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Karen A. Yarbrough  
Cook County Recorder of Deeds  
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**DEVELOPMENT AGREEMENT  
BETWEEN VILLAGE OF ORLAND PARK AND  
REVA DEVELOPMENT PARTNERS, LLC  
(NORTHEAST CORNER OF 143RD STREET AND LA GRANGE ROAD)**

**INTRODUCTION**

1. This Agreement ("Agreement") entered into this 21st day of April, 2014, by and between the **VILLAGE OF ORLAND PARK**, an Illinois municipal corporation ("Village"), and **REVA DEVELOPMENT PARTNERS, LLC**, an Illinois limited liability company ("Owner").

2. (a) Village and Main Place - Orland Park Associates, L.L.C., a Delaware limited liability company ("Owner") did on December 22, 2004 enter into that certain agreement known as the Amended and Restated Development Agreement for Main Place at Orland Park (the "Original Agreement"), which Agreement was recorded in the Recorder's Office of Cook County, Illinois (the "Recorder") on January 26, 2005 as Document No. 0502639124, which was amended by that certain Supplement to Amended and Restated Development Agreement between Village of Orland Park, Main Place - Orland Park Associates, L.L.C. (Main Place at Orland Park) - Northeast Corner of 143rd Street and LaGrange Road (the "Supplement Agreement") between the Village and Main Place - Orland Park Associates III, LLC a Delaware limited liability company ("Original Owner Affiliate") which was recorded with the Recorder on March 24, 2011 as Document No. 1108334054 (the Original Agreement and the Supplement Agreement are hereinafter collectively called the "Agreement"). The Original Agreement contemplated that the property subject to the Original Agreement (the "Original Subject Property") would be developed in two or more phases and imposed certain requirements in connection with the development of both Phase 1 and Phase 2 (as such terms are defined in the Original Agreement).

(b) The Original Subject Property was subdivided into sixteen (16) lots pursuant to that certain plat of subdivision for Orland Park Crossing recorded in the Recorder's Office of Cook County, Illinois on September 15, 2005 as Document No. 0525845136 (the "Plat"), a copy of which is attached hereto as EXHIBIT A and made a part hereof. The lots designated in the Plat are hereinafter sometimes referred to collectively as the "Lots" and individually by number as a "Lot". Title to Lots 3, 8, 9, 12, 13, 14, 15 and 16 (the "Undeveloped Lots"), which comprise Phase 2, were transferred by Original Owner to Original Owner Affiliate on February 15, 2006, by a Deed recorded on February 23, 2006 as Document No. 0605427101 and pursuant to the Supplement Agreement, Original Owner Affiliate succeeded to Original Owner's rights and obligations under the Agreement as to the Undeveloped Lots. Lots 3, 8 and 9 have been developed by Original Owner Affiliate and are no longer considered Undeveloped Lots. Original Owner Affiliate is in the process of entering into an agreement for the sale of Lot 8.

(c) As of the effective date of this Agreement, Lots 12-16 of the Subject Property are the only remaining Undeveloped Lots.

(d) Original Owner Affiliate has entered into a Purchase Agreement (“Retail PSA”) with a retail developer (the “Retail Developer”) for the sale by Original Owner Affiliate to the Retail Developer of Lots 9, 12 and the West 99.59 feet of Lot 14 (the “Retail Parcels”) to be developed by the Retail Developer with a retail use.

(e) Original Owner Affiliate had also entered into a separate Purchase Agreement (“Residential PSA”) with Owner for the sale by Original Owner Affiliate to the Owner of Lots 13, 15 and 16 and the remainder of Lot 14 (the “Residential Parcels”) to be developed by the Owner with a residential use. This Agreement, and all obligations of the Owner, shall be, and is, expressly contingent upon Owner’s acquisition of the Residential Parcels pursuant to the PSA.

3. The property subject to this Agreement and legal title to which is (or will be) vested in part in the Owner (excepting such portion as is dedicated to the public), is legally described as follows:

LOTS 13, 14 (EXCEPT THE WEST 99.59 FEET THEREOF), 15 AND 16 IN ORLAND PARK CROSSING, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 2005, AS DOCUMENT NUMBER 0525845136, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NOS. 27-03-300-027, -028, -029 and -030.

The said property is hereinafter referred to as the "Subject Property". It is understood that the legal description of the Subject Property is based upon the best available information, but that the same may change based upon the final ALTA/ACSM survey measurements. If the final legal description so changes, the parties shall execute an amendment to this Agreement setting forth the exact legal description of the Subject Property.

4. The Subject Property is generally located at the northeast corner of 143rd Street and LaGrange Road and consists of approximately 12.50 acres.

5. The Subject Property is proposed to be developed by the Owner as a multi-family development of, at completion, sixteen (16) buildings comprising a total of two hundred thirty-one residential dwelling units and one resident clubhouse pursuant to the Village’s Land Development Code. It is anticipated that the development of the Subject Property, when completed, will include one hundred sixty-eight (168) units in four (4) buildings each of which are four stories in height and contain forty-two units each; thirty-eight (38) single family attached dwelling units in seven (7) buildings each of which are two stories in height and four (25) single family attached dwelling units in four (4) buildings each of which are three stories in height together with an approximately 6000 square foot clubhouse and outdoor pool and adjacent private park of approximately 26,000 square feet (“Proposed Park”) and two (2) outdoor amenity areas (“Pocket Parks”), each containing approximately six thousand (6,000) square feet. All residential units will initially be offered as rental apartments but will be platted such that they may be converted and sold as either fee simple single family attached dwellings or condominium units.

6. The Village of Orland Park is a Home Rule Unit pursuant to the provisions of the Illinois Constitution, Article VII, Section 6, and the terms, conditions and acts of the Village under this Agreement are entered into and performed pursuant to the Home Rule powers of the Village and the statutes in such cases made and provided.

**RECITALS:**

1. The parties hereto desire that the Subject Property be developed in the Village, subject to the terms and conditions as hereinafter set forth, and that the Subject Property be zoned and developed in the manner as set forth in this Agreement.

2. The Owner has petitioned the Village for amendments to the Village Land Development Code classifying the Subject Property as more fully hereinafter set forth.

3. The parties hereto have fully complied with all relevant statutes of the State of Illinois and codes and ordinances of the Village including the filing of a petition by the Owner requesting granting of a special use for the Subject Property to enable the development of the Subject Property as herein provided. The Village has caused the issuance of proper notice and held all necessary hearings to effectuate such special use as herein provided, including all hearings as are necessary to effectuate the plan of development herein set forth.

4. All reports by all relevant governmental entities have been submitted enabling appropriate action by the Village Board of Trustees to achieve the following:

(a) Adoption and execution of this Agreement by ordinance;

(b) Adoption of such ordinances as are necessary to effectuate the terms and provisions of this Agreement, including the classification of the Subject Property for purposes of zoning and the granting of a special use permit to the extent applicable pursuant to the terms and conditions of this Agreement;

(c) The adoption of such other ordinances, resolutions and actions as may be necessary to fulfill and implement this Agreement pursuant to the terms and conditions herein contained.

5. The parties hereto have determined that it is in the best interests of the Village and Owner and in furtherance of the public health, safety, comfort, morals and welfare of the community to execute and implement this Agreement, and that such implementation of this Agreement and development of the Subject Property pursuant to its terms and conditions will constitute an improvement of the tax base of the Village, be in implementation of the comprehensive plan of the Village, and will constitute a preservation of environmental values.

6. Owner covenants and agrees that it will execute all necessary directions and issue all necessary instructions and take all other action necessary to direct and require Owner to perform its obligations hereunder.

SECTION ONE: Zoning, Plan Approval and Design Standards.

A. The Village, having held the necessary hearings before the relevant governmental bodies pursuant to statute and ordinances in such cases made and provided and pursuant to requisite notice having been given, shall by adoption of proper ordinance(s), concurrently with the execution and delivery of this Agreement:

1. Cause the Subject Property to be classified under the Land Development Code of the Village as a special use for a planned development consisting of sixteen (16) buildings comprising a total of two hundred thirty-one residential dwelling units and one resident clubhouse pursuant to the Village's Land Development Code. It is anticipated that the development of the Subject Property, when completed, will include one hundred sixty-eight (168) units in four (4) buildings each of which are four stories in height and contain forty-two units each; thirty-eight (38) single family attached dwelling units in seven (7) buildings each of which are two stories in height and four (25) single family attached dwelling units in four (4) buildings each of which are three stories in height together with an approximately 6000 square foot clubhouse and outdoor pool and adjacent private park of approximately 26,000 square feet ("Proposed Park"); and two (2) outdoor amenity areas ("Pocket Parks") each containing approximately six thousand (6,000) square feet.

2. Grant a variance such that the setback requirements for the townhome residential units shall be as follows [setback variances to be confirmed based upon Village approved Final Plan]:

3. Approve (i) the Final Plan ("Final Plan") attached hereto and made a part hereof as EXHIBIT A titled "Orland Park Crossing" Sheet 1, Project # 130475 prepared by Manhard Consulting for the Owner dated September 12, 2013, revised December 9, 2013 (ii) the Residential Elevation Plan attached hereto and made a part hereof as EXHIBIT B, (iii) the Final Parcel Plan for the development of the Subject Property ("Final Parcel Plan") attached hereto and made a part hereof as EXHIBIT C, and the Village agrees that if the plat of subdivision for the Subject Property to be prepared by Owner does not deviate in any material respect from the approved Final Parcel Plan, then the Village shall approve the

same so long as any such deviation is consistent with Village requirements, and (iv) the preliminary landscape plan for the Subject Property ("Preliminary Landscape Plan") attached hereto and made a part hereof as EXHIBIT D, and the Village agrees that if the final landscaping plan for the Subject Property to be prepared by the Owner does not deviate in any material respect from the approved preliminary landscape plan, then the Village shall approve the same so long as any such deviation is consistent with Village requirements.

B. If Owner elects to proceed with the development of the Subject Property, then the Subject Property shall be developed substantially in accordance with the Final Plan, the Residential Elevation Plan and the Preliminary Landscape Plan, all as may be subsequently amended and approved by the Village, and in accordance with supporting preliminary and final engineering drawings and plans to be submitted to the Village Engineer for review and approval, with the following additional requirements:

1. The Owner shall construct and install all retaining walls in compliance and in accordance with all applicable codes and with materials and colors reasonably approved by the Village.
2. In the event Owner elects to proceed with signage on any portion of the Subject Property, the height, materials and colors shall be submitted with the Final Landscape Plan and shall be erected in material and substantial compliance with such Final Landscape Plan. All signage shall comply with all applicable permit and approval processes and shall be constructed and installed in compliance with such applicable requirements. The Owner shall comply with the "monument sign" requirements set forth in paragraph 5 of the February 7, 2011, Supplement to Amended and Restated Development Agreement Between the Village of Orland Park and Main Place – Orland Park Associates, L.L.C. All project and building signage shall be subject to review and approval by the Village, not to be unreasonably withheld, delayed or conditioned, and shall be consistent with the Village sign ordinance.
3. All exterior decorative lighting must meet Village Code requirements and shall be subject to Village's reasonable approval to ensure the compatibility to the lighting scheme throughout the adjacent development.
4. Owner shall, within sixty (60) days of final engineering approval submit to the Village for the Village's review and approval a Final Landscape Plan in compliance with all applicable Village restrictions and requirements. Such landscaping elements shall be constructed and installed in substantial and material compliance with such Final Landscaping Plan.
5. Owner shall construct and install all improvements in substantial and material compliance with all applicable final engineering and building code requirements.
6. Owner shall install, construct and maintain a privacy gate at the intersection of 141<sup>st</sup> Street and John Humphrey Drive pursuant to plans and specifications reasonably approved by the Village. In the event that the Village shall, at some future date, receive a petition seeking removal of the privacy gate signed by not less than fifty-one percent (51%) of those adult residents residing within one-quarter (1/4) mile of the 141<sup>st</sup> Street/John Humphrey intersection, Owner at its expense will remove the gate.
7. All mechanical equipment shall be adequately screened at grade level with landscaping or at roof level behind the roofline.
8. All masonry shall be anchored veneer type masonry with a 2.265" minimum thickness.
9. If the Owner determines feasible, all balconies shall be constructed substantially of metal or masonry materials in lieu of wood construct (such determination being in Owner's sole and absolute discretion).
10. Owner shall, prior to the commencement of construction of improvements, submit for recording a Plat of Subdivision in accordance with this Agreement.

11. The above referenced Plat shall be devised to facilitate the conversion of the row-homes and townhomes from rental to for-sale units.

12. The Owner shall comply with applicable laws and regulations concerning its development of the Subject Property and in accordance with these listed requirements.

SECTION TWO: Contributions.

Owner shall pay to the Village upon and as a condition of issuance of the building permit, all contributions, exactions and fees as required by the Village Code and Village Land Development Code. However, Owner has satisfied, and shall not be required to pay, the Park and Recreation Development or Cash in Lieu of Land Exactions provided for in the Village Land Development Code.

SECTION THREE: Storm Water Retention/Detention and Storm Sewers.

Storm Water runoff emanating from the Subject Property shall be retained or detained in accordance with a storm water management system for the Subject Property that has been constructed and installed at the location shown in the Final Plan. Owner shall cause storm water transmission from the Subject Property to said system to be constructed and installed, substantially in accordance with the preliminary engineering plans listed on EXHIBIT F attached hereto and made a part hereof, which have been approved by the Village, and the Village agrees that if final engineering plans to be prepared by the Owner do not deviate in any material respect from the approved preliminary engineering plans, then the Village shall approve the same so long as any such deviation is consistent with Village requirements. The construction and maintenance of the storm sewers shall be in accordance with all standards of the Village in force on the date of final plat approval for each phase, and also all standards of the Metropolitan Water Reclamation District of Greater Chicago in effect at the time of final plat approval, and shall be completed by the Owner at its expense. Owner and successors shall maintain the on-site storm sewer system.

SECTION FOUR: Water Supply.

Owner shall be required to construct and install at its expense all necessary on-site water mains to service the Subject Property. All such water mains shall be constructed and installed in accordance with the Land Development Code of the Village and substantially in accordance with the Preliminary Engineering Plans hereinafter defined in Section Five hereof and made a part hereof, which have been approved by the Village, and the Village agrees that if final engineering plans to be prepared by the Owner do not deviate in any material respect from the approved preliminary engineering plans, then the Village shall approve the same so long as any such deviation is consistent with Village requirements. The Owner shall maintain the on-site water mains and appurtenances until final acceptance by the Village. The Owner shall pay to the Village the required water connection charge(s) as a condition to issuance of an occupancy permit based upon the size of the connection(s) in accordance with Village ordinances, which charges may change from time to time.

SECTION FIVE: Sanitary Sewers.

Owner shall be required to construct and install at its expense all necessary sanitary sewers to service the Subject Property in accordance with the Land Development Code of the Village and substantially in accordance with the preliminary engineering plans listed on EXHIBIT F, which Preliminary Engineering Plans are and made a part hereof, which have been approved by the Village, and the Village agrees that if final engineering plans to be prepared by the Owner do not deviate in any material respect from the approved preliminary engineering plans, then the Village shall approve the same so long as any such deviation is consistent with Village requirements. Owner agrees that no surface water is to be discharged into the sanitary sewerage collection system, and Owner will make adequate provision to prevent this from occurring. The Owner shall maintain the on-site sanitary sewer mains and appurtenances until final acceptance by the Village. The construction and maintenance of the sanitary sewers shall be in accordance with all standards of the Metropolitan Water Reclamation District of Greater Chicago in effect at the time of final plat approval and shall be completed by Owner at Owner's expense.

SECTION SIX: Easements.

Owner must submit to the Village for review and approval a plat depicting all public utility easements. The Owner and the Village agree to grant to the other party and the applicable utility providers, all necessary easements for the extension of sewer, water, street, or other utilities, including cable television, or for other improvements which serve the Subject Property. The Owner and the Village agree to cooperate and work together to effect the foregoing grants.

SECTION SEVEN: Developmental Codes and Ordinances and General Matters.

All streets and sidewalks will be privately owned and Owner (and all successors in title) shall be responsible for the perpetual ownership, care and maintenance of the said streets and sidewalks. In addition, the decorative lighting shall be privately owned and maintained and shall conform in style to the decorative lighting in the Orland Crossing, Main Street Triangle and Marquette Bank developments. The development of the Subject Property shall be in accordance with the existing building, zoning, subdivision, storm water detention and other developmental codes and ordinances of the Village as they exist on the date hereof, or as are in existence from time to time during development of the Subject Property, as same may have been varied, modified or granted by Village approvals referenced herein. Planning and engineering designs and standards, road construction and site improvements and dedication of public improvements, shall be in accordance with the then existing ordinances of the Village or in accordance with the statutes and regulations of other governmental agencies having jurisdiction thereof if such standards are more stringent than those of the Village at such time, as same may have been raised, modified or granted by Village approvals referenced herein. The Village and the Owner agree and acknowledge that there are no public improvements required to be constructed by the Owner, although utilities may be located within/under a public street or right-of-way.

The Village shall issue occupancy permits for tenants and occupants of any building so long as the required Landscape Improvements and utilities have been substantially completed except for such portions thereof that are better installed in more temperate weather, provided that Owner has delivered to the Village an irrevocable letter of credit in substantially the form attached hereto and made a part hereof as EXHIBIT E from a bank, financial institution or surety company licensed in the State of Illinois in the amount of not less than 125% of the Owner's engineer's estimate of the cost of completing the construction and installation of the Landscape Improvements and for the repair/reconstruction of any public street or right-of-way under which Owner has installed or will install utilities. The Owner may commence and perform all required grading work and any other work without the necessity of posting any letter of credit or other security. The Village engineer shall, in his reasonable discretion and with reasonable promptness and diligence, permit the amount of said letter of credit to be reduced, from time to time, as any material portion of the Landscape Improvements and street/right-of-way repair or reconstruction is substantially completed (as evidenced by the approval of the Village engineer and the Village President, not to be unreasonably withheld, delayed or conditioned) in accordance with an agreed upon schedule of values, and, in addition, the letter of credit shall automatically reduce on a dollar-for-dollar basis by the amount of funds expended by the Owner for the Landscape Improvements and street/right-of-way repair or reconstruction, as certified by the Owner (and verified by the Village engineer). Upon completion of the Landscape Improvements and street/right-of-way repair or reconstruction (as evidenced by the approval of the Village engineer and the Village President, not to be unreasonably withheld, delayed or conditioned), the letter of credit shall be promptly returned to the Owner.

SECTION EIGHT: Utilities.

All electricity, telephone, cable television and gas lines located or to be located on the Subject Property shall be installed underground, the location of which underground utilities shall be at the Owner's option provided the location does not interfere with the maintenance of the Village's water or sanitary sewer infrastructure.

SECTION NINE: Impact Requirements.

Owner agrees that any and all contributions, dedications, donations and easements provided for in this Agreement substantially advance legitimate governmental interests of the Village, including, but not limited to, providing its residents with access to and use of public utilities, streets, fire protection, and emergency services.

Owner further agrees that the contributions, dedications, donations and easements required by this Agreement are uniquely attributable to, reasonably related to, and made necessary by, the development of the Subject Property.

SECTION TEN: Special Service Area.

With Owner's cooperation, the Village will create a "fall back" or "dormant" Special Service Area, pursuant to the Special Service Area Tax Law (35 ILCS 200/27-5, et seq.) to cover the Subject Property for the future repair and maintenance of the private drives (access easements) as described and delineated on EXHIBIT A if said maintenance and repair are not done by Owner in accordance with Village Code. Owner will waive any statutory objections to the formation of said Special Service Area and will consent to the proposed future tax levy required for any such repair and maintenance. Owner will provide, by recorded covenants or conditions or other appropriate recordable documents, for all necessary cross access and shared maintenance among future lot owners with respect to the private drive (access easements).

SECTION ELEVEN: Binding Effect and Term and Covenants Running with the Land.

