



# VILLAGE OF ORLAND PARK

14700 Ravinia Avenue  
Orland Park, IL 60462  
(708) 403-6150

## Certification

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### STATE OF ILLINOIS COUNTIES OF COOK AND WILL

I, David P. Maher, DO HEREBY CERTIFY that I am the duly elected and qualified Village Clerk of the Village of Orland Park, Illinois, and as such Village Clerk I am the keeper of the minutes and records of the proceedings of the Board of Trustees of said Village and have in my custody the minutes and books of the records of said Village.

I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of:

**Ordinance No. 4419**

I DO FURTHER CERTIFY that the original Ordinance of which the foregoing is a true copy is entrusted to my care for safekeeping and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village Of Orland Park aforesaid, at the said Village, in the Counties and State aforesaid, this 15th day of April 2009.



David P. Maher, Village Clerk



CORPORATE  
SEAL

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# VILLAGE OF ORLAND PARK

Ordinance No: 4419

## **AN ORDINANCE AUTHORIZING EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF CERTAIN PROPERTY LOCATED WITHIN THE "MAIN STREET TRIANGLE REDEVELOPMENT PROJECT AREA" BY THE VILLAGE OF ORLAND PARK, COOK COUNTY, ILLINOIS (Orland Plaza Shopping Center)**

WHEREAS, the Village of Orland Park (the "Village") is a home rule municipality organized and existing under the provisions of the Illinois Constitution, Article 7, Section 6; and

WHEREAS, the Village is authorized and empowered by their constitutional home rule authority to acquire property that is useful, advantageous or desirable for municipal purposes or for the public health, welfare and safety; and

WHEREAS, on October 4, 2004, the Village President and Village Board passed and approved Ordinance #3941 "An Ordinance Approving the Village of Orland Park Main Street Triangle Tax Increment Financing Redevelopment Plan and Project" for the Village of Orland Park Main Street Triangle Redevelopment Project Area; and

WHEREAS, on October 4, 2004, the Village adopted Ordinance #3942 "An Ordinance Designating the Village of Orland Park Main Street Triangle Redevelopment Project Area" and Ordinance #3943 "An Ordinance Adopting Tax Increment Financing for the Village of Orland Park Main Street Triangle Redevelopment Project Area"; and

WHEREAS, on August 6, 2007, the Village adopted Ordinance #4278 "An Ordinance Proposing Approval of an Amendment to the Redevelopment Plan and Project for the Main Street Triangle Redevelopment Project Area and Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith"; and

WHEREAS, on October 15, 2007, the Village adopted Ordinance #4297 "An Ordinance Approving an Amendment to the Village of Orland Park, Main Street Triangle Tax Increment Financing Plan and Project"; and

WHEREAS, on October 15, 2007, the Village adopted Ordinance #4298 "An Ordinance Amending the Designation of the Village of Orland Park Main Street Triangle Redevelopment Project Area"; and

WHEREAS, on October 15, 2007, the Village adopted Ordinance #4299 "An Ordinance Adopting Tax Increment Financing for the Village of Orland Park, Cook and Will Counties, Illinois, in Connection with the Designation of the Amended Village of Orland Park Main Street Triangle Redevelopment Project Area"; and

WHEREAS, the Village has undertaken the acquisition of more than 20 acres of land located within the Main Street Triangle Redevelopment Area Plan and Project Area, and has managed to assemble all of the collective land interests within the Project Area, with the exception of the Orland Plaza Shopping Center property described in **Exhibit A** and depicted in **Exhibit B** to this Ordinance; and

WHEREAS, the Village has undertaken a comprehensive review of the roadway network serving the Main Street Triangle Redevelopment Area and surrounding area, and has identified the need for the acquisition in fee simple of additional land necessary and desirable for the construction of roads including a northerly extension of Ravinia Avenue, Jefferson Street, and the easterly extension of B Street as legally described in **Exhibit C** and as depicted in **Exhibit D** to this Ordinance; and

WHEREAS, the Village's consultant, SPACECO Inc., has prepared a conceptual design for public utilities and public improvements to be constructed by the Village for utilization of the Orland Plaza Shopping Center Parcel to serve the health, benefit, welfare and safety of the residents of the Village of Orland Park and the general public, said design being attached hereto and incorporated herein as **Exhibit E**; and

WHEREAS, the construction and maintenance of the roadway network as permanent public land, accessible to and servicing the general population of the Village, will require the demolition of certain shopping center improvements both within the area of the roadways and on land adjacent to the roadway network, and in order to accomplish demolition of the buildings, grading of the area and restoration of the adjacent land, the Village will need to acquire temporary construction easements for an 18 month duration over the property described in **Exhibit F** and depicted in Exhibit D to this Ordinance; and

WHEREAS, the construction of the roadway network and the development of the balance of the Main Street Triangle Redevelopment Area will also require the installation of public utilities including sanitary sewers, storm sewers and municipal water mains, and for this reason it will be necessary for the Village to acquire permanent non-exclusive utility easements over the property described in **Exhibit G** and depicted in Exhibit D attached to this Ordinance; and

WHEREAS, the Village's consultant, SPACECO, Inc. has prepared restoration specifications for areas outside the right-of-way and permanent easement acquisitions, and said restoration specifications are attached hereto and incorporated herein as **Exhibit H**; and

WHEREAS, the Village President and Village Board are willing to surrender any recapture which may be due the Village and recoverable from the remainder parcels within the Orland Plaza Shopping Center, as legally described in **Exhibit I** attached hereto, for roadway, sanitary sewer, storm sewer, water main, and detention basin construction within the Main Street Triangle Redevelopment, so as to maximize the value of said remainder parcels and to generate special benefits to said remainder parcels; and

WHEREAS, on July 7, 2008, the Village President and Village Board passed and approved Ordinance #4387, "An Ordinance Authorizing the Negotiation for the Acquisition of

Certain Property Located Within the 'Main Street Triangle Redevelopment Project Area' by the Village of Orland Park, Cook County, Illinois (Orland Plaza Shopping Center)" for the acquisition of land and easements needed for right-of-way, roadway, construction, demolition, restoration, and public utilities; and

WHEREAS, in accordance with the property ownership disclosure requirement imposed on units of local government as set forth in 50 ILCS 105/3.1, the Village obtained a title commitment identifying the Owner of the real estate described in the attached Exhibit A and depicted in the attached Exhibit B to be: Orland Park Building Corporation, a copy of said title commitment being attached hereto and incorporated herein as **Exhibit J**; and

WHEREAS, pursuant to Ordinance #4387, the Village Manager, his staff, and the Village Attorneys did submit an offer to the Owner to purchase the needed fee simple and easement property interests by paying the full appraised value of said fee simple and easement interests; and

WHEREAS, in the alternative, said offer indicated the Village's willingness to purchase the entire Orland Plaza Shopping Center parcel at its fair cash market value, if preferred by the Owner; and

WHEREAS, the Owner has rejected and refused to sell the portion of the property needed for right-of-way, roadway construction, demolition, restoration, and public utilities at the Village's offered price, has provided no counteroffer despite eight weeks of extended negotiations, and has not yet obtained an appraisal; and

WHEREAS, the Owner has demanded that the Village purchase more than that portion of the property needed for public ownership (the entire Orland Plaza Shopping Center), and in doing so, has further requested that the Village pay more than \$3,000,000 in excess of the appraised fair cash market value for said property; and

