Portion of W. Capitol Drive roadway/utility improvements from Vettleson to Palmer which are part of the Property and being constructed in coordination with Kwik Trip.

-Approximately 450 linear feet of beam guardrail to be installed along Palmer Drive as detailed in Civil Plans & Specifications.