This Agreement shall be binding upon and inure to the benefit of the parties hereto, successor owners of record of the Subject Property, assignees, lessees and upon any successor municipal authorities of said Village and successor municipalities for a period of ten (10) years from the date of execution hereof and any extended time that may be agreed to by amendment.

The terms and conditions of this Agreement shall constitute covenants which shall run with the land.

It is understood that Owner may transfer the Subject Property or any part thereof, and that whenever such a transfer occurs, the Owner shall have no further liability for breach or covenant occurring thereafter, provided the transferee agrees in a manner reasonably satisfactory to the Village to assume the obligations of the Owner with respect to the portion of the Subject Property so transferred. The Village agrees to look solely to the interest of Owner in the Subject Property and to the security provided hereunder for the recovery of any judgment from Owner, it being agreed that neither Owner nor its respective partners, directors, officers, members, managers or shareholders shall ever be personally liable for any such judgment.

SECTION TWELVE: Notices.

Except as otherwise specifically provided herein, all notices required or permitted hereunder shall be in writing and shall be served on the persons set forth below as follows:

1. By personal delivery (in which event the notice shall be deemed served as of such date);
2. By mailing by certified mail, return receipt requested (in which event the notices shall be deemed served as of the second business day following such mailing);
3. By sending a fax transmission to the fax number listed below (in which event the notice shall be deemed served as of the first business day following the date of the confirmation of receipt of such transmission of the sending fax machine); or
4. By sending by nationally recognized overnight express delivery services (such as Federal Express, Airborne, Emory, U.S. Postal Service, etc.) in which event the notice shall be deemed served as of the first business day following the latest of the delivery day ranges held out by such express delivery service for the manner sent. For the purposes of this Agreement, a "business day" is deemed to mean Monday through Friday, 9:00 AM to 5:00 PM, local time, excluding federal holidays.

For the Village:

1. Daniel J. McLaughlin  
Village President  
14700 South Ravinia Avenue  
Orland Park, Illinois 60462  
Facsimile (708) 349-4859
2. John C. Mehalek  
Village Clerk  
14700 South Ravinia Avenue  
Orland Park, Illinois 60462  
Facsimile (708) 403-9212
3. E. Kenneth Friker  
Village Attorney  
Klein, Thorpe & Jenkins, Ltd.  
15010 S. Ravinia Avenue  
Orland Park, Illinois 60462  
Facsimile (708) 349-1506

For the Owner:

1. Reva Development Partners, LLC  
Attn: Matt Nix and Warren James  
212 W. Kinzie St., 4<sup>th</sup> Floor  
Chicago IL 60654  
Facsimile \_\_\_\_\_
2. Schenk Annes Tepper Campbell Ltd.  
Attn: Andrew J. Annes, Esquire  
311 South Wacker Drive, Suite 2500  
Chicago, IL 60606-6674  
Facsimile (312) 554-3115

or such other addresses that any party hereto may designate in writing to the other parties pursuant to the provisions of this Section. Attorneys for each party may give notices for such party.

SECTION THIRTEEN: Signs.

The location of all signs upon the Subject Property shall be in accordance with an approved Signage Plan and the Village's Sign Ordinance, and shall have reasonable setbacks from streets and highways as the interest of safety may require.

SECTION FOURTEEN: Reimbursement of Village for Legal and Other Fees and Expenses.

A. To Effective Date of Agreement.

The Owner, concurrently with zoning of the Subject Property or so much thereof as required, shall reimburse the Village for the following expenses incurred in the negotiation, preparation and review of this Agreement, and any ordinances, letters of credit, plats, easements or other documents relating to the Subject Property:



- (1) the costs incurred by the Village for outside (contracted for by the Village) engineering services, and/or Village Engineering Department inspection and plan review fees, in accordance with the Code; and
- (2) all reasonable attorneys' fees incurred by the Village; and
- (3) miscellaneous Village expenses, such as legal publication costs, recording fees and copying expense.

Owner, at its sole cost and expense, shall have the right from time to time to audit the Village's books and records to verify any of the foregoing costs and expenses, and if such audit discloses any errors, the appropriate party shall pay to the other based upon the results of such audit.

**B. From and After Effective Date of Agreement.**

Except as hereinafter provided, upon demand by the Village from time to time made by and through its President, Owner from time to time shall promptly reimburse Village for all enumerated reasonable expenses and costs incurred by Village in the administration of the Agreement, including and limited to engineering fees, attorneys' fees and out of pocket expenses involving various matters including, but not limited to, preparation and publication, if any, of all notices, resolutions, ordinances and other documents required hereunder.

Such costs and expenses incurred by Village in the administration of the Agreement shall be evidenced to the Owner upon their request, by a sworn statement of the Village; and such costs and expenses may be further confirmed by the Owner at its option from additional documents relevant to determining such costs and expenses as designated from time to time by the Owner in the manner provided in subparagraph A above.

Notwithstanding the immediately preceding paragraph, Owner shall in no event be required to reimburse Village or pay for any expenses or costs of Village as aforesaid more than once, whether such are reimbursed or paid through special assessment proceedings, through fees established by Village ordinances or otherwise.

In the event either party institutes legal proceedings against the other for violation of this Agreement and one of the parties secures a judgment in its favor, the prevailing party shall be entitled to recover from the non-prevailing party all expenses of such legal proceedings incurred by the prevailing party, including but not limited to the court costs and reasonable attorneys' fees, witnesses' fees, etc., incurred by in connection therewith.

**SECTION FIFTEEN: Warranties and Representations.**

The Owner represents and warrants to the Village the following:

1. The Owner is the owner of the Subject Property.
2. The Owner proposes to develop the Subject Property in the manner contemplated under this Agreement.
3. Owner has provided the legal descriptions of the Subject Property set forth in this Agreement and that said legal descriptions are accurate and correct, to Owner's actual knowledge; provided, however, it is understood that the legal description of the Subject Property is based upon the best available information, but that the same may change based upon the final ALTA/ACSM survey measurements. If the final legal description so changes, the parties shall execute an amendment to this Agreement setting forth the exact legal description of the Subject Property.

**SECTION SIXTEEN: No Waiver or Relinquishment of Right to Enforce Agreement.**

Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not

constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

SECTION SEVENTEEN: Village Approval or Direction.

Where Village approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the Village unless otherwise expressly provided or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement, in all cases subject to Section Twenty-Seven.

SECTION EIGHTEEN: Singular and Plural.

Wherever appropriate in this Agreement, the singular shall include the plural, and the plural shall include the singular.

SECTION NINETEEN: Section Headings and Subheadings.

All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions thereunder whether covered or relevant to such heading or not.

SECTION TWENTY: Recording.

A copy of this Agreement and any amendment hereto shall be recorded by the Village at the expense of the Owner.

SECTION TWENTY-ONE: Authorization to Execute.

The officers of the Owner executing this Agreement warrant that they have been lawfully authorized to execute this Agreement on its behalf. The President and Clerk of the Village hereby warrant that they have been lawfully authorized by the Village Board of the Village to execute this Agreement. The Owner and Village shall, upon request, deliver to each other at the respective time such entities cause their authorized agents to affix their signatures hereto copies of all bylaws, resolutions, ordinances, partnership agreements, letters of direction or other documents required to legally evidence the authority to so execute this Agreement on behalf of the respective entities.

SECTION TWENTY-TWO: Amendment.

This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the parties hereto relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them.

SECTION TWENTY-THREE: Agreement Supersedes.

This Agreement shall be in lieu of and shall supersede any other agreement between the parties with respect to the subject matter herein contained, and all conditions, requirements, plans, special provisions, proposals, specifications and other contracts and agreements not expressly incorporated herein by reference shall be superseded and of no further force or effect, and the Village acknowledges that there are no other obligations or liabilities with respect to the Subject Property on the Owner's part to be kept, performed and observed that are not expressly set forth in this Agreement. It is understood and agreed that, in addition to the requirements set forth herein, the Owner will be required to pay fees in addition to those hereinabove set forth, including and limited to platting fees, grading permit fees, and building permit fees, as established from time to time by Village Code or Ordinance. Notwithstanding the foregoing it is agreed that the Proposed Park (as herein defined) shall satisfy any and all

requirements of the "Park and Recreation Cash in Lieu of Land" developer contribution requirements of the applicable "Fees By Agreement" provisions of the Village Development Ordinance.

SECTION TWENTY-FOUR: Estoppel Certificate.

The Village agrees that it will, from time to time, upon request by the Owner, execute and deliver to Owner and to any parties designated by the Owner, within ten (10) days following demand therefor, an estoppel certificate on Owner's form, certifying (i) that this Agreement is unmodified and in full force and effect (or if there had been modifications, that the same are in full force and effect as so modified), (ii) that there are no defaults hereunder (or specifying any claimed defaults), and (iii) such other matters as may be reasonably requested by Owner, including, without limitation, certifications as to the completion and acceptance of the improvements contemplated hereby, and the amount of the security outstanding.

SECTION TWENTY-FIVE: Force Majeure.

Whenever a period of time is herein prescribed for action to be taken by Owner or the Village, Owner or the Village shall not be liable or responsible for, and there shall be excluded from the computation of any such period of time, any delays due to strikes, riots, acts of god, shortages of labor or materials, war, governmental laws, regulations or restrictions or any other causes of any kind whatsoever which are beyond the reasonable control of the parties including, without limitation, inclement climatic conditions and delays in the issuance of permits and approvals.

SECTION TWENTY-SIX: Mortgagee's Protection.

The Village agrees to give any mortgagees, ground lessors, sale-leaseback lessors and/or trust deed holders, by registered or certified mail, a copy of any notice of default served upon Owner, provided that prior to such notice the Village has been notified, in writing (by way of notice of Assignment of Rents and Leases or otherwise) of the address of such mortgagees, ground lessors, sale-leaseback lessors, and/or trust deed holders. The Village further agrees that, except in instances where there is an imminent likelihood that public health or safety would be materially and adversely affected by such default, as determined by the Village in its sole discretion, if Owner shall fail to cure such default within the time provided in this Agreement, then the mortgagees, ground lessors, sale-leaseback lessors, and/or trust deed holders shall have an additional thirty (30) days within which to cure such default or if such default cannot be cured within such 30-day time period, then such additional time as may be necessary if within such 30-day period, any mortgagee, ground lessor, sale-leaseback lessor and/or trust deed holder has commenced and is diligently pursuing the remedies necessary to cure such default (including, without limitation, commencement of foreclosure proceedings, if necessary to effect such cure) in which event this Agreement shall not be terminated nor shall the Village exercise any rights or remedies hereunder while such remedies are being so diligently pursued. The Owner may collaterally assign its interest in this Agreement in connection with any financing transaction.

SECTION TWENTY-SEVEN: Consents.

Whenever the consent or approval of either party is required under this Agreement such consent shall not be unreasonably withheld, delayed or conditioned. Each party shall act in good faith and in a commercially reasonable manner with respect to any matter contemplated by this Agreement, including, without limitation, approving or disapproving any request, including any request for reduction of any security or approval of plans.

SECTION TWENTY-EIGHT: Further Assurances.

The parties each agree to do, execute, acknowledge and deliver any and all other reasonable documents and instruments and to take all such further reasonable action as shall be necessary or required in order to fully carry out this Agreement and to fully consummate and effect the transactions contemplated hereby.

SECTION TWENTY-NINE: Counterparts.

This Agreement may be executed in two or more counterparts, each of which taken together, shall constitute one and the same instrument.

SECTION THIRTY: Curing Default.

The parties to this Agreement reserve a right to cure any default hereunder within thirty (30) days from written notice of such default, or such additional time as is reasonably required to cure the default so long as the cure of default is commenced within said thirty (30) days, and efforts to effect such cure of default are diligently prosecuted to completion.

SECTION THIRTY-ONE: Conflict Between the Text and Exhibits.

In the event of a conflict in the provisions of the text of this Agreement and the Exhibits attached hereto, the text of the Agreement shall control and govern.

SECTION THIRTY-TWO: Severability.

If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the Village does not have the power to perform any such provision, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein, and such judgment or decree shall relieve Village from performance under such invalid provision of this Agreement.

SECTION THIRTY-THREE: Definition of Village.

When the term Village is used herein it shall be construed as referring to the Corporate Authorities of the Village unless the context clearly indicates otherwise.

SECTION THIRTY-FOUR: Execution of Agreement.

This Agreement shall be signed last by the Village, and the President of the Village shall affix the date on which he signs this Agreement on page 1 hereof which date shall be the effective date of this Agreement.

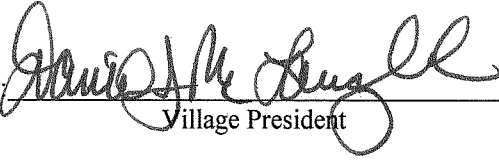
SECTION THIRTY-FIVE: Defense Matters.

If any legal proceedings are instituted against the Village by any third party challenging the legal sufficiency or validity of this Agreement or the authority of the Village to execute this Agreement, then the Village shall tender defense of any such action to the Owner in sufficient time to avoid prejudice, for handling by counsel selected by the Owner and reasonably acceptable to the Village; provided, however, there shall be no obligation of the Owner to accept such defense to the extent the legal proceedings concern any action or inaction by the Village not in compliance with applicable Village requirements or otherwise resulting from the Village failing to comply with procedural or other requirements concerning the development of the Subject Property in accordance with the provisions of this Agreement including, without limitation, any of the actions purportedly taken by the Village pursuant to Recitals 3 and 4 of this Agreement. With respect to any proceedings, the defense of which has been tendered to the Owner pursuant to this Section 35, the Owner shall not compromise or settle the same without obtaining the consent of the Village, not to be unreasonably withheld, delayed or conditioned, and which consent shall be deemed given if the Village fails to respond to any consent request within twenty-one (21) days. If any legal proceedings are instituted against Village by any third party challenging the legal sufficiency or validity of this Agreement or the authority of the Village to execute this Agreement, and the control of such proceedings would involve the Owner in a bona fide conflict of interest, then the Village shall be entitled to engage its own counsel to represent the Village and the Owner shall reimburse the Village for attorneys' fees so incurred by the Village within 30 days following presentation of invoices in reasonably sufficient detail.

SECTION THIRTY SIX: Assignment.

This Agreement, the benefits thereof and the obligations thereof pertaining to Owner shall be assignable by Owner at the sole discretion of the Owner to any future Owner of the Residential Parcels provided the assignee agrees in a manner reasonably satisfactory to the Village to assume the obligations of the Owner with respect to the portion of the Subject Property, or this Agreement, so assigned. Upon such assignment, such successor shall become solely and exclusively liable for any obligations accruing hereunder after the effective date of such assignment and Owner shall be discharged of all further obligations accruing on or after the effective date of such assignment.

VILLAGE OF ORLAND PARK,  
an Illinois municipal corporation

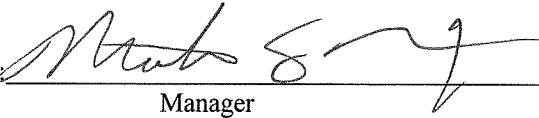
By:   
Village President

ATTEST:


By:   
Village Clerk

OWNER:

REVA DEVELOPMENT PARTNERS, LLC  
an Illinois limited liability company

By:   
Manager

ATTEST:

  
WARREN A. JAMES, MANAGER  
REVA DEVELOPMENT PARTNERS, LLC

ACKNOWLEDGMENTS

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that DANIEL J. MCLAUGHLIN, personally known to me to be the President of the Village of Orland Park, and JOHN C. MEHALEK, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 21<sup>st</sup> day of April, 2014.

Commission expires Aug 30, 2014

Nancy R. Melnauska  
Notary Public



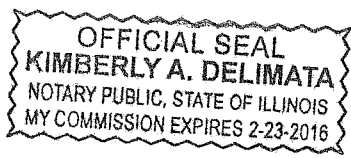
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF WILL )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Warren A. James and Matthew T. Mix, Member and Manager of REVA DEVELOPMENT PARTNERS, LLC, an Illinois limited liability company, and not individually, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Member and Manager, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this 17<sup>th</sup> day of March, 2014.

Commission expires 2/23/2016

Kimberly Delimata  
Notary Public

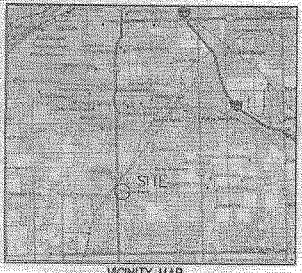


# FINAL PLAT OF SUBDIVISION OF ORLAND PARK CROSSING

BEING A SUBDIVISION OF PARTS OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- PARCEL NUMBERS**
- 27-03-300-012 (PARCEL ONE)
  - 27-03-300-013 (PARCEL TWO)
  - 27-03-300-005 (PARCEL THREE)
  - UNASSIGNED
  - 27-03-301-031 (PARCELS FIVE AND SIX)
  - 27-03-300-006 (PARCEL SEVEN)
  - 27-03-300-011 (PARCEL EIGHT)

0525845136  
4-P



**BASIS OF BEARINGS (ABRATED)**  
READS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 12 EAST AS BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST.

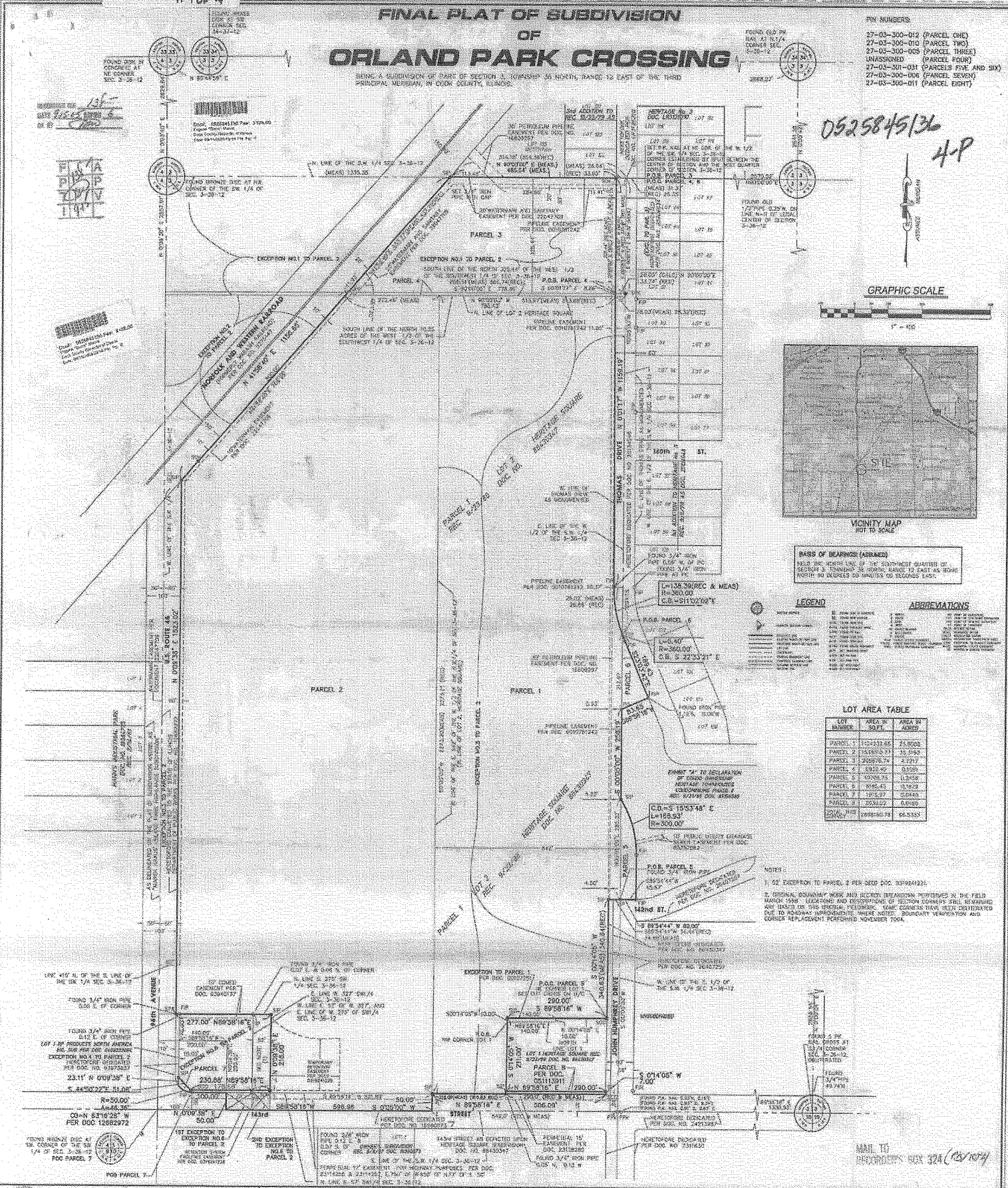
- LEGEND**
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- ABBREVIATIONS**
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**LOT AREA TABLE**

LOT NUMBER	ACRES	SQ. FT.
PARCEL 1	1.22451765	75,955.88
PARCEL 2	1.22451765	75,955.88
PARCEL 3	1.22451765	75,955.88
PARCEL 4	1.22451765	75,955.88
PARCEL 5	1.22451765	75,955.88
PARCEL 6	1.22451765	75,955.88
PARCEL 7	1.22451765	75,955.88
PARCEL 8	1.22451765	75,955.88
TOTAL	9.7961412	623,647.10

- NOTES**
1. 22' EXCEPTION TO PARCEL 2 PER DEED DOC. 039241231.
  2. ORIGINAL BOUNDARY MARKS AND RECORD INFORMATION REFERENCED IN THE FIELD SHALL BE FOUND IN THE RECORDS OF COOK COUNTY, ILLINOIS. ANY DISCREPANCIES BETWEEN THE FIELD AND THE RECORDS SHALL BE REFERENCED TO THE RECORDS OF COOK COUNTY, ILLINOIS. BOUNDARY VARIATION AND CORNER RE-ESTABLISHMENT, NECESSARY, SHALL BE AT THE BUYER'S RISK.