WHEREAS, the monetary demand of the Owner for acquisition of the entire Orland Plaza Shopping Center is not supported by an appraisal tendered by the Owner; and

WHEREAS, the Village President and the Board of Trustees find that the temporary and permanent easements described Exhibits F and G and depicted in Exhibit D attached hereto, and a fee simple interest in the real estate described in Exhibit C and depicted in Exhibit D attached hereto, should be acquired and held in public ownership in perpetuity to serve the transportation needs of the residents of the Village of Orland Park, to serve the general, health, welfare and safety of the Village, and to fulfill the goals and purposes of the Main Street Triangle Redevelopment Project Area for the Village; and

WHEREAS, the Village President and the Board of Trustees find that acquisition of the entire Orland Plaza Shopping Center at a price more than \$3,000,000 higher than its appraised value, would force the Village to purchase land to be resold to private developers at prices higher than is being paid by other purchasers in the marketplace, and would not be in the best interest of the Village; and

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WHEREAS, the Village President and the Board of Trustees, through consultation with qualified expert consultants, determined valuations for the fee simple and easement acquisitions referenced herein, which the Village offered to the Owner; and

WHEREAS, notwithstanding the Village's eight week attempt to agree and negotiate for the voluntary acquisition of the fee simple and easement acquisitions referenced herein, the Village and Owner have been unable to reach an agreement; and

WHEREAS, the Village has determined that it is necessary and desirable to acquire in fee simple that portion of the Orland Plaza Shopping Center Parcel described and depicted in Exhibits C and D, and the temporary and permanent easements depicted in Exhibits D, F and G, for the public purposes set forth in this Ordinance, and as otherwise authorized under the provisions of the Illinois Constitution and Illinois statutes; and

WHEREAS, in order to effectuate the purposes set forth in this Ordinance, the Village expressly declares that it shall maintain in perpetuity public control over the fee simple and permanent easement interests referenced herein after they are acquired.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Orland Park, Illinois as follows:

1. That the recitals set forth above are hereby adopted and incorporated into this Ordinance.

2. That it is necessary and desirable that the real estate described in Exhibit C and depicted in Exhibit D attached hereto be acquired in fee simple by the Village, and the temporary and permanent easements described in Exhibit F and G and depicted in Exhibit D be acquired as well, for those purposes set forth herein.

3. That the Village Manager, his staff, and the Village Attorneys be, and hereby are, authorized to take the necessary steps, by condemnation, to acquire the fee simple and temporary and permanent easement interests described and depicted in Exhibits C, D, F and G, based on the appraisal, engineering, title and other information obtained by the Village, in accordance with the direction given by the Village President and Board of Trustees.

4. If filed, the condemnation complaint shall incorporate this Ordinance, inclusive of the restoration plan and recapture waiver, so as to stipulate to those special benefits attributable to those portions of the Orland Plaza Shopping Center that are not being acquired for public use.

5. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

6. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect upon its passage and approval as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Orland Park, Illinois this 15<sup>th</sup> day of September, 2008.

  
David P. Maher, Village Clerk

Aye: **5**

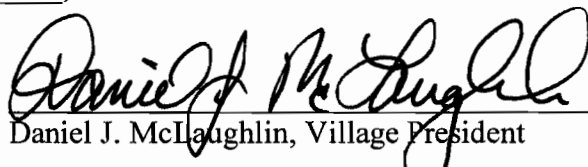
Nay: **1**

Abstain: **NA**

DEPOSITED in my office this 15<sup>th</sup> day of September, 2008

  
David P. Maher, Village Clerk

APPROVED this 15<sup>th</sup> day of September, 2008

  
Daniel J. McLaughlin, Village President

PUBLISHED this 15<sup>th</sup> day of September, 2008

  
David P. Maher, Village Clerk

NA

Parcel 2:

Parcel A:

That part of the South East Quarter of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at a point 50 feet North of the South line of said Section 4 and 269 feet West of the East line of said Section 4; Thence North on a line parallel to the East line of said Section 4 for a distance of 461.89 feet; Thence West on a line perpendicular to the East line of said Section 4 for a distance of 471.82 feet; Thence South on a line parallel to the East line of said Section 4 for a distance of 465.13 feet to a point 50 feet North of the South line of said Section 4; Thence East on a line parallel to the South line of said Section 4 for a distance of 471.82 feet to the point of beginning in Cook County, Illinois except that part taken for road purposes, and also except that part deeded to the Village of Orland Park by Warranty Deed dated August 1, 2002 and recorded September 27, 2002 as document number 0021061786, described as follows:

The South 57 feet of the West 82.50 feet of the East 275 feet (except that part taken for road purposes by dedication or by occupation) of the Southeast Quarter in Section 4, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel B:

That part of the Southeast Quarter of Section 4, Township 36 North, Range 12 East of the Third Principal Meridian; bounded and described as follows, to-wit: Beginning at a point on the East line of said Section which is 410 feet North of the Southeast corner of said Section; Thence North along the East line of said Section, 100 feet; Thence West at right angles to the East line of said Section, 150 feet; Thence South parallel to the East line of said Section, 100 feet; Thence East 150 feet to the place of beginning, in Cook County, Illinois, excepting therefrom the following parcel:

That part of the Southeast Quarter of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian being described as follows: commencing at the Southeast corner of said Southeast Quarter of Section 4; Thence Northerly along the East line of said Southeast Quarter of Section 4 a distance of 410.00 feet to the point of beginning; Thence Westerly on a line perpendicular to the East line of said Southeast Quarter a distance of 60.00 feet to a point; Thence Northerly on a line parallel to the East line of said Southeast Quarter a distance of 100.00 feet to a point; Thence Easterly on a line perpendicular to the East line of said Southeast Quarter a distance of 60.00 feet to a point on the East line of said Southeast Quarter; Thence Southerly on said East line a distance of 100.00 feet to the point of beginning; except that part taken for road purposes both by dedication or by occupation in Cook County, Illinois.

Parcel D:

That part of the Southeast Quarter of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, described as follows: commencing at a point 50 feet North of the South line of said Section 4 and 192.50 feet West of the East line of said Section 4; Thence West on a line parallel to the South line of said Section 4 for a distance of 76.50 feet; Thence North on a line parallel to the East line of said Section 4 for a distance of 461.89 feet; Thence East on a line drawn at right angles to the East line of said Section at a point 510 feet (measured on the East line of said section) North of the Southeast corner of said Section for a distance of 69 feet; Thence South on a line parallel to the East line of said Section 4 for a distance of 50 feet; Thence East on a line parallel to the South line of said Section 4 for a distance of 50 feet; Thence South on a line parallel to the East line of said Section 4 for a distance of 50 feet; Thence East on a line parallel to the South line of Section 4 for a distance of 100 feet; Thence South on a line parallel to the East line of said Section 4 for a distance of 217.85 feet; Thence West on a line parallel to the South line of said Section 4 for a distance of 142.50 feet; Thence South on a line parallel to the East line of said Section 4 for a distance of 142.50 feet to the point of beginning, in Cook County, Illinois; excepting therefrom the following two parcels:

The South 57 feet of the West 82.50 feet of the East 275 feet (except that part taken for road purposes by dedication or by occupation) of the Southeast Quarter in Section 4, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois;

And also,

The North 218.02 feet of the South 410 feet of the East 60 feet (except that part taken for road purposes by dedication or by occupation) of the Southeast Quarter of Section 4, Township 36 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Parcel 9:

That part of the Southeast Quarter of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, Cook County, Illinois, described as follows:

Beginning at a point 65 feet North of the South line of said Section 4 and 50 feet West of the East line of said Section 4, Thence North on a line parallel to the East line of said Section 4 for a distance of 127.50 feet, Thence West on a line parallel to the South line of said Section 4 for a distance of 142.50 feet, Thence South on a line parallel to the East line of said Section 4 for a distance of 142.50 feet, Thence East on a line parallel to the South line of said Section 4 for a distance of 127.50 feet, Thence Northeasterly, more or less, 21.21 feet to the place of beginning, in Cook County, Illinois, excepting therefrom the following parcel:

That part of the Southeast Quarter of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian being described as follows: beginning at a point 65 feet North of the South line of said Section 4 and 50 feet West of the East line of said Section 4; Thence Northerly on a line parallel to the East line of said Section 4 a distance of 127.50 feet to a point; Thence Westerly on a line parallel to the South line of said Section 4 a distance of 10.00 feet to a point; Thence Southerly on a line parallel to the East line of said Section 4 a distance of 108.50 feet to a point, said point also being 60.00 feet West of the East line of said Section 4; Thence Southwesterly on a straight line a distance of 38.35 feet to a point, said point also being 57.00 feet North of the South line of said Section 4; Thence Westerly on a line parallel to the South line of said Section 4 a distance of 105.50 feet to a point; Thence Southerly on a straight line parallel to the East line of said Section 4 a distance of 7.00 feet to a point; said point also being 50.00 feet North of the South line of said Section 4; Thence Easterly on a line parallel to the South line of said Section 4 a distance of 127.50 feet to a point; Thence Northeasterly on a straight line a distance of 21.30 feet to the point of beginning; in Cook County, Illinois.

PROPERTY AREA: 310,592 SQ.FT. OR 7.130 ACRES

## EXHIBIT A to Phase II Ordinance





**LEGAL DESCRIPTION FOR  
ACQUISITION OF RAVINIA RIGHT OF WAY AT  
THE NORTHWEST CORNER OF 143<sup>RD</sup> STREET & LAGRANGE RD.  
ORLAND PARK, ILLINOIS**

PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH,  
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION  
AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01  
DEGREES 34 MINUTES 52 SECONDS WEST, ON A LINE PARALLEL TO THE EAST  
LINE OF SAID SECTION FOR A DISTANCE OF 461.65 FEET (461.89 FEET – RECORD)  
TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT  
A POINT 509.64 FEET (510 FEET – RECORD) (AS MEASURED ALONG THE EAST LINE  
OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION;  
THENCE SOUTH 88 DEGREES 25 MINUTES 08 SECONDS WEST, ALONG SAID  
PERPENDICULAR LINE, 341.32 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE  
PARALLEL TO THE EAST LINE OF SAID SECTION, SAID LINE HEREINAFTER  
REFERRED TO AS LINE "C", 464.20 FEET TO A POINT ON A LINE 50.00 FEET NORTH  
OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 87  
DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID PARALLEL LINE, 80.00  
FEET TO A POINT ON A LINE 80.00 FEET WEST OF AND PARALLEL WITH SAID LINE  
"C"; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG SAID  
PARALLEL LINE, 450.07 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE  
WESTERLY 51.28 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE  
RIGHT, HAVING A RADIUS OF 257.87 FEET AND WHOSE CHORD BEARS SOUTH 78  
DEGREES 58 MINUTES 31 SECONDS WEST, 51.19 FEET TO A POINT ON A NON-  
TANGENT LINE, SAID NON TANGENT LINE ALSO BEING THE WEST LINE OF  
PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367;  
THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG SAID LINE,  
23.13 FEET TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID  
SECTION AT A POINT 509.64 FEET (510 FEET – RECORD) (AS MEASURED ALONG  
THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID  
SECTION; THENCE NORTH 88 DEGREES 25 MINUTES 08 SECONDS EAST, ALONG  
SAID PERPENDICULAR LINE, 130.50 FEET TO THE POINT OF BEGINNING, IN COOK  
COUNTY, ILLINOIS.

CONTAINING 38,159 SQUARE FEET OR 0.876 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY  
COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED  
MAY 29, 2008.

Revised: August 28, 2008

Revised: July 1, 2008

Revised: June 26, 2008

Prepared: June 2, 2008

**EXHIBIT C  
to Phase II Ordinance**

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**LEGAL DESCRIPTION FOR  
ACQUISITION OF JEFFERSON AVE. RIGHT OF WAY AT  
THE NORTHWEST CORNER OF 143<sup>RD</sup> STREET & LAGRANGE RD.  
ORLAND PARK, ILLINOIS**

PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 461.65 FEET (461.89 FEET – RECORD) TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET – RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 25 MINUTES 08 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 53.61 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, SAID LINE HEREINAFTER REFERRED TO AS LINE “A”, 462.05 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG THE LAST DESCRIBED PARALLEL LINE, 66.00 FEET TO A POINT ON A LINE 66.00 FEET WEST OF AND PARALLEL WITH SAID LINE “A”; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG SAID PARALLEL LINE, 462.54 FEET TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 88 DEGREES 25 MINUTES 08 SECONDS EAST, ALONG SAID PERPENDICULAR LINE, 66.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 30,512 SQUARE FEET OR 0.700 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 29, 2008.

Revised: August 28, 2008

Revised: July 1, 2008

Revised: June 26, 2008

Prepared: June 2, 2008

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LEGAL DESCRIPTION FOR  
ACQUISITION OF STREET B RIGHT OF WAY AT  
THE NORTHWEST CORNER OF 143<sup>RD</sup> STREET & LAGRANGE RD.  
ORLAND PARK, ILLINOIS

PARCEL 3A:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 461.65 FEET (461.89 FEET - RECORD) TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 25 MINUTES 08 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 471.82 FEET TO A POINT ON THE WEST LINE OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG SAID WEST LINE, 265.66 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG SAID WEST LINE, 66.00 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST, SAID LINE HEREINAFTER REFERRED TO AS LINE "D", 50.50 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, 66.00 FEET TO A POINT ON A 66.00 FEET SOUTH OF AND PARALLEL WITH SAID LINE "D"; THENCE SOUTH 88 DEGREES 25 MINUTES 09 SECONDS WEST, ALONG SAID PARALLEL LINE, 50.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 3,333 SQUARE FEET OR 0.077 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 29, 2008.

Revised: July 1, 2008  
Revised: June 26, 2008  
Prepared: June 2, 2008

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ryp 0060208.doc

**LEGAL DESCRIPTION FOR  
ACQUISITION OF STREET B RIGHT OF WAY AT  
THE NORTHWEST CORNER OF 143<sup>RD</sup> STREET & LAGRANGE RD.  
ORLAND PARK, ILLINOIS**

PARCEL 3B:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 461.65 FEET (461.89 FEET – RECORD) TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 25 MINUTES 08 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 119.61 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, 199.66 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG SAID PARALLEL LINE, 66.00 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 09 SECONDS WEST, SAID LINE HEREINAFTER REFERRED TO AS LINE "B", 221.71 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, 66.00 FEET TO A POINT ON A LINE 66.00 FEET NORTH OF AND PARALLEL TO SAID LINE "B"; THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST, ALONG SAID PARALLEL LINE, 221.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 14,633 SQUARE FEET OR 0.336 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 29, 2008.