**Engineers**  
7325 Janes Avenue, Suite 100  
Woodridge, IL 60017

**Scientists**  
630 704 9200 voice  
630 724 6007 fax

**Surveyors**  
www.mcauliffe.com

PREPARED FOR: MAIN PLACE-ORLAND PARK ASSOC. LLC  
622 DAVIS ST., SUITE 200  
EVANSTON, IL 60201

DATE: 05/27/2014

BY: [Signature]

**FINAL PLAT OF SUBDIVISION**  
ORLAND PARK CROSSING, ORLAND PARK, IL

FILE NAME: ORLAND PARK CROSSING.DWG  
DATE: 05/27/2014

SCALE: 1" = 100'

DATE: 05/27/2014

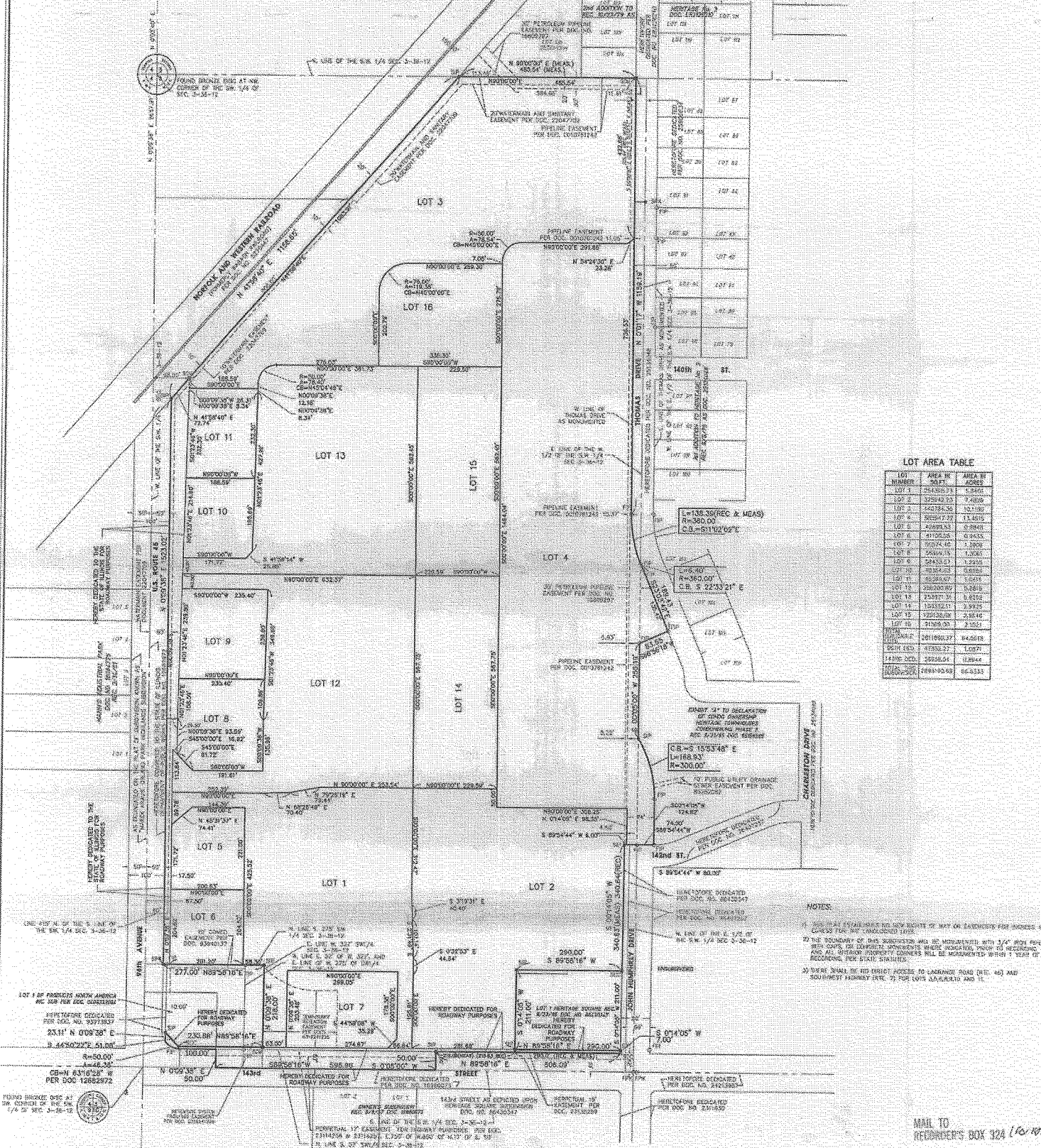
Exhibit A - Plat



# FINAL PLAT OF SUBDIVISION OF ORLAND PARK CROSSING

BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

0525845/36



**LOT AREA TABLE**

LOT NUMBER	AREA IN SQ. FT.	AREA IN ACRES
LOT 1	288,000.00	6.6250
LOT 2	329,842.70	7.6000
LOT 3	1,447,843.50	33.1000
LOT 4	500,947.28	11.5015
LOT 5	2,000,000.00	46.0800
LOT 6	412,000.00	9.4000
LOT 7	300,000.00	6.9000
LOT 8	380,000.00	8.7000
LOT 9	280,000.00	6.4000
LOT 10	280,000.00	6.4000
LOT 11	280,000.00	6.4000
LOT 12	280,000.00	6.4000
LOT 13	280,000.00	6.4000
LOT 14	280,000.00	6.4000
LOT 15	280,000.00	6.4000
LOT 16	280,000.00	6.4000
LOT 17	280,000.00	6.4000
LOT 18	280,000.00	6.4000

**NOTES:**

1. THIS PLAT IS VALID IN THE STATE OF ILLINOIS AND IS NOT VALID IN ANY OTHER STATE OR COUNTRY.
2. THE BOUNDARY OF THIS SUBDIVISION HAS BEEN MEASURED WITH 1/2" PLY WITH CORNER PIN MARKERS AND IS CORRECTED TO THE RECORD AND ALL INTERESTED PARTIES WILL BE NOTIFIED WITHIN 1 YEAR OF RECORDING PER STATE STATUTES.
3. THERE SHALL BE NO DIRECT ACCESS TO LAUNDRY ROAD (DEC. 40) AND SOUTHWEST HIGHWAY (DEC. 7) FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18.

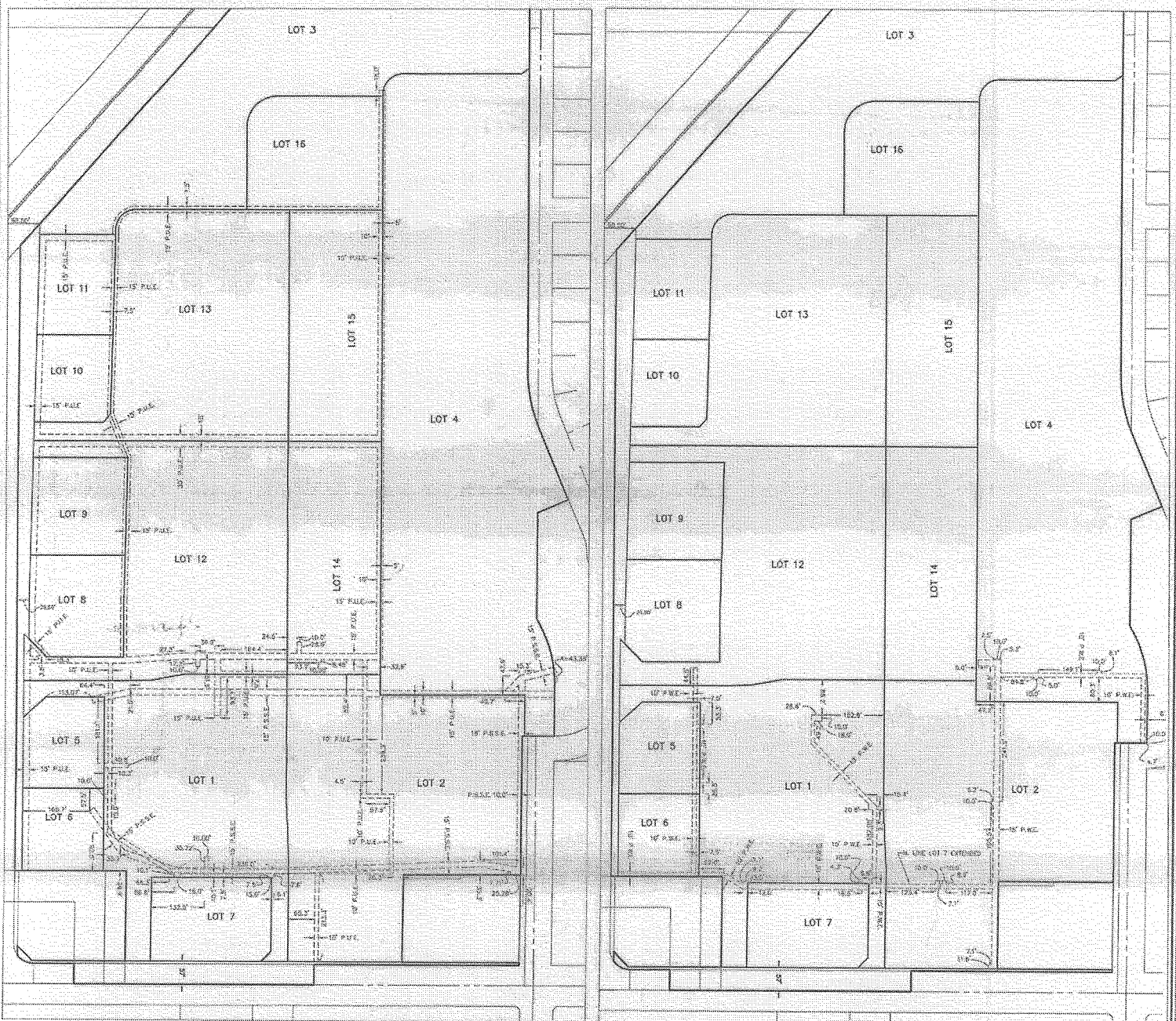
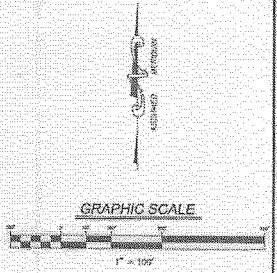
MAIL TO RECORDER'S BOX 324 (10/10/10)

P. 3 of 4

# FINAL PLAT OF SUBDIVISION OF ORLAND PARK CROSSING

BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

0525845136



**PUBLIC UTILITY EASEMENT AND  
PUBLIC SANITARY SEWER EASEMENT HEREBY GRANTED**

**PUBLIC WATERMAIN EASEMENT HEREBY GRANTED**

MAIL TO  
RECORDER'S BOX 324 (10/11/14)



**Engineers** 7325 James Avenue, Suite 100  
Woodridge, IL 60557  
**Scientists** 630.724.9205 voice  
630.724.9202 fax  
**Surveyors** vconsultants.com

REGISTERED ILLINOIS  
**MAIN PLACE-ORLAND PARK ASSOC. LLC**  
522 DAVIS ST., SUITE 200  
EVANSTON, IL 60201

NO.	DATE	DESCRIPTION
1	02/26/14	PREPARE PLAT FOR SUBMITTAL TO COUNTY
2	03/12/14	REVISE PLAT FOR RELEASE
3	03/12/14	REVISE PLAT FOR RELEASE
4	03/12/14	REVISE PLAT FOR RELEASE
5	03/12/14	REVISE PLAT FOR RELEASE
6	03/12/14	REVISE PLAT FOR RELEASE

**FINAL PLAT OF SUBDIVISION**  
**ORLAND PARK CROSSING, ORLAND PARK, IL.**

FILE NAME: 140303.DWG	DRAWN BY: JTP/PTC	CHECKED BY: JTP	SHEET NO.: 030302.W42
JOB DIRECTORY: 0303.DWG	PLAT: 1403	DATE: 03/26/14	SCALE: 1" = 100'

3 of 4

ORLAND PARK CROSSING

EXAMINING NUMBER

EXAMINING NUMBER

EXAMINING NUMBER

7. Nov 11

FINAL PLAT OF SUBDIVISION OF ORLAND PARK CROSSING

0525845136

OWNER'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF COOK... THIS IS TO CERTIFY THAT MORE PLACE-ORLAND PARK ASSOCIATES, L.L.C. IS THE SOLE OWNER OF RECORD OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION...

NOTARY CERTIFICATE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE... I HEREBY CERTIFY THAT THE PERSONS SIGNING THE FOREGOING CERTIFICATE...

MORTGAGE CERTIFICATE

LANSBURY BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION... THIS 12th day of July 2005... BY: John A. Decker, Assistant Vice President

MORTGAGE NOTARY CERTIFICATE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE... WHEN UNDER MY HAND AND NOTARIAL SEAL, THIS 29th day of July 2005... MAURICE T. GREGORY, Notary

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS COUNTY OF COOK... APPROVED BY THE PRESIDENT AND BOARD OF MEMBERS OF THE VILLAGE OF ORLAND PARK, ILLINOIS ON THIS 24th day of September 2005... DANIEL W. MATHIAS, Village President

CERTIFICATE AS TO SPECIAL ASSESSMENTS

I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT DEFERRED SPECIAL ASSESSMENTS ON THIS PLAT... DATED THIS 27th day of September 2005... CHRISTOPHER A. HAYES, Village Treasurer

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION... JOHN W. WILFONG, Professional Engineer

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS COUNTY OF COOK... I HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION... DATED THIS 27th day of June 2005... COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF COOK... THIS IS TO CERTIFY THAT I, THOMAS J. BUCKLAND, SURVEYOR PROFESSIONAL LAND SURVEYOR NO. 23484, HAVE SURVEYED AND SUPERVISED THE FOLLOWING SUBDIVISION PROPERTY...

PUBLIC UTILITY EASEMENT PROVISIONS

TO POWER AND COMMUNICATION SERVICE... A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMMUNICATION...

PUBLIC WATERWAY AND SANITARY SEWER EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ORLAND PARK... ALL SURFACE WATERS SHALL BE COLLECTED, CONVEYED, TREATED, AND DISCHARGED...

DA.S.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION... DANIEL W. MATHIAS, District Engineer

PLAT RECORDING AUTHORIZATION

THOMAS J. BUCKLAND, A PROFESSIONAL LAND SURVEYOR... DATE: June 23, 2005

RECORDER'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF COOK... THIS INSTRUMENT WAS FILED FOR THE RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY... DATE: 7-14-2005

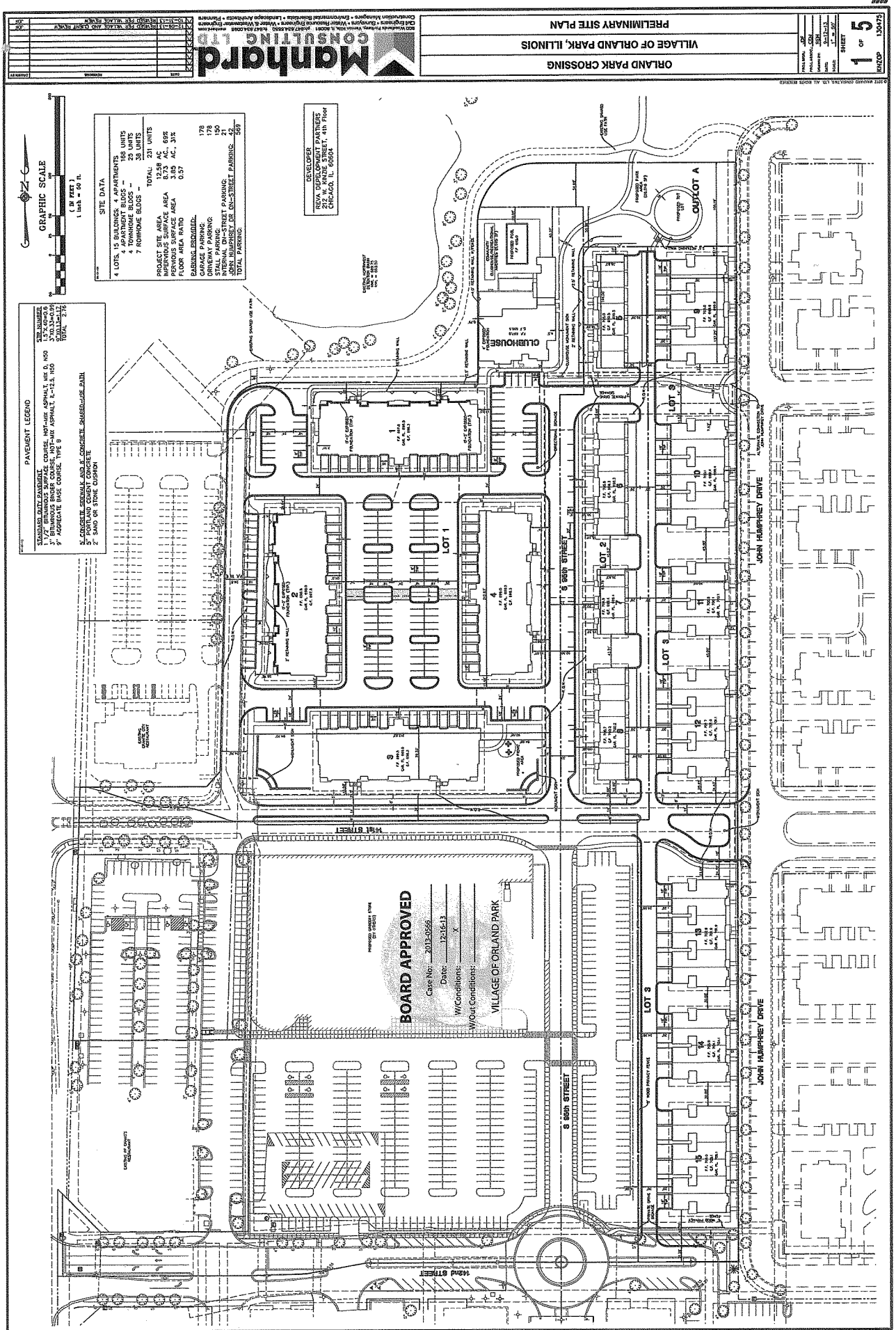
FINAL PLAT OF SUBDIVISION

ORLAND PARK CROSSING, ORLAND PARK, IL... SHEET NO. 4

Professional seals and contact information for Engineers, Scientists, and Surveyors, including V CONSULTANTS and MAN PLACE-ORLAND PARK ASSOC. LLC.