Revised: August 28, 2008

Revised: July 1, 2008

Revised: June 26, 2008

Prepared: June 2, 2008

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## EXHIBIT F

### LEGAL DESCRIPTIONS FOR TEMPORARY CONSTRUCTION EASEMENTS

#### PARCEL 1: (TEMPORARY CONSTRUCTION EASEMENT OVER AREA 4B)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 461.65 FEET (461.89 FEET – RECORD) TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 25 MINUTES 08 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 471.82 FEET TO A POINT ON THE WEST LINE OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG SAID WEST LINE, 23.13 FEET TO THE POINT OF BEGINNING;

THENCE EASTERLY 51.28 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 257.87 FEET AND WHOSE CHORD BEARS NORTH 78 DEGREES 58 MINUTES 31 SECONDS EAST, 51.19 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 184.93 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 09 SECONDS WEST, 50.50 FEET TO A POINT ON THE WEST LINE OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG SAID WEST LINE, 176.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 9,083 SQUARE FEET OR 0.209 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 29, 2008.

Prepared June 27, 2008

**EXHIBIT F**  
**to Phase II Ordinance**



**PARCEL 2: (TEMPORARY CONSTRUCTION EASEMENT OVER PART OF AREA 4A)**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 461.65 FEET (461.89 FEET – RECORD) TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 25 MINUTES 08 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 471.82 FEET TO A POINT ON THE WEST LINE OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG SAID WEST LINE, 265.66 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST, 50.50 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 199.14 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID PARALLEL LINE, 50.50 FEET TO THE SOUTHWEST CORNER OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL II, 199.52 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE SOUTH 7 FEET OF THE ABOVE DESCRIBED PROPERTY.

CONTAINING 9,712 SQUARE FEET OR 0.223 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 29, 2008.

Revised August 28, 2008  
Prepared June 27, 2008



**PARCEL 3: (TEMPORARY CONSTRUCTION EASEMENT OVER AREA 5)**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 461.65 FEET (461.89 FEET - RECORD) TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 25 MINUTES 08 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 119.61 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, 199.66 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 09 SECONDS WEST, 221.71 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, 199.66 FEET TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 88 DEGREES 25 MINUTES 08 SECONDS EAST, ALONG SAID PERPENDICULAR LINE, 221.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 44,266 SQUARE FEET OR 1.016 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 29, 2008.

Prepared June 27, 2008

**PARCEL 4: (TEMPORARY CONSTRUCTION EASEMENT OVER PART OF AREA 6)**

THE NORTH 15 FEET, TOGETHER WITH THE NORTH 15 FEET OF SOUTH 22 FEET, TOGETHER WITH THE EAST 15 FEET EXCEPT THE NORTH 15 FEET AND SOUTH 22 FEET THEREOF AND TOGETHER WITH THE WEST 15 FEET EXCEPT THE NORTH 15 FEET AND SOUTH 22 FEET THEREOF, ALL INCLUSIVE, OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 0014 IN WARRANTY DEED RECORDED AS DOCUMENT 21061786, SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 50 FEET AND THE WEST LINE OF THE EAST 275 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, 113.62 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, 221.71 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, 198.54 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST, 221.71 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 196.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 11,472 SQUARE FEET OR 0.263 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 29, 2008.

Prepared June 27, 2008

**PARCEL 5: (TEMPORARY CONSTRUCTION EASEMENT OVER PART OF AREA 7)**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 0014 IN WARRANTY DEED RECORDED AS DOCUMENT 21061786, SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 57 FEET AND THE WEST LINE OF THE EAST 275 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, 47.61 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, SAID LINE HEREINAFTER REFERRED TO AS LINE "A", 455.05 FEET TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 88 DEGREES 25 MINUTES 08 SECONDS EAST, ALONG SAID PERPENDICULAR LINE, 15.00 FEET TO A POINT ON A LINE 15.00 FEET EAST OF AND PARALLEL WITH SAID LINE "A"; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG SAID PARALLEL LINE, 77.44 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 08 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE, 35.00 FEET TO A POINT ON A LINE 50.00 FEET EAST OF AND PARALLEL TO SAID LINE "A"; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG SAID PARALLEL LINE, 155.00 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 08 SECONDS WEST, PERPENDICULAR TO THE LAST COURSE, 35.00 FEET TO A POINT ON A LINE 15.00 FEET EAST OF AND PARALLEL WITH SAID LINE "A"; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG SAID PARALLEL LINE, 207.50 FEET TO A POINT ON A LINE 72.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION; THENCE NORTH 87 DEGREES 59 MINUTES 27 SECONDS EAST, ALONG SAID PARALLEL LINE, 214.12 FEET; THENCE NORTH 43 DEGREES 27 MINUTES 35 SECONDS EAST, 26.13 FEET TO A POINT ON A LINE 75.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG SAID PARALLEL LINE, 419.87 FEET TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 88 DEGREES 25 MINUTES 08 SECONDS EAST, ALONG SAID PERPENDICULAR LINE, 15.00 FEET TO POINT ON A LINE 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION, SAID LINE ALSO BEING A WEST LINE OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT 21061786; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG SAID LINE, 426.09 FEET TO A

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NORTHWESTERLY LINE OF SAID PROPERTY; THENCE SOUTH 43 DEGREES 27 MINUTES 35 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, 38.50 FEET TO A POINT ON A LINE 57.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION, SAID LINE ALSO BEING A NORTH LINE OF SAID PROPERTY; THENCE SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID LINE, 187.76 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 22,339 SQUARE FEET OR 0.513 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 29, 2008.

Revised August 28, 2008  
Prepared June 27, 2008

# EXHIBIT G

## LEGAL DESCRIPTIONS FOR PERMANENT UTILITY EASEMENTS

### PARCEL 1: (PERMANENT UTILITY EASEMENT OVER PART OF AREA 4A)

THE SOUTH 7 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 461.65 FEET (461.89 FEET – RECORD) TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET – RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 25 MINUTES 08 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 471.82 FEET TO A POINT ON THE WEST LINE OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG SAID WEST LINE, 265.66 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST, 50.50 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 199.14 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID PARALLEL LINE, 50.50 FEET TO THE SOUTHWEST CORNER OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL II, 199.52 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

CONTAINING 354 SQUARE FEET OR 0.008 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 29, 2008.

Prepared June 27, 2008

**EXHIBIT G**  
**to Phase II Ordinance**

**PARCEL 2: (PERMANENT UTILITY EASEMENT OVER PART OF AREA 6)**

THE SOUTH 7 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 0014 IN WARRANTY DEED RECORDED AS DOCUMENT 21061786, SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 50 FEET AND THE WEST LINE OF THE EAST 275 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, 113.62 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, 221.71 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, 198.54 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST, 221.71 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 196.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 1,552 SQUARE FEET OR 0.036 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 29, 2008.