## **LIST OF EXHIBITS**

- |           |                                    |
|-----------|------------------------------------|
| EXHIBIT A | Final Plan                         |
| EXHIBIT B | Elevation Plan Phase 1 Residential |
| EXHIBIT C | Final Parcel Plan                  |
| EXHIBIT D | Landscape Plan                     |
| EXHIBIT E | Letter of Credit Form              |
| EXHIBIT F | Preliminary Engineering Plans      |



**BOARD APPROVED**

Case No: 2013-20587  
 Date: 12-15-13  
 W/Conditions: X  
 W/Out: Conditions:

VILLAGE OF ORLAND PARK

**GRAPHIC SCALE**

1" = 40' 0"

**PAVEMENT LEGEND**

1" 1/2" GRANULAR SURFACE COURSE, HOT-PAK ASPHALT, MIX D, NO. 57-58  
 2" 3/4" GRANULAR SURFACE COURSE, HOT-PAK ASPHALT, L-11.5, HSD  
 3" PORTLAND CEMENT CONCRETE, TYPE 6  
 4" PORTLAND CEMENT CONCRETE, TYPE 6  
 5" CONCRETE CEMENT AND ST. CONCRETE SUBGRADE DATA  
 6" SAND OR STONE CUSHION

**SITE DATA**

4 LOTS, 16 BUILDINGS, 3 APARTMENTS - 188 UNITS  
 4 APARTMENT BLDGS - 28 UNITS  
 7 TOWNHOME BLDGS - 28 UNITS  
 TOTAL - 244 UNITS

PROJECT SITE AREA - 102.89 AC. 892  
 PREVIOUS SURFACE AREA - 3.99 AC. 31%  
 TOTAL IMPERVIOUS SURFACE AREA - 32.92 AC. 32%

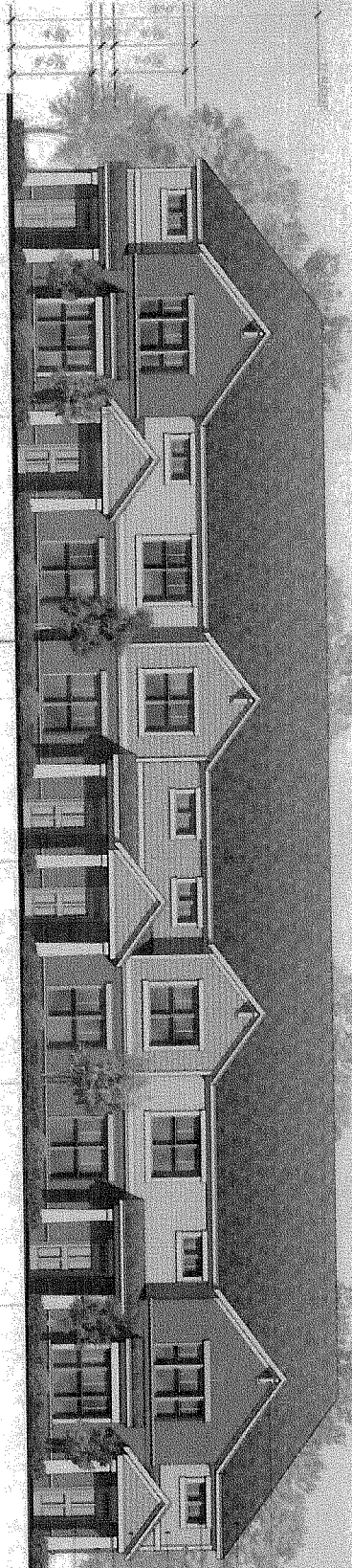
LANDSCAPING: 178  
 GARAGE PARKING: 178  
 DRIVEWAY PARKING: 21  
 TOTAL PARKING: 199

**DEVELOPER**  
 DEVA GROUP SERVICES, P.A.  
 1400 W. 14TH STREET, 4TH FLOOR  
 CHICAGO, IL 60604

**EXHIBIT B**

**Front Elevation**  
 scale: 3/16" = 1'-0"

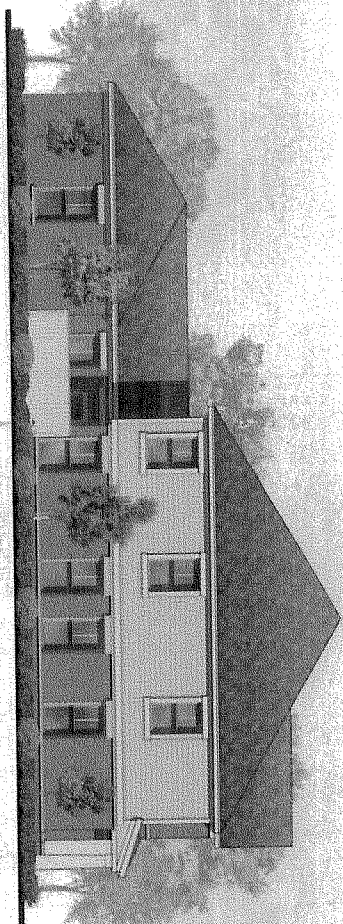
F G G G G F



- Decorative Bracket
- Asphalt Shingles
- Vinyl Windows
- Composite Trim (L.P., Headers or eave)
- Header Siding
- Header Shingle Siding
- Cast Stone Headers & Sills
- Pre-Fin Column
- Brick Veneer
- Brick Soldier Course

**Left Elevation**  
 scale: 3/16" = 1'-0"

Cedar Privacy Fence  
 F



**BOARD APPROVED**  
 Case No: 2013-0586  
 Date: 02/16/13  
 W/Conditions: X  
 Without conditions:  
**VILLAGE OF ORLAND PARK**

**Character Elevation - 6 Unit**

**Orland Crossing - Rowhomes**  
 Orland Park, IL

Note: All Exterior Materials As  
 Noted Or Approved Equal

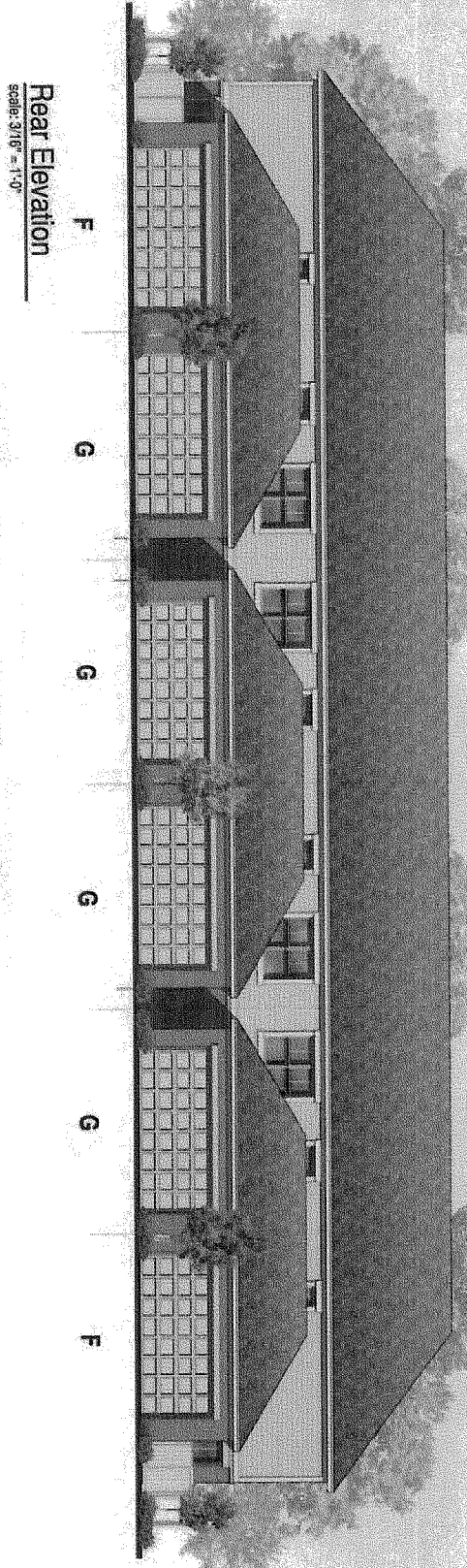


REVA  
 Residential Environmental & Visual Assessment, Inc.  
 1000 West 10th Street, Suite 100  
 Chicago, IL 60608  
 Phone: (773) 442-1100  
 Fax: (773) 442-1101  
 www.reva.com

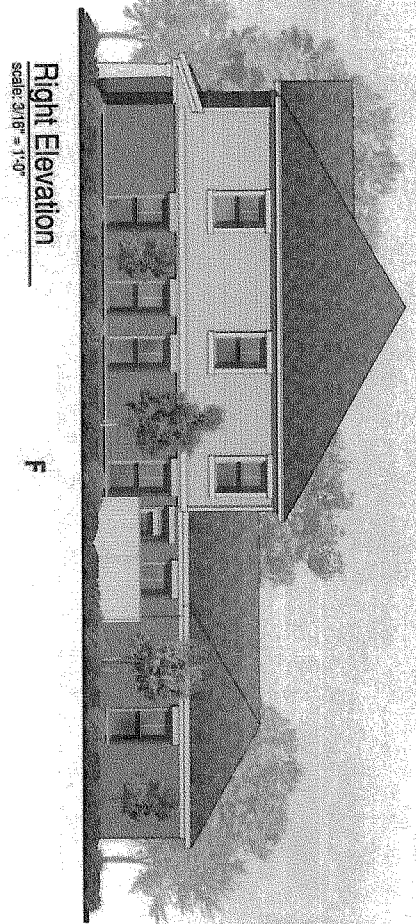
12-09-2013  
 8-5315-N



**EXHIBIT B**



**Rear Elevation**  
scale: 3/16" = 1'-0"



**Right Elevation**  
scale: 3/16" = 1'-0"

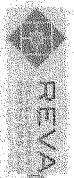
**Character Elevation - 6 Unit**

**Orland Crossing - Rowhomes**

Orland Park, IL

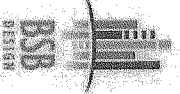
**Color Scheme - A**  
\*Note: All Exterior Materials As  
Noted Or Approved Equal

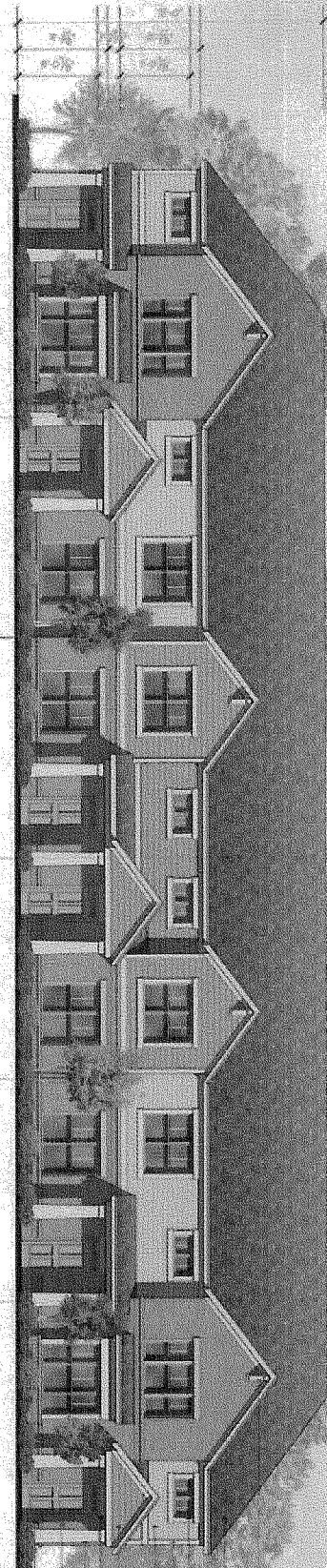
**BOARD APPROVED**  
Case No: 2013-0586  
Date: 12-16-13  
W/Conditions: Y  
W/O#r Conditions: \_\_\_\_\_  
VILLAGE OF ORLAND PARK



REVA  
Real Estate Valuation & Analytics  
1200 North Dearborn Street, Suite 100  
Chicago, IL 60610  
Tel: 773.399.1234  
www.reva.com

12-09-2013  
12:53:18





**Front Elevation**  
 scale: 3/16" = 1'-0"

F G G G G F

- Decorative Bracket
- Asphalt Shingles
- Vinyl Windows
- Composite Trim (L.P. Handle or equivalent)
- Hardie Siding
- Hardie Siding Siding
- Cast Stone Headers & Sills
- Pier-Top Column
- Brick Veneer
- Brick Solder Course



**Left Elevation**  
 scale: 3/16" = 1'-0"

Order Privacy Fence  
 F

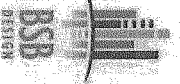
**Character Elevation - 6 Unit**

**Orland Crossing - Rowhomes**  
 Orland Park, IL

Note: All Exterior Materials As Noted Or Approved Equal

Color Scheme - B

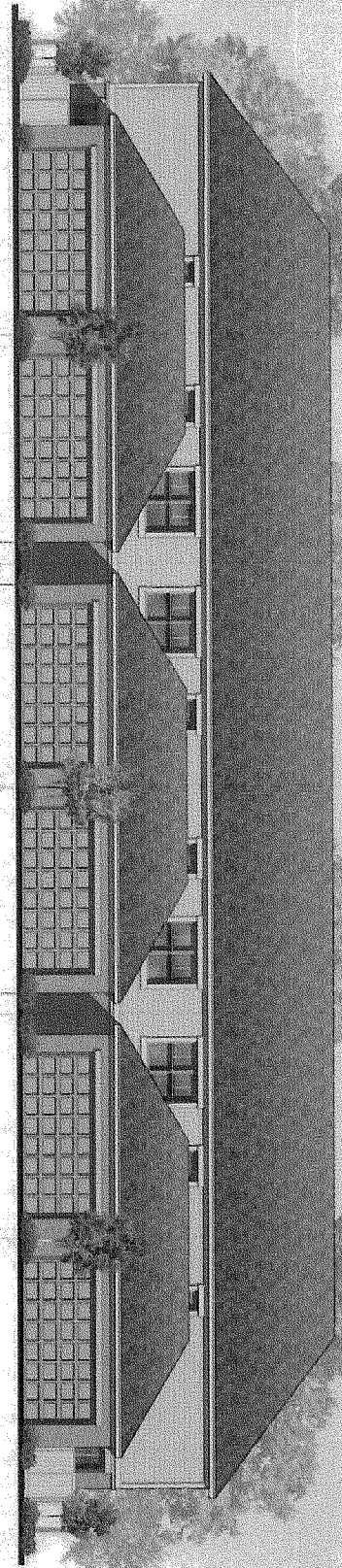
12-09-2013



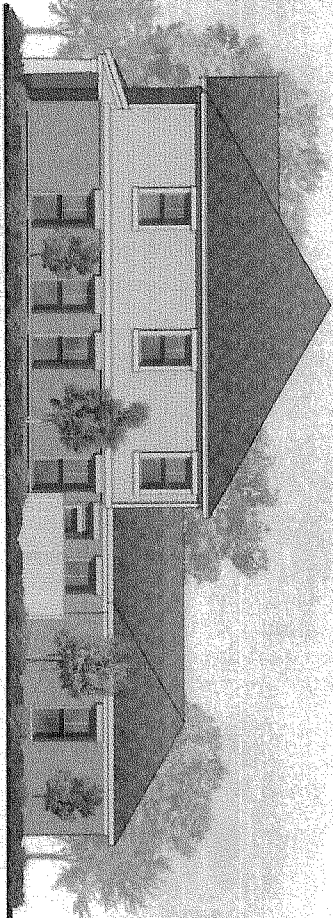
**BOARD APPROVED**

Case No: 2013-0566  
 Date: 12-06-13  
 W/Conditions: X  
 W/Out Conditions: \_\_\_\_\_  
 VILLAGE OF ORLAND PARK





Rear Elevation  
scale: 3/16" = 1'-0"



Right Elevation  
scale: 3/16" = 1'-0"

Character Elevation - 6 Unit

Orland Crossing - Rowhomes

Orland Park, IL

Note: All Exterior Materials As  
Noted Or Approved Equal

Color Scheme - B

12-09-2013

BSB  
8.13.13

REVA

REVA REAL ESTATE SERVICES, INC. 1000 N. WILSON AVENUE, SUITE 100, CHICAGO, IL 60642  
PH: 773.334.3300 FAX: 773.334.3301 WWW.REVA.COM

BOARD APPROVED

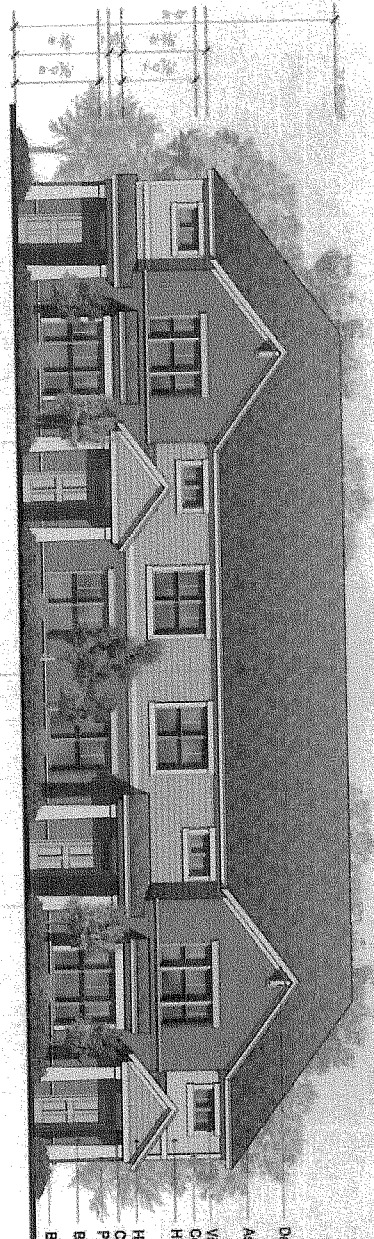
Case No: 2013-0566

Date: 12-16-13

W/Conditions: X

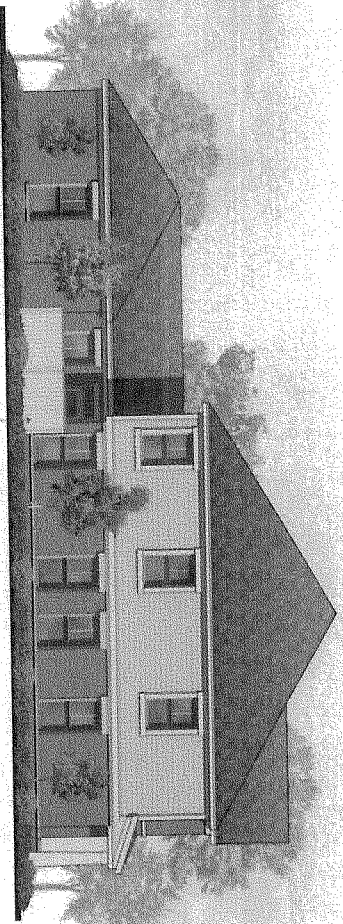
W/Out conditions:

VILLAGE OF ORLAND PARK



- Decorative Bracket
- Asphalt Shingles
- Vinyl Windows
- Composite Trim (LP, Heads or equivalent)
- Hande Siding
- Hande Snake Siding
- Cast Stone Heads & Sills
- Pre-Fin Column
- Brick Veneer
- Brick Solder Course