Prepared June 27, 2008

**PARCEL 3: (PERMANENT UTILITY EASEMENT OVER PART OF AREA 7)**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 0014 IN WARRANTY DEED RECORDED AS DOCUMENT 21061786, SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 57 FEET AND THE WEST LINE OF THE EAST 275 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, 47.61 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 7.00 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID PARALLEL LINE, 47.62 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 0014, SAID POINT ALSO BEING ON A LINE 275.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG SAID LINE, 7.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 333 SQUARE FEET OR 0.008 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 29, 2008.

Prepared June 27, 2008



9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065



## Memorandum

To: Scott Day – Day and Robert PC

From: Michael S. Mondus, P.E.

Date: June 3, 2008

Re: Orland Park Plaza  
Orland Park, Illinois  
SPACECO Project 4278.03

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As requested we have reviewed the grading and restoration work that is proposed within the temporary construction easements located on the site. Construction easements are proposed over the entire areas defined as parcels 4A, 4B, and 5 to facilitate building demolition needed to construct the proposed roadways. Construction easements are also proposed over portions of parcels 6 and 7 to facilitate transitional grading and utility installation work.

The existing buildings and pavement within Parcels 4A, 4B, and 5 will be completely demolished and removed. Portions of these existing buildings have basements that would be completely filled. All fill placed within these parcels would be properly compacted and suitable to support future buildings and pavement areas. These areas would be topped with a minimum 6" topsoil respread and hydroseed and would be final graded so that they are approximately equal to top of curb grades on the adjacent roadways.

The construction easement areas within Parcel 6 and on the west side of Parcel 7 would have the existing pavement removed and graded such that the existing grades within the parcel would match the proposed roadway elevations. These areas would also receive a minimum 6' topsoil respread and hydroseed.

The construction easement areas on the east and south side of parcel 7 would be restored to preconstruction grades and conditions including the replacement of any pavement or landscaping removed or disturbed during the construction work.

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**EXHIBIT H**  
**to Phase II Ordinance**

1.5.28



**LEGAL DESCRIPTIONS  
OF  
REMAINDER PARCELS 4A, 4B, 5, 6, and 7**

PARCEL 4A:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 461.65 FEET (461.89 FEET – RECORD) TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET – RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 25 MINUTES 08 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 471.82 FEET TO A POINT ON THE WEST LINE OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG SAID WEST LINE, 265.66 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST, 50.50 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 199.14 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID PARALLEL LINE, 50.50 FEET TO THE SOUTHWEST CORNER OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL II, 199.52 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

CONTAINING 10,066 SQUARE FEET OR 0.231 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 7, 2008.

Prepared June 27, 2008

**EXHIBIT I  
to Phase II Ordinance**

**LEGAL DESCRIPTIONS  
OF  
REMAINDER PARCELS 4A, 4B, 5, 6, and 7**

PARCEL 4B:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 461.65 FEET (461.89 FEET – RECORD) TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 25 MINUTES 08 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 471.82 FEET TO A POINT ON THE WEST LINE OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG SAID WEST LINE, 23.13 FEET TO THE POINT OF BEGINNING;

THENCE EASTERLY 51.28 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 257.87 FEET AND WHOSE CHORD BEARS NORTH 78 DEGREES 58 MINUTES 31 SECONDS EAST, 51.19 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 184.93 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 09 SECONDS WEST, 50.50 FEET TO A POINT ON THE WEST LINE OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG SAID WEST LINE, 176.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 9,083 SQUARE FEET OR 0.209 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 7, 2008.

Prepared June 27, 2008

**LEGAL DESCRIPTIONS  
OF  
REMAINDER PARCELS 4A, 4B, 5, 6, and 7**

PARCEL 5:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 461.65 FEET (461.89 FEET - RECORD) TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 25 MINUTES 08 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 119.61 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, 199.66 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 09 SECONDS WEST, 221.71 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, 199.66 FEET TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 88 DEGREES 25 MINUTES 08 SECONDS EAST, ALONG SAID PERPENDICULAR LINE, 221.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 44,266 SQUARE FEET OR 1.016 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 7, 2008.

Prepared June 27, 2008

**LEGAL DESCRIPTIONS  
OF  
REMAINDER PARCELS 4A, 4B, 5, 6, and 7**

PARCEL 6:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 0014 IN WARRANTY DEED RECORDED AS DOCUMENT 21061786, SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 50 FEET AND THE WEST LINE OF THE EAST 275 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, 113.62 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, 221.71 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION, 198.54 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST, 221.71 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 196.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 43,834 SQUARE FEET OR 1.006 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 7, 2008.

Prepared June 27, 2008

**LEGAL DESCRIPTIONS  
OF  
REMAINDER PARCELS 4A, 4B, 5, 6, and 7**

PARCEL 7:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 0014 IN WARRANTY DEED RECORDED AS DOCUMENT 21061786, SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 50 FEET AND THE WEST LINE OF THE EAST 275 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, 47.62 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 462.05 FEET TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 88 DEGREES 25 MINUTES 08 SECONDS EAST, ALONG SAID PERPENDICULAR LINE, 122.61 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 50.00 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 08 SECONDS EAST, ALONG A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION, 50.00 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 52 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 50.00 FEET TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 509.64 FEET (510 FEET - RECORD) (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 88 DEGREES 25 MINUTES 08 SECONDS EAST, ALONG SAID PERPENDICULAR LINE, 90.00 FEET TO POINT ON A LINE 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION, SAID LINE ALSO BEING A WEST LINE OF PROPERTY CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT 21061786; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG SAID LINE, 426.09 FEET TO A NORTHWESTERLY LINE OF SAID PROPERTY; THENCE SOUTH 43 DEGREES 27 MINUTES 35 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, 38.50 FEET TO A POINT ON A LINE 57.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION, SAID LINE ALSO BEING A NORTH LINE OF SAID PROPERTY; THENCE SOUTH 87 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG SAID LINE, 187.76 FEET TO THE NORTHWEST CORNER OF PARCEL 0014 IN WARRANTY DEED RECORDED AS DOCUMENT 21061786, SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 57 FEET AND THE WEST LINE OF THE EAST 275 FEET OF SAID

Prepared June 27, 2008

**LEGAL DESCRIPTIONS  
OF  
REMAINDER PARCELS 4A, 4B, 5, 6, and 7**

SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 34 MINUTES 52 SECONDS EAST, ALONG SAID WEST LINE, 7.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 116,706 SQUARE FEET OR 2.679 ACRES MORE OR LESS.

LEGAL DESCRIPTION PREPARED BASED ON ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GREMLEY AND BIEDERMANN (ORDER NO. 2008-10803-001) SIGNED MAY 7, 2008.

Prepared June 27, 2008

**NEAR NORTH NATIONAL TITLE LLC**

**222 N. LaSalle, Main Lobby  
Chicago, IL 60601  
ISSUING AGENT**

**A.L.T.A. COMMITMENT  
SCHEDULE A**

Number: N01061302

Effective Date: August 15, 2008

REFER INQUIRIES TO: NEAR NORTH NATIONAL TITLE LLC, (312) 419-3900

1. Policy or Policies to be issued:

Owner's  
Proposed Insured: AMOUNT \$ 10,000.00  
Village of Orland Park, an Illinois municipal corporation

Lender's  
Proposed Insured: AMOUNT \$

2. The estate or interest in the land described or referred to in this Commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

Orland Park Building Corporation, an Illinois corporation, as to Parcels 2A, 2B, 2D and 9

3. The mortgage and assignments, if any, covered by this Commitment are described as follows:

Mortgage dated \_\_\_\_\_ and recorded \_\_\_\_\_ as document number \_\_\_\_\_, made by \_\_\_\_\_, to \_\_\_\_\_, to secure an indebtedness of \$\_\_\_\_\_.

4. The land referred to in this commitment is described as follows:

See Exhibit A attached hereto and made a part hereof.

08 28 2008

This commitment is valid only if Schedule B is attached.

**EXHIBIT J  
to Phase II Ordinance**

**NEAR NORTH NATIONAL TITLE LLC**  
**ISSUING AGENT**

**A.L.T.A. COMMITMENT**

**SCHEDULE B**

Number: N01061302

Schedule B of the policy or policies to be issued will contain these exceptions: (1) Rights or claims of parties in possession not shown by the public records; (2) Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by the accurate survey and inspection of the premises; (3) Easements, or claims of easements, not shown by the public records; (4) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (5) Taxes or special assessments which are not shown as existing liens by the public records; and the following exceptions, unless same are disposed of to the satisfaction of the Company:

1. General real estate taxes for the years 2007 second installment and 2008. Tax number 27-04-417-015 (Affects Parcel 9 and other property), 27-04-417-017 (Affects Parcel 2A and other property), 27-04-417-007 (Affects Parcel 2B and other property) and 27-04-417-016 (Affects Parcel 2D and other property).

Note: The first installment of the 2007 taxes are paid, \$18,200.78 (-015), \$155,374.04 (-017), \$2,260.27 (-007), and \$35,602.54 (-016).

Note: The 2007 second installment taxes and the 2008 taxes are not yet due and payable.

2. Trust Deed dated May 15, 1974 and recorded May 29, 1974 as document number 22731926, made by Orland Park Building Corporation, an Illinois corporation to Cheryl Kruspe, to secure an indebtedness of \$300,000.00.

(Affects Part of Parcel 2A)

3. Trust Deed dated December 20, 1989 and recorded February 5, 1990 as document number 90059367, made by Orland Park Building Corporation, an Illinois corporation to Cheryl Kruspe to secure an indebtedness of \$900,000.00.

Mortgage (Trust Deed) Modification Agreement recorded January 4, 1995 as document number 95003796.

Extension Agreement recorded January 4, 1995 as document number 95003797.

Extension Agreement recorded January 25, 2000 as document number 00063416.

Extension Agreement recorded January 13, 2005 as document number 0501303121.

(Affects part of Parcel 2A and all of Part 2D)

4. Trust Deed dated August 3, 1992 and recorded August 11, 1992 as document number 92592952, made by Orland Park Building Corporation, an Illinois corporation to Cheryl Kruspe, Trustee, to secure an indebtedness of \$385,000.00.

Extension Agreement recorded July 31, 1997 as document number 97556855.

Mortgage (Trust Deed) Modification Agreement recorded July 31, 1997 as document number 97556854.

(Affects part of Parcel 9 and other property)

5. Security interest of Bank of the West, under a financing statement executed by October 15, 2003, and filed by Norman Vuillaume and Richard Vuillaume as document number 0328829268.

Note: Real Estate Waiver recorded October 15, 2003 as document number 0328829279.

(Affects part of Parcel 2A)

08/28/2008



### A.L.T.A. Commitment - Schedule B - Continued

6. Claim for lien recorded January 24, 2007 as document number 0702434088 in favor of Road Fabrics, Inc. and against Northwest General Contractors for the sum of \$32,899.20, plus interest.

Note: This document may be defective in that it does not contain a legal description of PIN. The property address contained therein refers to property reasonably determined to be within Parcel 2A.

7. Ordinance Adopting Comprehensive Plan of Public Improvements Looking to Present and Future Development of the Village of Orland Park, recorded September 27, 1956 as document number 16710678, and the terms and provisions contained therein.
8. Rights of the public, State of Illinois and the municipality in and to that part of the land taken or used for 143rd Street, as dedicated by instrument dated February 20, 1929 and recorded September 24, 1929 as document number 10487997.
9. Rights of the public, State of Illinois and the municipality in and to other parts of the land taken or used for road purposes.
10. Ordinance recorded January 3, 1979 as document number 24787781 authorizing the issuance of a Special Use Permit pursuant to the provisions of the Zoning Ordinance of the Village of Orland Park, Illinois.  
  
(Affects part of Parcel 2A)
11. Easements over the land in favor of Commonwealth Edison Company and Illinois Bell Telephone Company for pole lines, conduits, and incidental purposes, as created by grant recorded on September 1, 1988 as document number 88399835.
12. Grant of an Easement recorded September 17, 1957 as document number 17013796 to Northern Illinois Gas Company for the installation and maintenance of a gas main and other gas facilities together with the right of access thereto for said purposes, in, upon, along and across the property therein described.  
  
(Affects part of Parcel 2A and all of Parcel 2D)
13. Grant of Easement for Installation and Maintenance of Public Utilities recorded January 6, 1958 as document number 17103674 reserved for the Illinois Bell Telephone Company and the Commonwealth Edison Company.  
  
(Affects part of Parcel 2A and all of Parcel 2D)
14. Terms, provisions, conditions, and limitations of the agreement between the Village of Orland Park of Cook County, Illinois, a municipal corporation and Orland Park Building Corporation, a corporation of Illinois and Orland State Bank for the regulation of the parking and traffic of vehicles in the land dated August 23, 1971 and recorded October 28, 1971 as document number 21689350.  
  
(Affects part of Parcel 2A and all of Parcel 2D)
15. Grant for Utilities Easement recorded December 16, 1959 as document number 17736694 to Northern Illinois Gas Company over the North 6 feet of the West 150 feet of the East 590 feet of Southeast 1/4 of Section 4 aforesaid.  
  
(Affects part of Parcel 2A)
16. Easement in, upon, under, over and along the West 5 feet of the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment as created by grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded October 6, 1964 as document number 19265424.  
  
(Affects part of Parcel 2A)
17. Easements over a 10 foot wide strip of land in favor of Commonwealth Edison Company and Illinois Bell Telephone Company for pole lines, conduits, and incidental purposes, as created by grant recorded on July 24, 1980 as document number 25525582.

### A.L.T.A. Commitment - Schedule B - Continued

18. Unrecorded easement for the benefit of Commonwealth Edison Company, an Illinois corporation, to construct, operate, maintain, renew, relocate and remove, from time to time, poles, wires, cables, conduits, manholes, transformers and distribution of electricity affecting the land described as Parcel 2A.
19. Construction Easement Agreement dated April 30, 2007 and recorded May 27, 2008 as document number 0814834133, made by and between Orland Park Building Corporation, an Illinois corporation and the Village of Orland Park, an Illinois municipal corporation.  
  
(Affects Parcel 2A)
20. Terms, conditions and reservations created by Easement Agreement contained within vesting deed made by and between Commonwealth Edison Co., an Illinois corporation and Orland Park Building Corporation, an Illinois corporation on November 10, 1983, and recorded as document number 26863447.  
  