**Front Elevation**  
scale: 3/16" = 1'-0"



**Left Elevation**  
scale: 3/16" = 1'-0"

Cedar Privacy Fence

**BOARD APPROVED**  
Case No. 2013-0566  
Date 12-16-13  
W/Conditions X  
W/Out Conditions  
VILLAGE OF ORLAND PARK

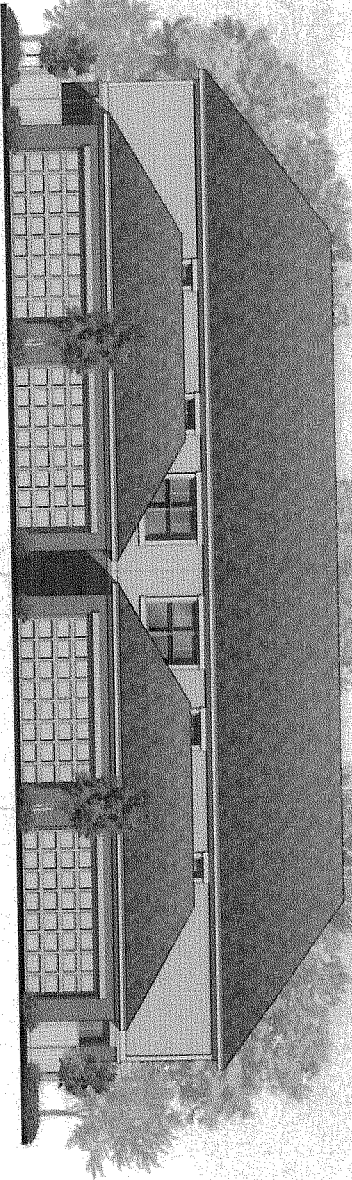
**Character Elevation - 4 Unit**

**Orland Crossing - Rowhomes**  
Orland Park, IL

\*Note: All Exterior Materials As Noted Or Approved Equal

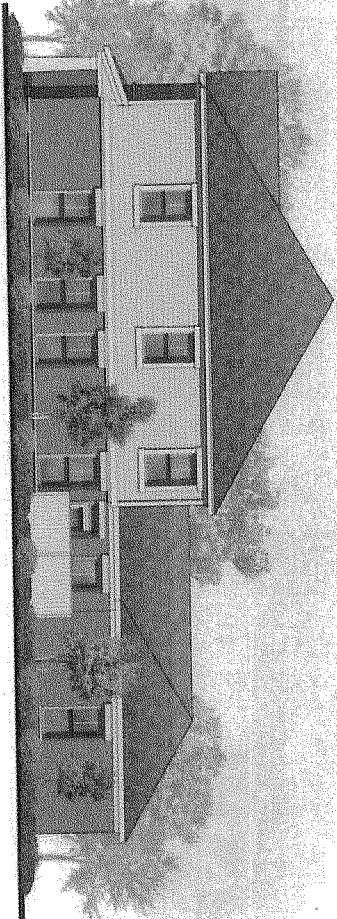
Color Scheme - A  
12-09-2013





**Rear Elevation**  
scale: 3/16" = 1'-0"

F G G F



**Right Elevation**  
scale: 3/16" = 1'-0"

F

**BOARD APPROVED**  
Case No. 2013-0566  
Date 12-6-13  
W/Conditions X  
Without Conditions  
VILLAGE OF ORLAND PARK

**Character Elevation - 4 Unit**

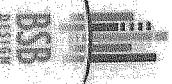
**Orland Crossing - Rowhomes**  
Orland Park, IL

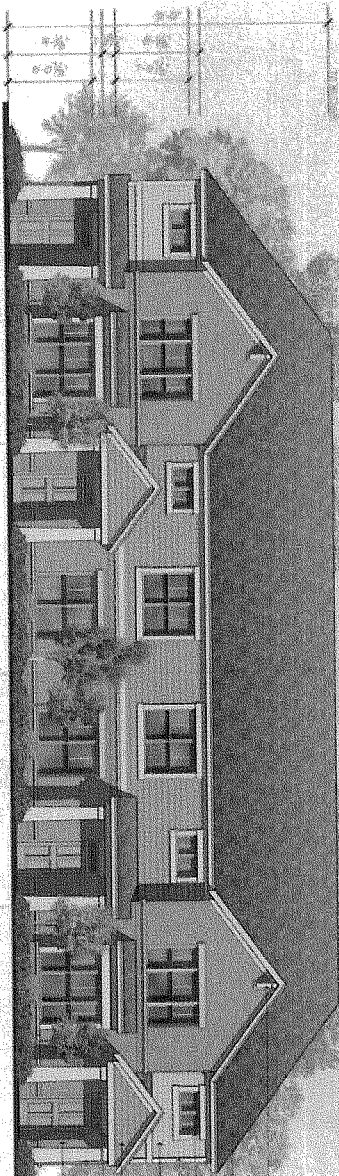
**Color Scheme - A**  
\*Note: All Exterior Materials As  
Noted Or Approved Equal



REVA  
RESIDENTIAL EVALUATION AND VISUALIZATION ASSOCIATES, INC.  
1000 N. WILSON AVENUE, SUITE 100, CHICAGO, IL 60642  
TEL: 773.334.3300 FAX: 773.334.3301  
WWW.REVA-ARCHITECTURE.COM

12-09-2013





F

G

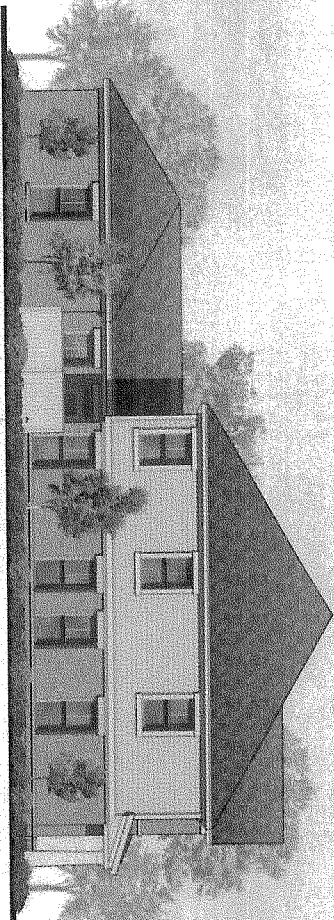
G

F

**Front Elevation**

scale: 3/16" = 1'-0"

- Decorative Bracket
- Asphalt Shingles
- Vinyl Windows
- Composite Trim (1/2" Hardie or equivalent)
- Hardie Siding
- Hardie Shake Siding
- Cast Stone Heads & Sills
- Pre-Fin Column
- Brick Veneer
- Brick Soldier Course



**Left Elevation**

scale: 3/16" = 1'-0"

F

Cedar Privacy Fence

**BOARD APPROVED**

Case No. 2013-0556  
 Date 12/16/13  
 W/Conditions: X  
 W/Out Conditions:  
 VILLAGE OF ORLAND PARK

**Character Elevation - 4 Unit**

**Orland Crossing - Rowhomes**

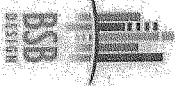
Orland Park, IL

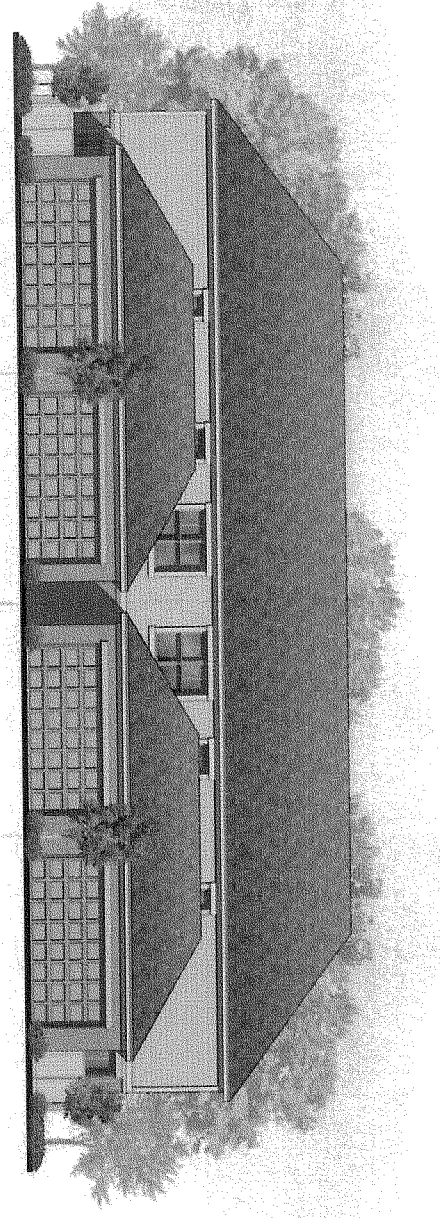
Note: All Exterior Materials As Noted Or Approved Equal

Color Scheme - B

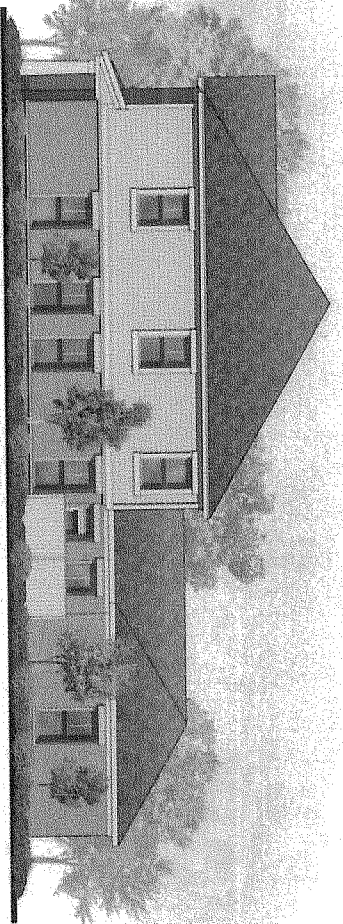


12-09-2013





Rear Elevation  
scale: 3/16" = 1'-0"



Right Elevation  
scale: 3/16" = 1'-0"

Character Elevation - 4 Unit

Orland Crossing - Rowhomes  
Orland Park, IL

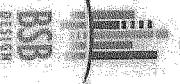
**BOARD APPROVED**  
Case No. 2013-0566  
Date 12-16-13  
W/Conditions: X  
VILLAGE OF ORLAND PARK

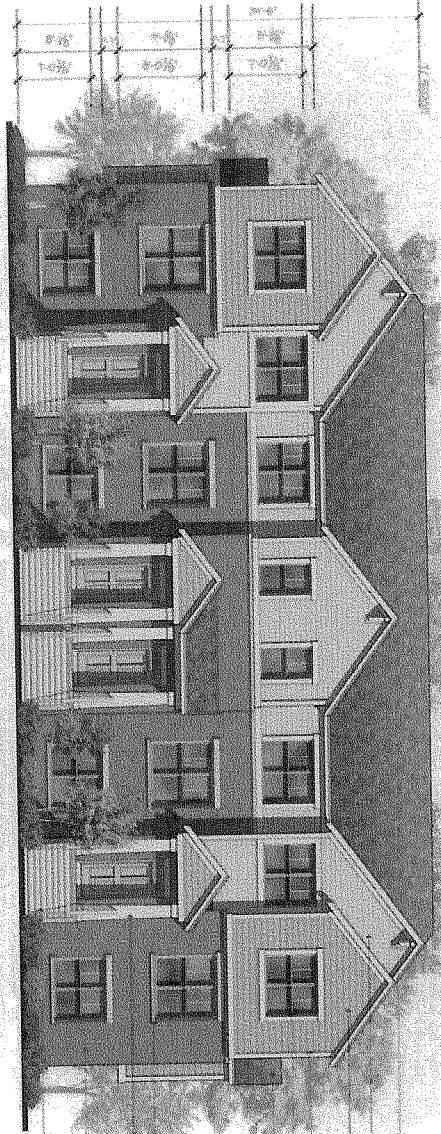


REVA  
RESIDENTS' ELECTIONS VOUCHER ACT  
ILLINOIS COMMUNITY DEVELOPMENT BOARD  
1200 N. WASHINGTON ST., SUITE 100  
CHICAGO, IL 60610  
TEL: 312.462.1000  
WWW.REVA.IL.GOV

Note: All Exterior Materials As  
Noted Or Approved Equal

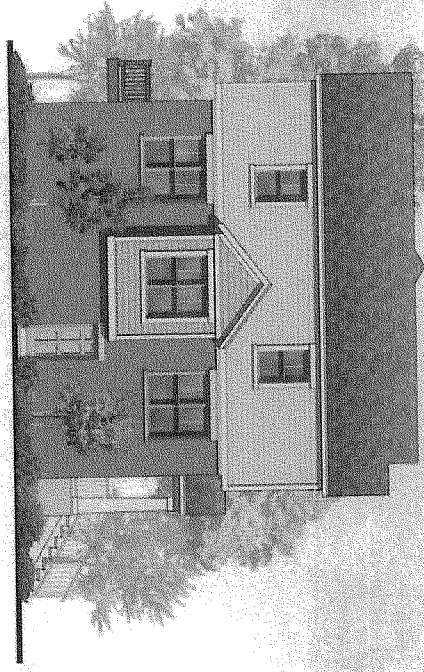
12-09-2013





**Front Elevation**  
scale: 3/16" = 1'-0"

- Decorative Bracket
- Hardie Siding
- Hardie Shake Siding
- Composite Trim (L.P., Hardie or equivalent)
- Vinyl Windows
- Asphalt Shingles
- Cast Stone Heads & Sills
- Pre-Fin Column
- Brick Veneer
- Wood Steps



**Left Elevation**  
scale: 3/16" = 1'-0"

**Character Elevation - 4 Unit**

**Orland Crossing - Townhomes**  
Orland Park, IL

**Color Scheme - A**  
\*Note: All Exterior Materials As  
Noted Or Approved Equal

12-09-2013  
REVISED

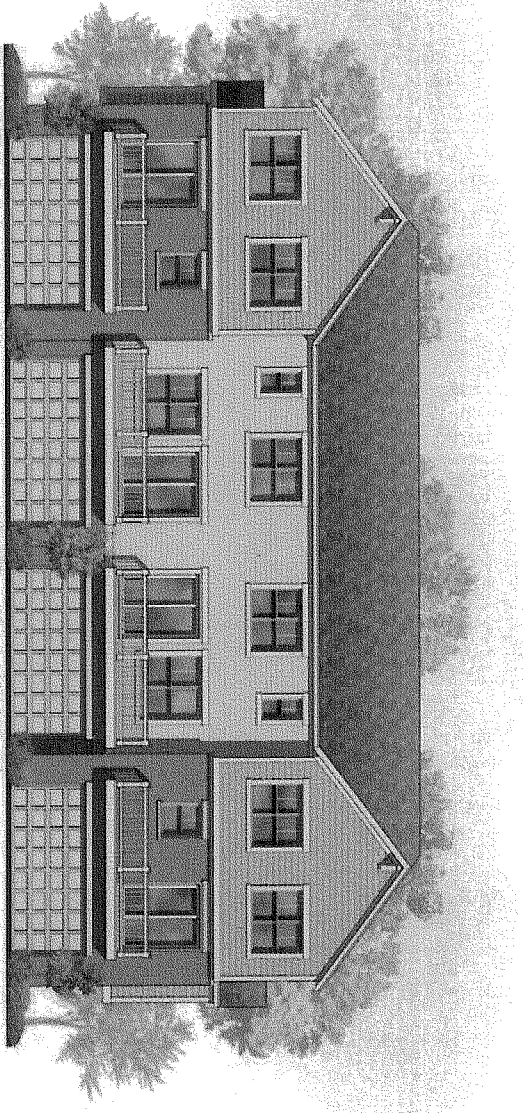
**REVA**  
RESIDENTIAL EVALUATION AND VOUCHER ASSISTANCE  
A COMMUNITY DEVELOPMENT PROGRAM OF THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

**BOARD APPROVED**

Case No. 2013-0566  
Date 12/16/13  
W/Conditions   
W/Out Conditions

VILLAGE OF ORLAND PARK

**BSB**  
12/13/13



**Rear Elevation**  
scale: 3/16" = 1'-0"



**Right Elevation**  
scale: 3/16" = 1'-0"

**Character Elevation - 4 Unit**

**Orland Crossing - Townhomes**

Orland Park, IL

Note: All Exterior Materials As  
Noted Or Approved Equal

Color Scheme - A

**BOARD APPROVED**

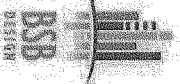
Case No. 2013R0566  
Date 12/21/13  
W/Conditions X  
Without Conditions  
VILLAGE OF ORLAND PARK

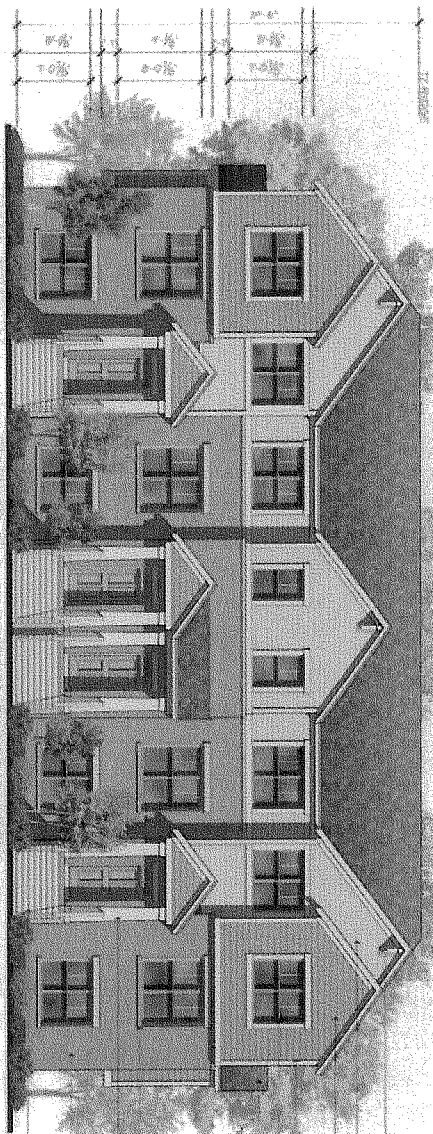
REVA



REVA REAL ESTATE VALUATION AND APPRAISAL SERVICES, INC.  
1100 N. WILSON AVENUE, SUITE 100  
ORLAND PARK, ILLINOIS 60462  
TEL: 708.584.1100 FAX: 708.584.1101  
WWW.REVA-IL.COM

12-09-2013





**Front Elevation**  
scale: 3/16" = 1'-0"

- Decorative Bracket
- Hardie Siding
- Hardie Shake Siding
- Composite Trim (L.P. Hardie or equivalent)
- Vinyl Windows
- Asphalt Shingles
- Cast Stone Heads & Sills
- Pre-Fin Column
- Brick Veneer
- Wood Steps



**Left Elevation**  
scale: 3/16" = 1'-0"

**Character Elevation - 4 Unit**

**Orland Crossing - Townhomes**

Orland Park, IL

Note: All Exterior Materials As Noted Or Approved Equal  
Color Scheme - B

**BOARD APPROVED**  
Case No: 2013-03566  
Date: 12/16/13  
W/Conditions: X  
W/Out Conditions:  
VILLAGE OF ORLAND PARK

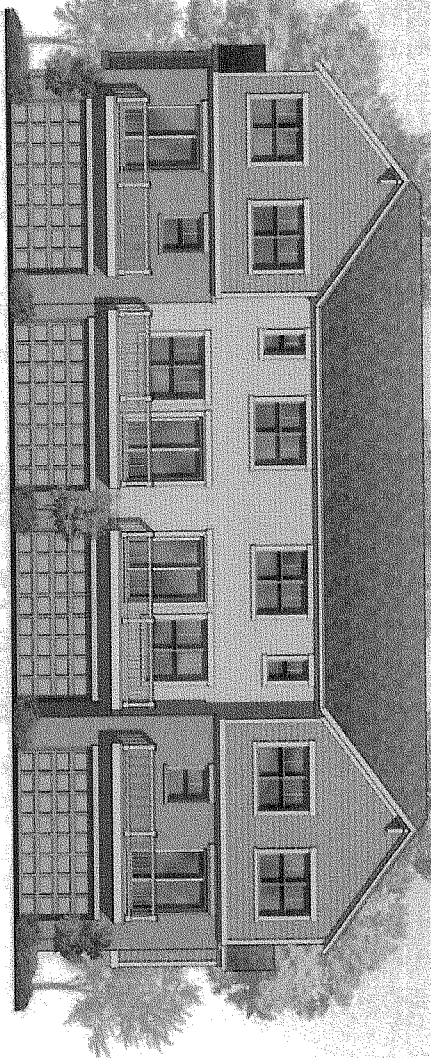


REVA  
RESIDENTIAL EVALUATION  
A COMMUNITY DEVELOPMENT AND DESIGN CONSULTING FIRM  
1100 W. 15TH AVENUE, SUITE 100, DENVER, CO 80202  
TEL: 303.733.8800 FAX: 303.733.8801  
WWW.REVA-CO.COM

12-09-2013







Rear Elevation  
Scale: 3/16" = 1'-0"



Right Elevation  
Scale: 3/16" = 1'-0"

Character Elevation - 4 Unit

Orland Crossing - Townhomes

Orland Park, IL

Note: All Exterior Materials As  
Noted Or Approved Equal

Color Scheme - B

12-09-2013

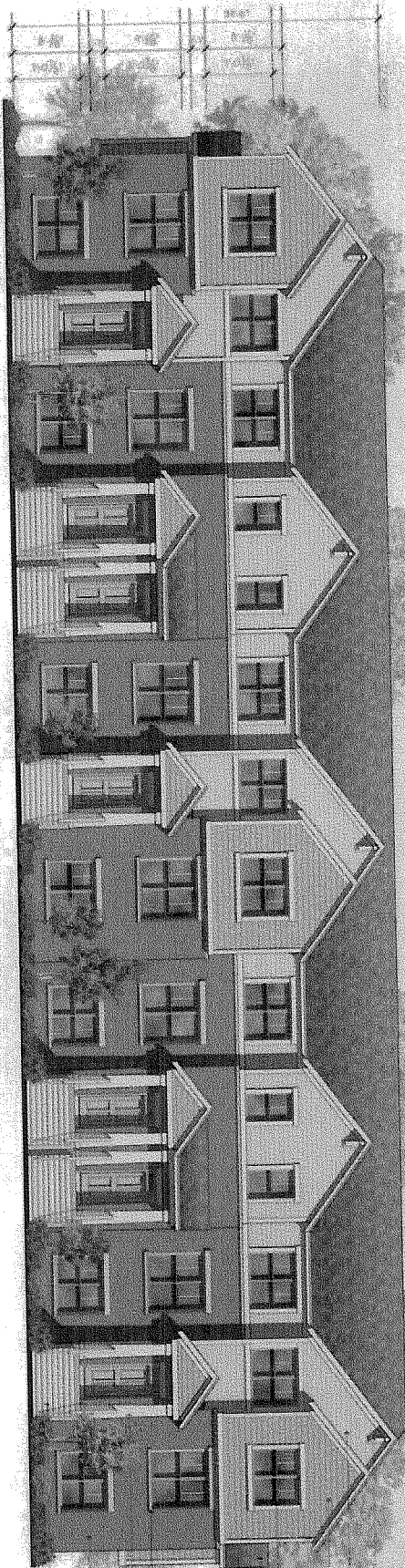
BSB  
DESIGN

REVA

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**BOARD APPROVED**

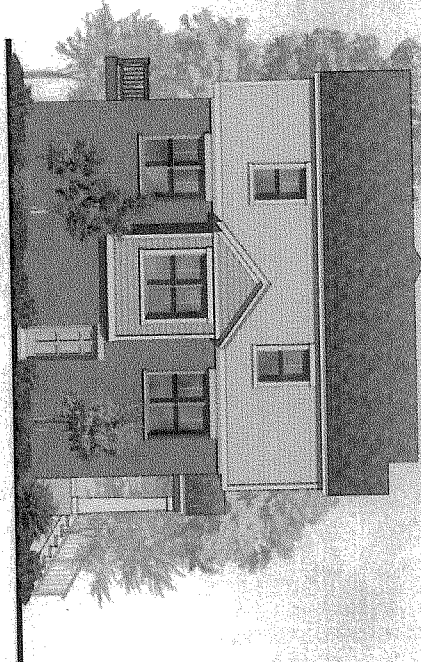
Case No: 2013-0566  
Date: 12-16-13  
W/Conditions: X  
W/Out Conditions:  
VILLAGE OF ORLAND PARK



Front Elevation

Scale: 3/16" = 1'-0"

- Decorative Bracket
- Hardie Siding
- Hardie Shake Siding
- Composite Trim
- 1 1/2" Hardie (or equivalent)
- Vinyl Windows
- Asphalt Shingles
- Cast Stone Heads & Sills
- Pre-Fin Column
- Brick Veneer
- Wood Steps



Left Elevation

Scale: 3/16" = 1'-0"

Character Elevation - 7 Unit

Orland Crossing - Townhomes

Orland Park, IL

Note: All Exterior Materials As Noted Or Approved Equal

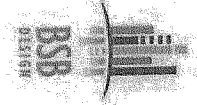
Color Scheme - A

12-09-2013

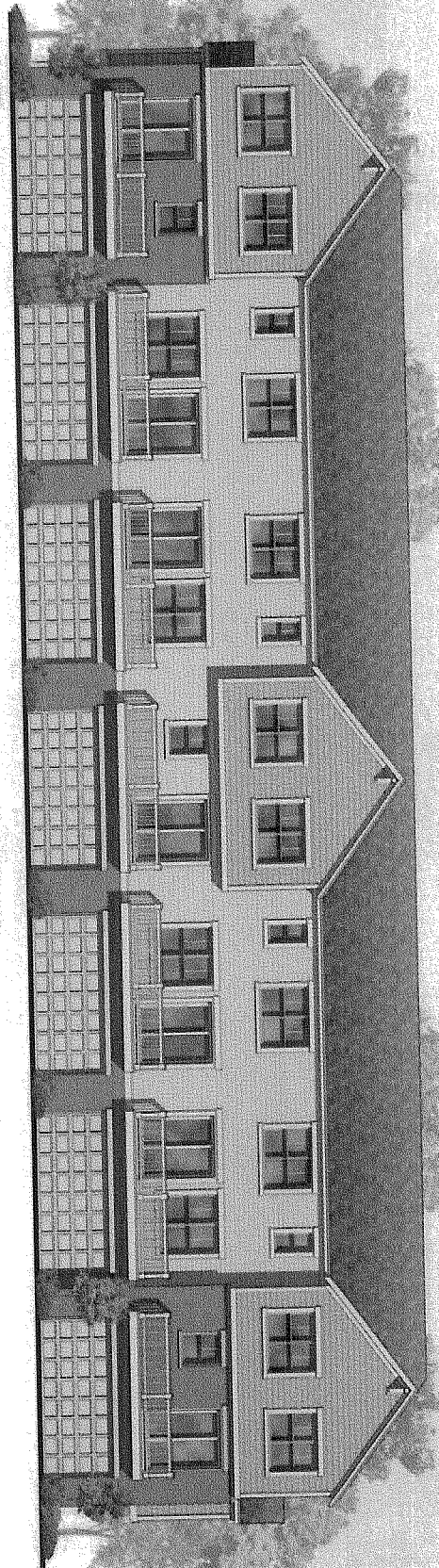
12-09-2013



REVA  
 Village of Orland Park  
 12-09-2013



BSB  
 01/21/13



**Rear Elevation**  
scale: 3/16" = 1'-0"



**Right Elevation**  
scale: 3/16" = 1'-0"  
**Character Elevation - 7 Unit**

**Orland Crossing - Townhomes**  
Orland Park, IL

**Color Scheme - A**  
\*Note: All Exterior Materials As  
Noted Or Approved/Equal

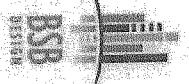
12-09-2013

12-09-2013

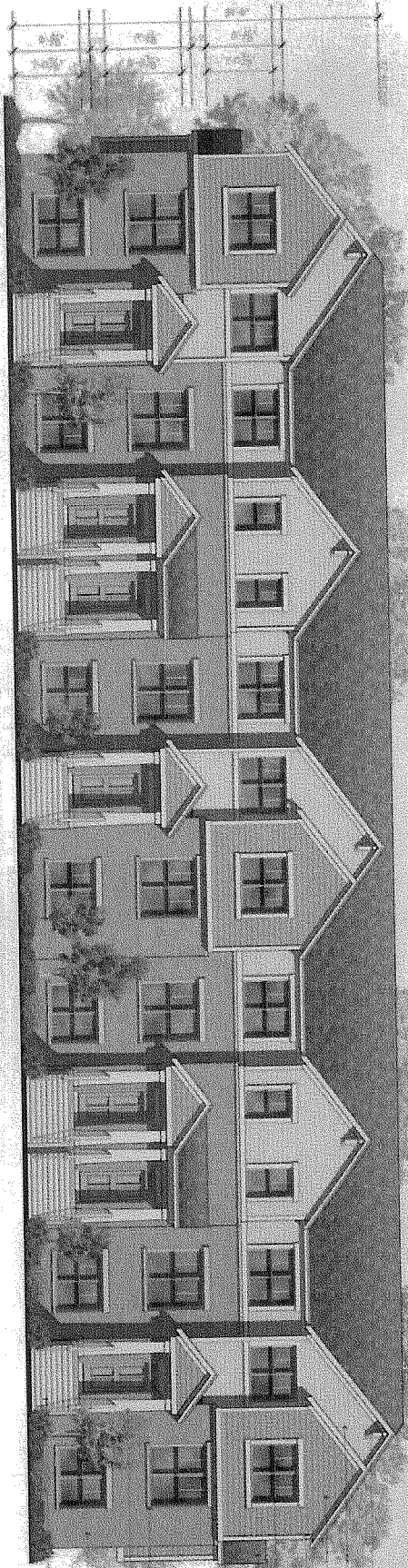


**REVA**  
REVOLUTIONARY ENVIRONMENTAL VILLAGE APPROVAL

12-09-2013



**BSB**  
DESIGN



Front Elevation

Scale: 3/16" = 1'-0"

- Decorative Bracket
- Hardie Siding
- Hardie Shingle Siding
- Composite Trim
- (1 1/2" Hardies or equivalent)
- Vinyl Windows
- Asphalt Shingles
- Cast Stone Headers & Sills
- Pre-Fin Column
- Brick Veneer
- Wood Steps



Left Elevation

Scale: 3/16" = 1'-0"

Character Elevation - 7 Unit

Orland Crossing - Townhomes

Orland Park, IL

Note: All Exterior Materials As Noted Or Approved Equal

Color Scheme - B

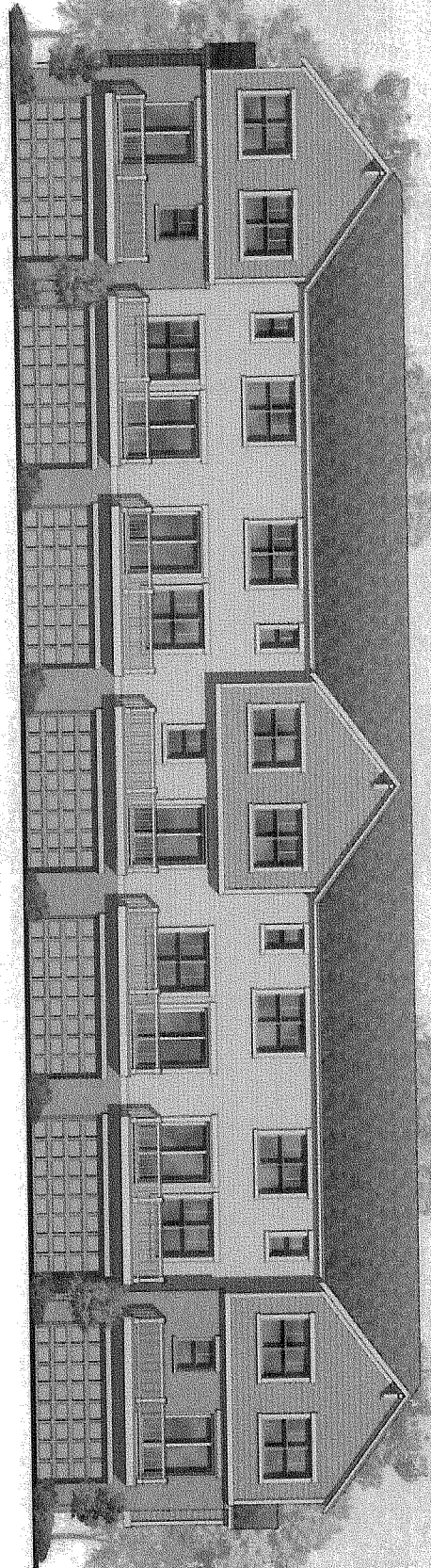
Color Scheme - B

12-09-2013



REVA  
 REAL ESTATE VALUATION ASSOCIATION  
 1000 N. WILSON AVENUE, SUITE 100  
 CHICAGO, ILLINOIS 60642  
 TEL: 773.399.8800 FAX: 773.399.8801  
 WWW.REVA-ILLINOIS.COM





Rear Elevation  
scale: 3/16" = 1'-0"



Right Elevation  
scale: 3/16" = 1'-0"  
Character Elevation - 7 Unit

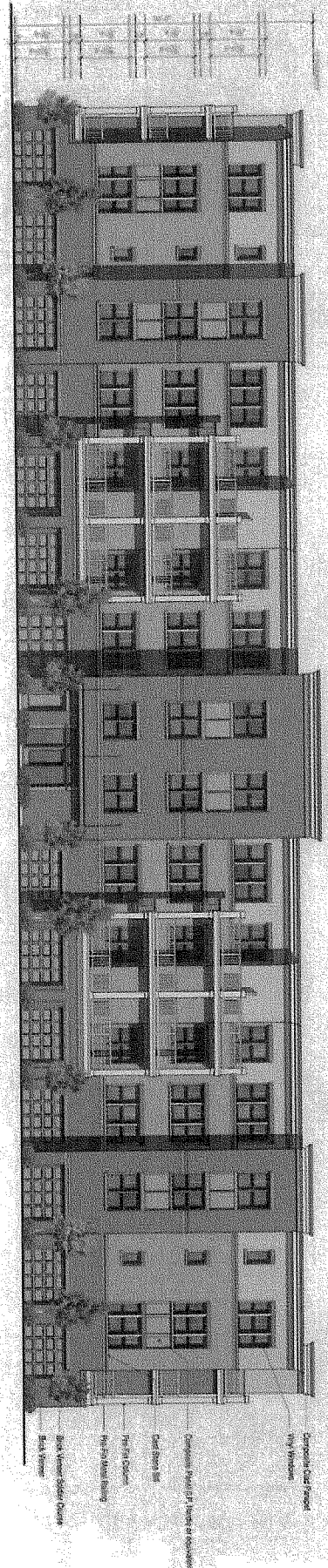
Orland Crossing - Townhomes  
Orland Park, IL

Note: All Exterior Materials As  
Noted Or Approved Equal

Color Scheme - B  
12-09-2013



**BOARD APPROVED**  
Case No: 2013-0256  
Date: 12-16-13  
W/Conditions: X  
W/out Conditions: \_\_\_\_\_  
VILLAGE OF ORLAND PARK



**Front Elevation**  
scale: 1/8" = 1'-0"



**Right Elevation**  
scale: 1/8" = 1'-0"

**Character Elevation**

**Orland Crossing - Apartments**  
Orland Park, IL

**BOARD APPROVED**  
Case No. 2016-0566  
Date 12/16/13  
W/Conditions X  
W/Out Conditions  
VILLAGE OF ORLAND PARK



REVA  
Real Estate Valuation & Appraisal Services, Inc.  
1000 North La Grange Road, Suite 100, La Grange, IL 60525  
630-581-1100  
www.reva.com

Note: All Exterior Materials As  
Noted Or Approved Equal

12-09-2013



EXHIBIT B



**Rear Elevation**

Scale: 1/8" = 1'-0"



**Left Elevation**

Scale: 1/8" = 1'-0"

**Character Elevation**

\*Note: All Exterior Materials As  
Noted Or Approved Equal  
**Orland Crossing - Apartments**  
Orland Park, IL



12-09-2013

**BOARD APPROVED**

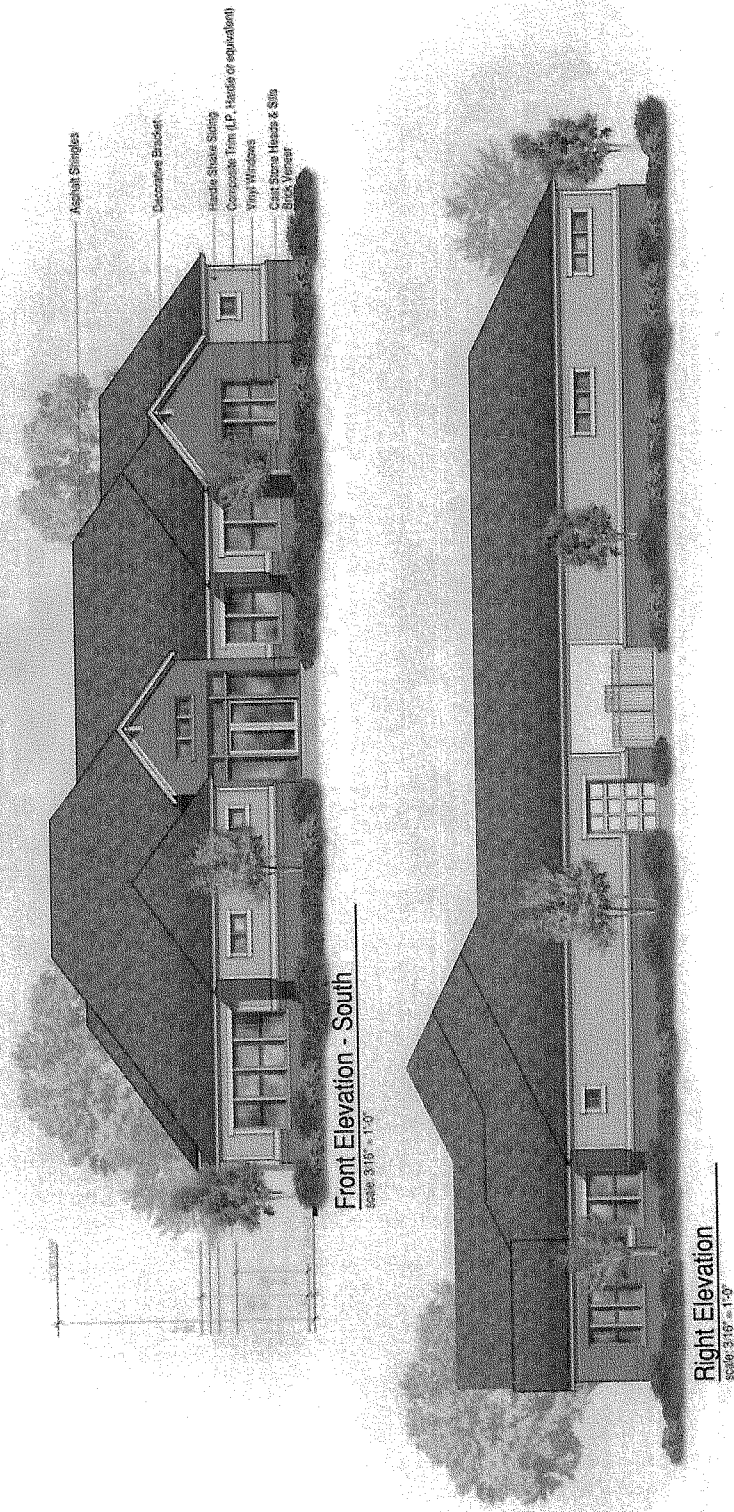
Case No: 2013-0556  
Date: 12-16-13  
W/Conditions: X  
W/Out Conditions: \_\_\_\_\_