(Affects Parcel 2B)
21. Easement Agreement made by and between First National Bank of Evergreen Park, as Trustee under Trust Agreement dated May 5, 1987, and known as Trust No. 9678, and Commonwealth Edison Co., an Illinois corporation dated June 10, 1988 and recorded September 10, 1988 as document number 88399836.  
  
(Affects Parcel 2A)
22. Perpetual Easement and Right, Permission and Authority to Construct, Erect, Operate, Maintain and Renew an underground pipe line or pipe lines for the transmission of water over the land, together with access to said pipe lines for operation, construction, or maintenance and the right to trim or remove structures of any kind that may be reasonably removed therefore, as created by grant from Orland Park Building Corporation, an Illinois corporation to Village of Orland Park, a municipal corporation dated June 29, 1956 recorded July 11, 1956 as document number 16635684.  
  
(Affects Parcel 2D)
23. Perpetual Easement for ingress and egress over the land as created by grant from Orland Park Building Corporation, an Illinois corporation to Village of Orland Park, a municipal corporation dated June 29, 1956 and recorded July 11, 1956 as document number 16635684.  
  
(Affects Parcel 2D)
24. Easements over land herein described as Parcel 2D in favor of Commonwealth Edison Company and Illinois Bell Telephone Company for pole lines, conduits, and incidental purposes, as created by grant recorded on August 21, 1956 as document number 16675846.  
  
(Affects Parcel 2D)
25. Easements over land herein described as Parcel 2D in favor of Commonwealth Edison Company and Illinois Bell Telephone Company for pole lines, conduits, and incidental purposes, as created by grant recorded on May 12, 1956 as document number 16517229.  
  
(Affects Parcel 2D)
26. Grant of Easement recorded June 17, 1958 as document number 17236066 for the Illinois Bell Telephone Company for installation and maintenance of public utilities.  
  
(Affects Parcel 2D)
27. Terms, provisions and limitations contained in the No Further Remediation Letter recorded May 26, 2005 as document number 0514627073.

## A.L.T.A. Commitment - Schedule B - Continued

(Affects Parcel 9 and other property)

28. Plat of Dedication recorded December 12, 2006 as document number 0634615099, pursuant to Village of Orland Park Ordinance No. 4166, which thereby provides for the dedication of certain parcels of land for roadway purposes.
29. Plat of Dedication recorded December 12, 2006 as document number 0627822105, pursuant to Village of Orland Park Ordinance No. 4175, which thereby provides for the dedication of certain parcels of land for roadway purposes.
30. Right of tenants under existing unrecorded leases and of all parties claiming by, through or under them.
31. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Note: The Company should be furnished with an ALTA Loan and Extended Coverage Policy Statement.
32. Subject to encroachments, overlaps, unrecorded easements and other adverse matters, which may be disclosed by an accurate survey of the land made in accordance with Illinois survey and ALTA/ACM survey standards.
33. Any lien or right to a lien as established pursuant to the provisions of the commercial real estate broker lien act.
34. We should be furnished a statement that there is no property manager employed to manage the land, or, in the alternative, a final lien waiver from any such property manager.
35. Note: We have learned that the United States department has interpreted the statute 42 USC 3604 to mean title companies are prohibited from either providing copies of, or reflecting as exceptions in title commitments, preliminary reports or policies, restrictive covenants which are in violation of the statute. In light of this interpretation, we believe it necessary to include the following "carve out" as part of the language of any exception for restrictive covenants included in all title evidence:  
  
If any document referenced herein contains a covenant, condition or restriction violative of 42usc 3604(c), such covenant, condition or restriction to the extent of such violation is hereby deleted.
36. Relative to the new improvements on the subject land we must be furnished the following documentation:
  - A. Contractor's affidavits and satisfactory mechanic lien waivers.
  - B. Current "ALTA" survey.
  - C. New construction: please contact our Construction Escrow Department at (312) 419-3913 with questions or comments. Sworn statements, waivers and affidavits should be submitted 5 days prior to closing.
37. Franchise tax in favor of the state of Illinois against Orland Park Building Corporation, a corporation of Illinois.
38. The company must be furnished with the following documents upon conveyance and/or mortgage of the land:
  - A. Good standing certificate;
  - B. Certified corporate resolution authorizing the transaction and execution of the deed and/or mortgage;
  - C. Certified copy of the bylaws and any amendments thereto;
  - D. An incumbency certificate
39. Owners extended coverage relative to the deletion of any or all of the 5 standard exceptions for the owner's policy will be considered only upon the following being provided to Near North National Title LLC:

## A.L.T.A. Commitment - Schedule B - Continued

Standard exceptions 1 and 2

All existing leases, which have not been recorded in full, which affect any interest in the property described herein should be produced at this company and left for inspection. Any other rights, options, or agreements should be disclosed in writing. A properly executed ALTA Loan and Extended Coverage Policy Statement, will also be required.

Letters should be obtained from the various utility companies and the cable company serving the area in which the land is located, which state that they either have no facilities, easements, or equipment in the land, or which locates the facilities, easements or equipment. Also, a letter from the village engineer or other official in charge of sewer and water lines, would be obtained either stating that the land contains no such conduits or which locates the sewer and water lines.

Note: allow 30 days for responses.

Standard exception number 3:

We should be furnished with an "ALTA" survey certified to include Near North National Title LLC which is dated within the last six months and shows all improvements completed or substantially completed. When requesting issuance of a survey for this purpose, the surveyor must be informed to adhere to compliance with Illinois land survey standards or ALTA/ASCM requirements.

Standard exception number 4:

A properly executed ALTA Loan and Extended Coverage Policy Statement signed by all parties holding title to or contract interest to the land and improvements thereon during the last six months must be provided.

Relative to any new improvements, remodeling or repairs made within the last six months, satisfactory evidence of the payment in full of labor and materials in the form of contractors' affidavits and completed mechanic's lien waivers. Refer to the commitment jacket for additional details.

Standard exception number 5:

The pendency of any special assessments or special taxes should be disclosed, if known to the parties.

Note: all matters disclosed by any of the aforementioned documentation will be shown as specific matters on schedule b.

All requirements must be furnished prior to the closing date to allow sufficient time for consideration by Near North National Title LLC. Premiums for this coverage will be quoted upon request. Contact the Underwriting Department.

40. Any questions concerning underwriting, coverage or legal issues should be referred to the Underwriting Department of Near North National Title LLC at (312) 419-3900.

To schedule a closing please contact the Escrow Department of Near North National Title LLC at (312) 419-3900.

41. Note: Policy when issued will not be considered valid until all fees invoiced relative to said policy are paid in full.

Note: The policies issued will be ALTA 2006 form policies, unless otherwise specified.

42. This is a commitment for a Ticor Title Insurance Company policy.

43. In order that we may insure title after the completion of an eminent domain proceeding bought to acquire the title, we note the following:

(A) Nothing contained in this commitment shall be construed as insuring the power or right of petitioner to condemn the land.

(B) Our policy when issued will be made subject to direct attack upon any order or judgment entered in the case.

**A.L.T.A. Commitment - Schedule B - Continued**

(C) The right of public or quasi-public utilities, if any, in the land or adjoining land will not be affected by the proceeding.