VILLAGE OF ORLAND PARK



REVA  
REPAIRS & MAINTENANCE  
11111 S. ORLAND PARK  
ORLAND PARK, IL 60467  
TEL: 708.584.1111  
WWW.REVA-IL.COM

EXHIBIT B



**BOARD APPROVED**

Case No: 2013-0556  
 Date: 12-16-13  
 W/Conditions: X  
 W/Out Conditions:

VILLAGE OF ORLAND PARK



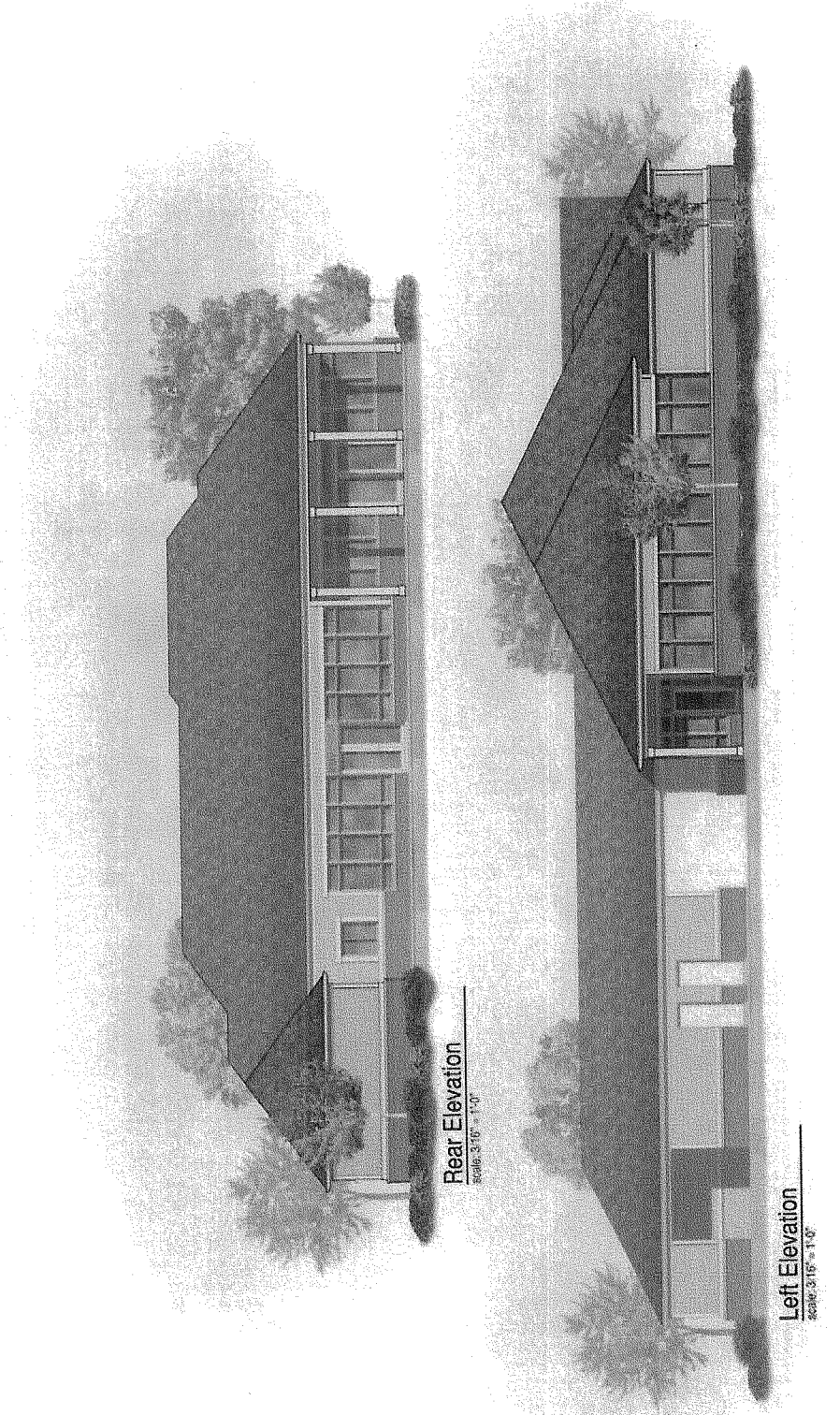
**Orland Crossing - Clubhouse**  
Orland Park, IL

12-09-2013





EXHIBIT B



**BOARD APPROVED**

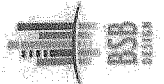
Case No. 2013-0566  
Date: 12-16-13  
W/Conditions: X  
W/out Conditions: \_\_\_\_\_

VILLAGE OF ORLAND PARK



**Orland Crossing - Clubhouse**  
Orland Park, IL

12-09-2013



REVA is a registered trademark of REVA Engineering, Inc. All other trademarks are the property of their respective owners.

PRELIMINARY PLAT  
OF

ORLAND PARK CROSSING SECOND RESUBDIVISION



BEING A RESUBDIVISION OF LOTS 13, THE EASTLY 120.0 FEET OF 14, 15, AND 16 IN ORLAND PARK CROSSING, BEING A SUBDIVISION OF PART OF SECTIONS 12, 13, 14 AND 15, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE 6TH MERIDIAN, COOK COUNTY, ILLINOIS, AS SHOWN ON PLAT RECORD NUMBER 022545136, IN COOK COUNTY, ILLINOIS.

PROPERTY AREA

LOT 11 AREA 72,800 SQ. FT. (1,662 ACRES)  
 PART OF LOT 11 AREA 72,800 SQ. FT. (1,662 ACRES)  
 LOT 15 AREA 120,135 SQ. FT. (2,750 ACRES)  
 TOTAL PROPERTY AREA 192,935 SQ. FT. (4,412 ACRES)



GRAPHIC SCALE  
 (1 inch = 100 ft.)

- 
 PUBLIC UTILITY EASEMENT  
 NUMBER 022545135
- 
 PUBLIC WATERWAY EASEMENT  
 NUMBER 022545135
- 
 PUBLIC SANITARY SEWER EASEMENT  
 NUMBER 022545135

SHEET INDEX	
SHEET 1 OF 2	CROSSING SUBDIVISION AND EASEMENT MAP
SHEET 2 OF 2	PLAT OF THE SECOND RESUBDIVISION

**Manhard**  
 CONSULTING LTD.

ORLAND PARK CROSSING SECOND RESUBDIVISION  
 PRELIMINARY PLAT OF SUBDIVISION

ORLAND PARK, ILLINOIS

1 of 2

SHEET

DATE: 11/11/2011

DRAWN BY: J. H. HARRIS

CHECKED BY: J. H. HARRIS

SCALE: AS SHOWN

PROJECT NO: 11111111

JOB NO: 11111111

JOB NAME: ORLAND PARK CROSSING SECOND RESUBDIVISION

JOB ADDRESS: 11111111

JOB PHONE: 11111111

JOB FAX: 11111111

JOB EMAIL: 11111111

JOB WEBSITE: 11111111

JOB COMMENTS: 11111111

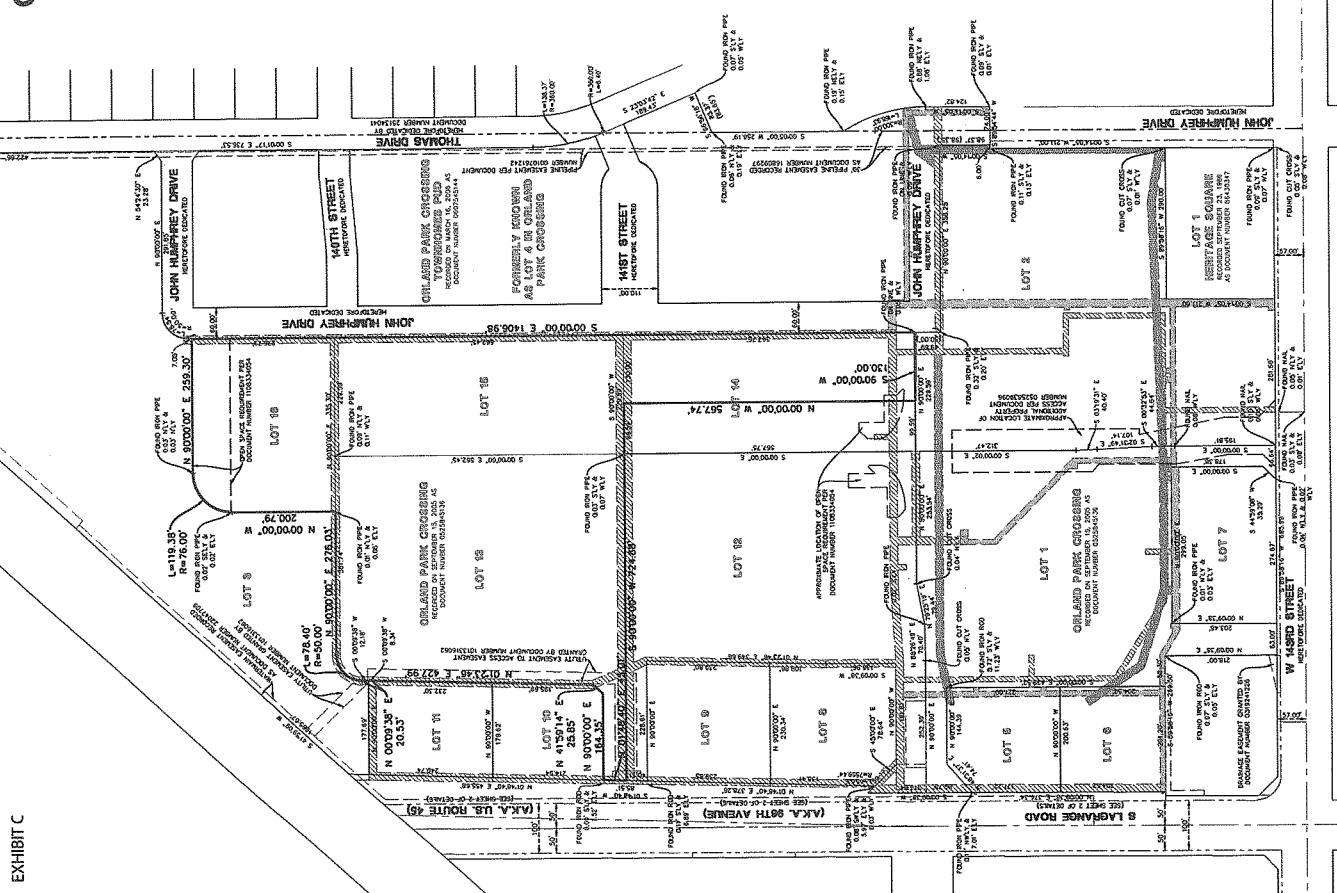


EXHIBIT C



**Orland Crossing Board of Trustees Submittal**  
**Landscape Package**  
Orland Park, IL  
December 9, 2013

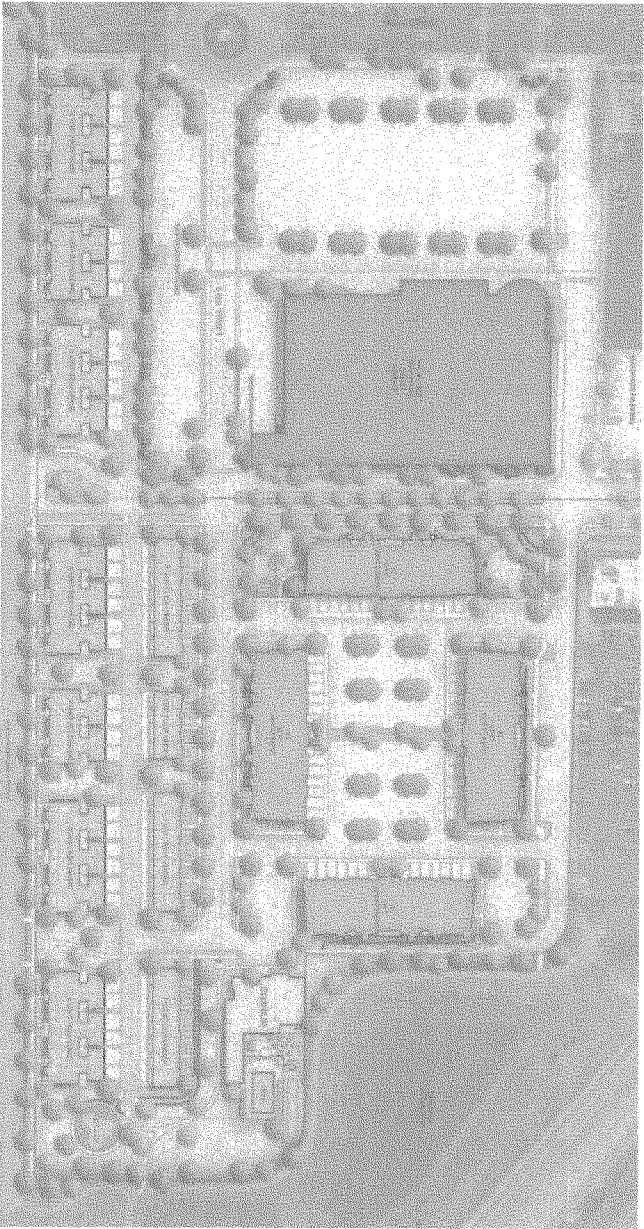
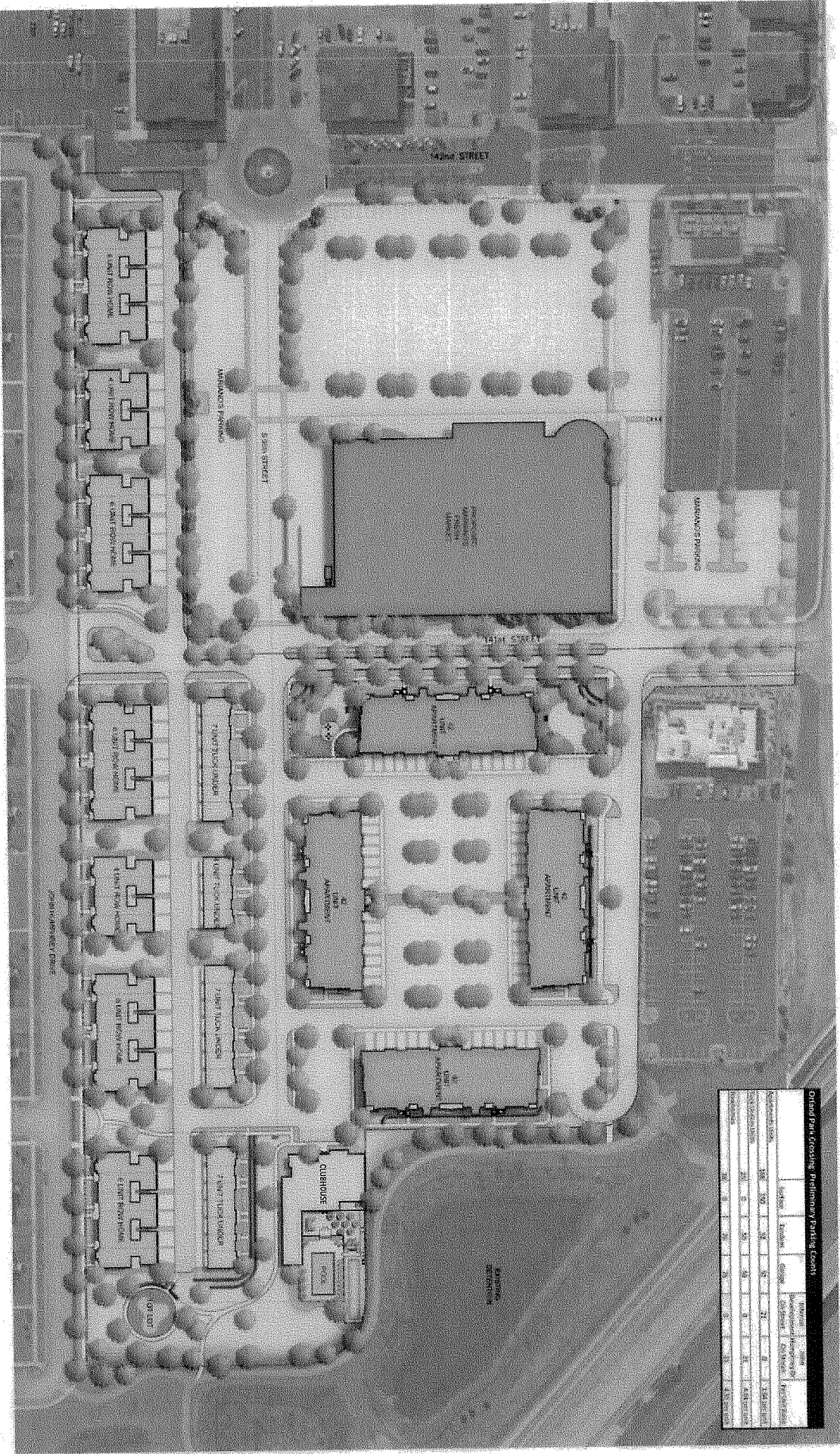


EXHIBIT D

12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1

REVA Development Partners  
**Orland Park Crossing** Orland Park, IL.  
 Conceptual Site Plan

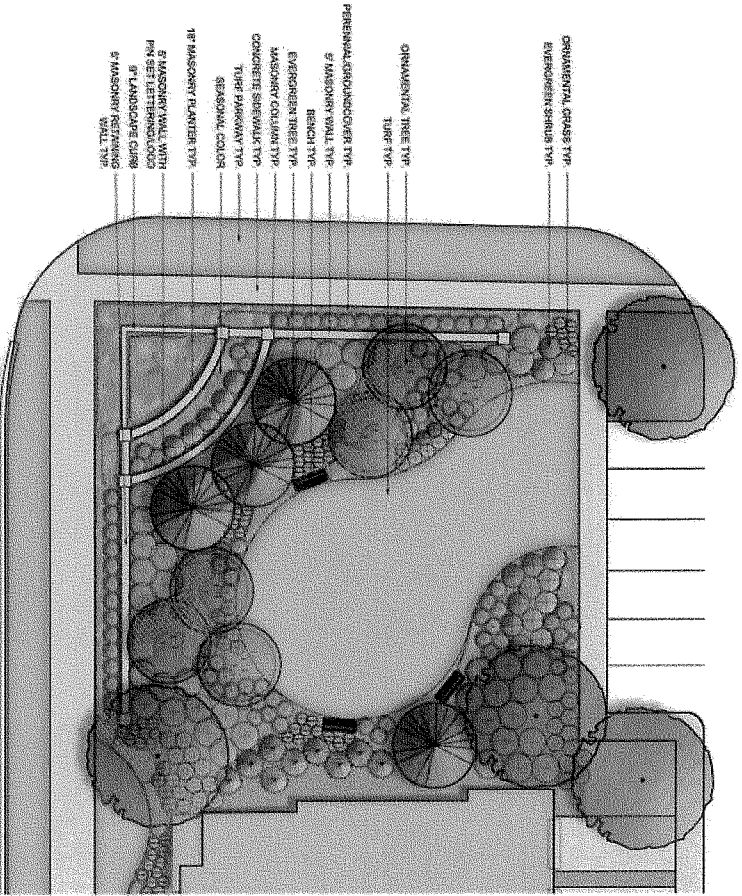


Orland Park Crossing Preliminary Parking Counts

Area	Vehicle	Motorcycle	Handicapped	Other	Total
1. Office	100	0	0	0	100
2. Retail	200	0	0	0	200
3. Restaurant	150	0	0	0	150
4. Multi-Family	100	0	0	0	100
5. Clubhouse	50	0	0	0	50
6. Other	50	0	0	0	50
<b>Total</b>	<b>550</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>550</b>