(D) Upon the filing of the petition, a proper lis pendens notice should be recorded in the recorder's office of cook county, Illinois.

(E) The following persons are necessary parties to any such proceeding:

Cheryl Kruspe, Trustee;  
Bank of the West;  
Northwest General Contractors;  
Norman Vuillaume and Richard Vuillaume;  
Road Fabrics, Inc.

(1) All persons acquiring rights in the land subsequent to the date of this commitment and prior to a complete lis pendens.

(2) Any persons, other than those herein named, known to the petitioner, or petitioner's attorney to have or claim an interest in the land.

Note: If it is known that any of the necessary parties listed herein are deceased, their heirs or devisees should be made parties by name if known; and if unknown, then by the name and description of "unknown heirs or devisees of" such deceased person or persons. If it is not known or cannot be ascertained whether any of said necessary parties be living or dead, then such parties should be made parties by name, and such persons as would be their heirs or devisees should be made parties to the proceedings as "unknown owners". In this connection we direct your attention to section 29 of the civil practice act.

Note: In the event that there are any persons who are necessary parties to the contemplated proceeding, but the names of such persons are unknown and unascertainable, then, and in that event only, such persons should be made parties under the description of "unknown owners" unless the contrary is herein dedicated.

(3) All parties in possession of said land.

Note: The proceeding will not affect the exception noted herein at nos. 1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 ; and our policy, when issued, will be subject to the exceptions unless satisfactory disposition thereof is otherwise made.

ISSUING AGENT

BY: Lucas Kmiec  
AUTHORIZED SIGNATORY

NEAR NORTH NATIONAL TITLE LLC

222 N. LaSalle Street  
Chicago, IL 60601

(312) 419-3900

FAX: (312) 419-0778

**Exhibit A**

Parcel 1:

Intentionally Deleted.

Parcel 2:

Parcel A:

That part of the South East 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at a point 50 feet North of the South line of said Section 4 and 269 feet West of the East line of said Section 4; thence North on a line parallel to the East line of said Section 4 for a distance of 461.89 feet; thence West on a line perpendicular to the East line of said Section 4 for a distance of 471.82 feet; thence South on a line parallel to the East line of said Section 4 for a distance of 465.13 feet to a point 50 feet North of the South line of said Section 4; thence East on a line parallel to the South line of said Section 4 for a distance of 471.82 feet to the point of beginning in Cook County, Illinois except that part taken for road purposes, and also except that part deeded to the Village of Orland Park by Warranty Deed dated August 1, 2002 and recorded September 27, 2002 as document number 0021061786, described as follows:

The South 57 feet of the West 82.50 feet of the East 275 feet (except that part taken for road purposes by dedication or by occupation) of the Southeast 1/4 in Section 4, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel B:

That part of the Southeast Quarter of Section 4, Township 36 North, Range 12 East of the Third Principal Meridian; bounded and described as follows, to-wit: Beginning at a point on the East line of said Section which is 410 feet North of the Southeast corner of said Section; thence North along the East line of said Section, 100 feet; thence West at right angles to the East line of said Section, 150 feet; thence South parallel to the East line of said Section, 100 feet; thence East 150 feet to the place of beginning, in Cook County, Illinois, excepting therefrom the following parcel:

That part of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian being described as follows: commencing at the Southeast corner of said Southeast 1/4 of Section 4; thence Northerly along the East line of said Southeast 1/4 of Section 4 a distance of 410.00 feet to the point of beginning; thence Westerly on a line perpendicular to the East line of said Southeast 1/4 a distance of 60.00 feet to a point; thence Northerly on a line parallel to the East line of said Southeast 1/4 a distance of 100.00 feet to a point; thence Easterly on a line perpendicular to the East line of said Southeast 1/4 a distance of 60.00 feet to a point on the East line of said Southeast 1/4 thence Southerly on said East line a distance of 100.00 feet to the point of beginning; except that part taken for road purposes both by dedication or by occupation in Cook County, Illinois.

Parcel C:

Intentionally deleted.

Parcel D:

That part of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, described as follows: commencing at a point 50 feet North of the South line of said Section 4 and 192.50 feet West of the East line of said

Section 4: thence West on a line parallel to the South line of said Section 4 for a distance of 76.50 feet; thence North on a line parallel to the East line of said Section 4 for a distance of 461.89 feet; then East on a line drawn at right angles to the East line of said Section at a point 510 feet (measured on the East line of said section) North of the Southeast corner of said Section for a distance of 69 feet; thence South on a line parallel to the East line said Section 4 for a distance of 50 feet; thence East on a line parallel to the South line of said Section 4 for a distance of 50 feet; thence South on a line parallel to the East line of said Section 4 for a distance of 50 feet; thence East on a line parallel to the South line of Section 4 for a distance of 100 feet; thence South on a line parallel to the East line of said Section 4 for a distance of 217.85 feet, thence West on a line parallel to the South line of said Section 4 for a distance of 142.50 feet; thence South on a line parallel to the East line of said Section 4 for a distance of 142.50 feet to the point of beginning, in Cook County, Illinois; excepting therefrom the following two parcels:

The South 57 feet of the West 82.50 feet of the East 275 feet (except that part taken for road purposes by dedication or by occupation) of the Southeast 1/4 in Section 4, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois;

And also,

The North 218.02 feet of the South 410 feet of the East 60 feet (except that part taken for road purposes by dedication or by occupation) of the Southeast 1/4 of Section 4, Township 36 North, Range 12 East of the 3rd Principal Meridian in Cook County, Illinois.

Parcels 3 through 8:

Intentionally Deleted.

Parcel 9:

That part of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, Cook County, Illinois, described as follows:

Beginning at a point 65 feet North of the South line of said Section 4 and 50 feet West of the East line of said Section 4, thence North on a line parallel to the East line of said Section 4 for a distance of 127.50 feet, thence West on a line parallel to the South line of said Section 4 for a distance of 142.50 feet, thence South on a line parallel to the East line of said Section 4 for a distance of 142.50 feet, thence East on a line parallel to the South line of said Section 4 for a distance of 127.50 feet, thence Northeasterly, more or less, 21.21 feet to the place of beginning, in Cook County, Illinois, excepting therefrom the following parcel:

That part of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian being described as follows: beginning at a point 65 feet North of the South line of said Section 4 and 50 feet West of the East line of said Section 4: thence Northerly on a line parallel to the East line of said Section 4 a distance of 127.50 feet to a point; thence Westerly on a line parallel to the South line of said Section 4 a distance of 10.00 feet to a point; thence Southerly on a line parallel to the East line of said Section 4 a distance of 108.50 feet to a point, said point also being 60.00 feet West of the East line of said Section 4; thence Southwesterly on a straight line a distance of 38.35 feet to a point, said point also being 57.00 feet North of the South line of said Section 4; thence Westerly on a line parallel of the South line of said Section 4 a distance of 105.50 feet to a point; thence Southerly on a straight line parallel to the East line of said Section 4 a distance of 7.00 feet to a point; said point also being 50.00 feet North of the South line of said Section 4; thence Easterly on a line parallel to the South line of said Section 4 a distance of 127.50 feet to a point; thence Northeasterly on a straight line a distance of 21.30 feet to the point of beginning; in Cook County, Illinois.