**LAKOTA**  
 THE LAKOTA GROUP, INC.

# Main Entry Monument



ORNAMENTAL GRASS TYPE  
EVERGREEN SHRUB TYPE

ORNAMENTAL TREE TYPE  
TUFT TYPE

PERENNIAL SPERNDROOVER TYPE

5' MASONRY WALL TYPE

BENCH TYPE

EVERGREEN TREE TYPE

MASONRY COLUMN TYPE

CONCRETE SIDEWALK TYPE

TUFT PARKWAY TYPE

SEASONAL COLOR

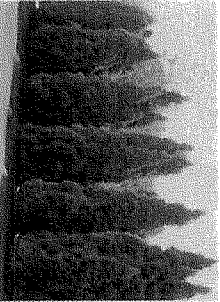
18' MASONRY PLANTER TYPE

5' MASONRY WALL WITH PIN SET LETTERING/COLOR

9' LANDSCAPE CURB

5' MASONRY RETAINING WALL TYPE

14th STREET



EVERGREEN SCREEN TO SEPARATE UNITS FROM GREENSPACE

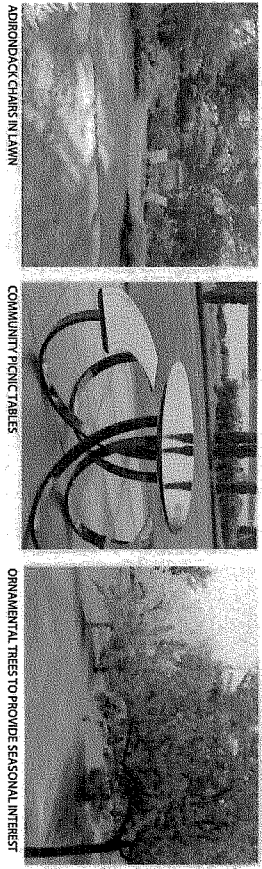


ENTRY MONUMENT WITH RAISED PLANTER AND MASONRY COLUMNS



BENCHES TO PROVIDE DESTINATION POINTS WITHIN THE GREENSPACE

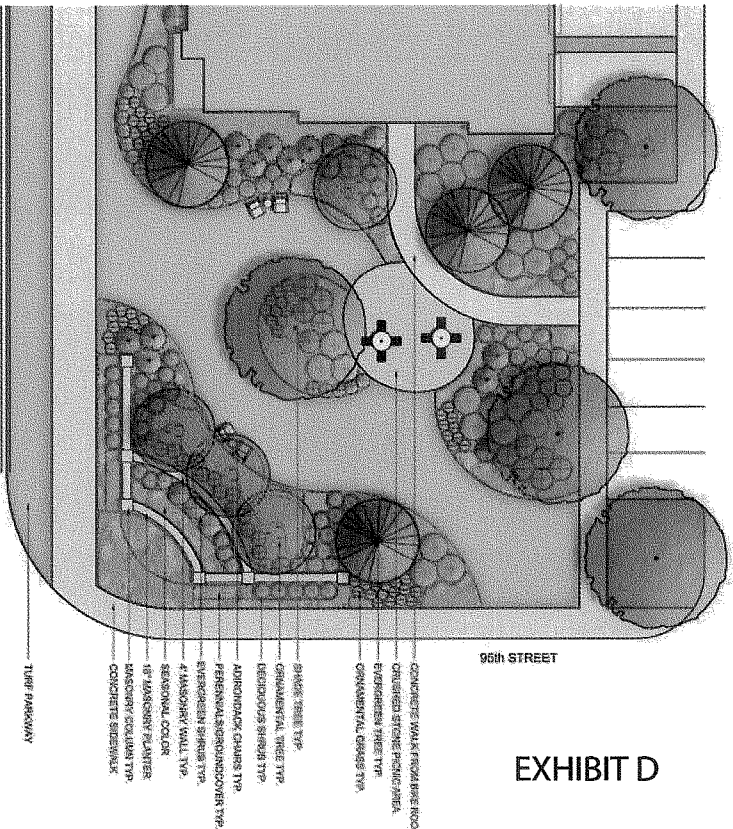
REVA Development Partners  
Orland Crossing Orland Park, IL  
Amenity Spaces



ADIRONDACK CHAIRS IN LAWN

COMMUNITY PICNIC TABLES

ORNAMENTAL TREES TO PROVIDE SEASONAL INTEREST



96th STREET

14th STREET

TUFT PARKWAY

CONCRETE SHAKE FROM BREEZECORNER

ORNAMENTAL TREE TYPE

EVERGREEN SHRUB TYPE

ORNAMENTAL GRASS TYPE

SHRUB TREE TYPE

ORNAMENTAL TREE TYPE

EVERGREEN SHRUB TYPE

ORNAMENTAL GRASS TYPE

ADIRONDACK CHAIRS TYPE

PERENNIAL SPERNDROOVER TYPE

EVERGREEN SHRUB TYPE

4' MASONRY WALL TYPE

SEASONAL COLOR

18' MASONRY PLANTER

MASONRY RETAINING WALL TYPE

CONCRETE SIDEWALK

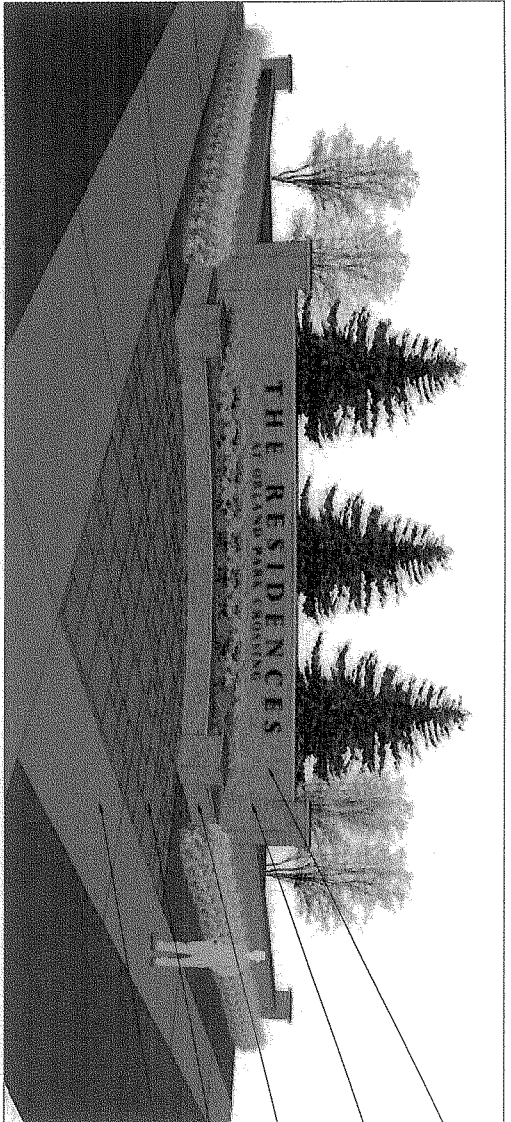
Community Picnic Area

LAKOTA  
THE LAKOTA COMPANY, INC.



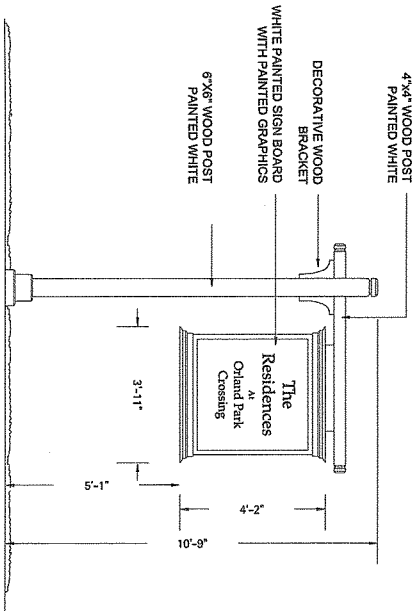
December 09, 2013

**EXHIBIT D**

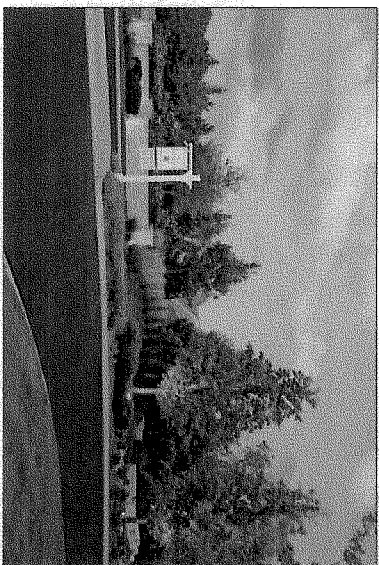


- 6.5' HT. FREESTANDING MONUMENT WALL (BRICK TO MATCH BUILDINGS) W/ PIN-SET, ILLUMINATED LETTERING
- 7.5' HT. MASONRY MONUMENT PIER (BRICK TO MATCH BUILDINGS) W/ PRECAST LIMESTONE CAP
- 18" HT. MASONRY PLANTERSEATWALL (BRICK TO MATCH BUILDINGS) W/ PRECAST LIMESTONE CAP/COPIING
- DECORATIVE PAVER AREA
- CONCRETE SIDEWALK

**Main Entrance Signage (Northeast Corner of 141st Street and West Frontage Road)**



**Secondary Entrance Signage (John Humphrey Drive)**



**Representative Photos - Illustrative Purposes Only**

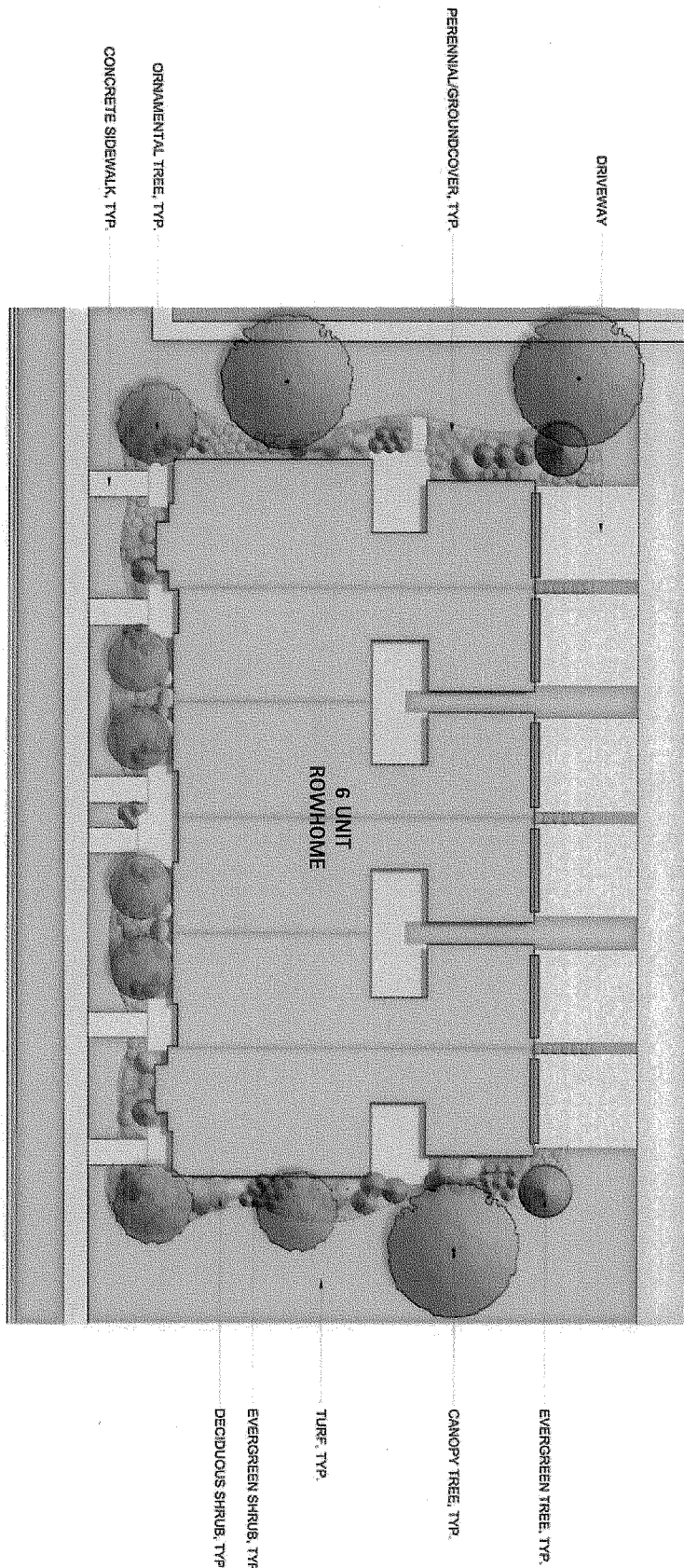
REVA Development Partners  
**Orland Park Crossing**  
 Orland Park, IL  
 Development Entrance Signage

**LAKOTA**  
 THE LAKOTA GROUP INC





EXHIBIT D



REVA Development Partners  
**Orland Park Crossing** Orland Park, IL  
Typical 6 Unit Rowhome Landscape Plan

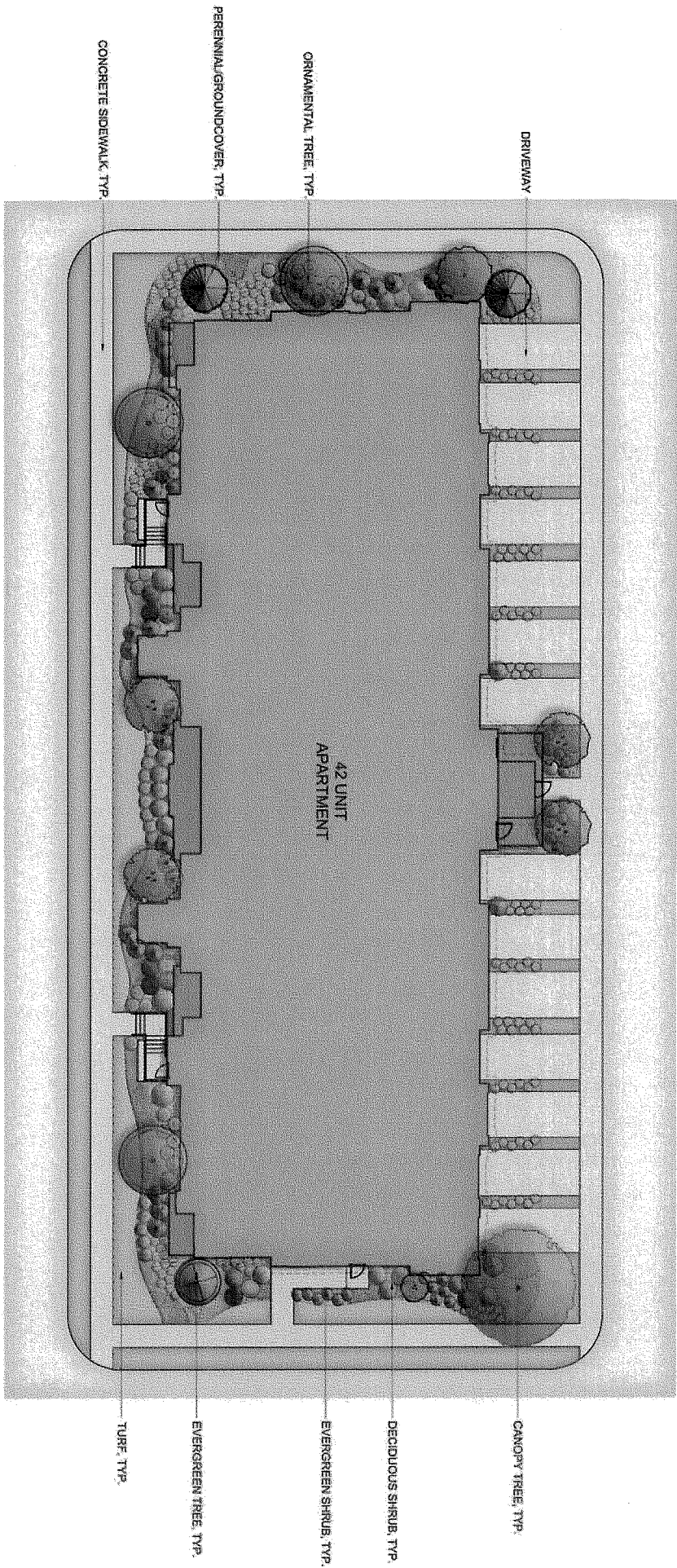
**LAKOTA**  
THE LANDSCAPE ARCHITECTS

EXHIBIT D



REVA Development Partners  
**Orland Park Crossing** Orland Park, IL  
Typical Tuck Under Landscape Plan

**LAKOTA**  
THE LAKOTA GROUP, INC.



REVA Development Partners  
**Orland Park Crossing** Orland Park, IL  
Typical Apartment Landscape Plan

**LAKOTA**  
THE LAKOTA GROUP, INC.

**EXHIBIT E**  
**VILLAGE OF ORLAND PARK - SAMPLE LETTER OF CREDIT**

\* Note: Letters of Credit submitted to the Village should be submitted by a Bank with an office licensed and located within the State of Illinois.

Irrevocable Letter of Credit No. \_\_\_\_\_

Applicant: name and address

Date: \_\_\_\_\_

Beneficiary: Village of Orland Park  
14700 S. Ravinia Avenue  
Orland Park, Illinois 60462

Expiration date: (insert date two years after issuance)

Amount:

Ladies and Gentleman:

We hereby establish in your favor our Irrevocable Letter of Credit No. \_\_\_\_\_ in the amount of \_\_\_\_\_ dollars available for negotiation of your drafts at sight drawn on the \_\_\_\_\_ Bank for the account of \_\_\_\_\_.

We engage with you that any draft at sight drawn under and in compliance with the terms of this Letter of Credit will be fully honored by us provided that:

1. It is presented at this office (insert address of Bank if not listed on letterhead) on or before \_\_\_\_\_.
2. It is accompanied by the original of this Letter of Credit;
3. It is accompanied by a statement signed by the Director of Development Services and the Village Manager of the Beneficiary, that the funds are drawn under Letter of Credit No. \_\_\_\_\_ in accordance with the specifications and final engineering drawings titled \_\_\_\_\_ dated \_\_\_\_\_ as reviewed by the Village of Orland Park for purposes of establishing this Letter of Credit and shall include all Village-approved subsequent revisions thereto and the Development Agreement or Annexation Agreement as approved by the Beneficiary's Board of Trustees.

The Beneficiary's authority to draft under this Letter of Credit shall be reduced by the exact amount of any payment or payments made by the Bank as a result of a previous draw on this Letter of Credit authorized and approved by the Director of Development Services and the Village Manager of the Beneficiary in accordance with their written direction to the Bank.

The amount of this Letter of Credit may be reduced, from time to time, at the discretion of the Finance Director of the Beneficiary upon completion by the Applicant and approval thereof by the Beneficiary of a portion of the improvements required to be completed by the Applicant. The Finance Director will provide written notice to the Bank if the amount of the Letter of Credit is to be reduced and of the amount of the reduction.

This Letter of Credit expires on \_\_\_\_\_, provided, however, that the Bank shall notify the Finance Director by certified mail, return receipt requested, of such expiration at least 30 days prior to said expiration date. In no event shall this Letter of Credit or the obligations contained herein expire except upon such prior written notice, it being expressly agreed by the Bank that the expiration date of \_\_\_\_\_ shall be extended as shall be required to comply with this notice provision.

Drafts under this Letter of Credit shall bear upon their face the words "Drawn under Letter of Credit No. \_\_\_\_\_ dated \_\_\_\_\_." The amount of any draft shown under this credit must be endorsed on the reverse side hereof, and this Letter of Credit shall be promptly returned to the Beneficiary after presentation of any draft which does not exhaust the amount of this Letter of Credit.

This documentary Letter of Credit is subject to the "International Standby Practices" (ISP 1998), International Chamber of Commerce (Publication No. 590).

Any reference in this Letter of Credit to an Annexation or Development Agreement is for identification purposes only and such Agreement does not form a part of this Letter of Credit.

This Letter of Credit is not transferable.

Sincerely,

\_\_\_\_\_  
Title  
Date: \_\_\_\_\_



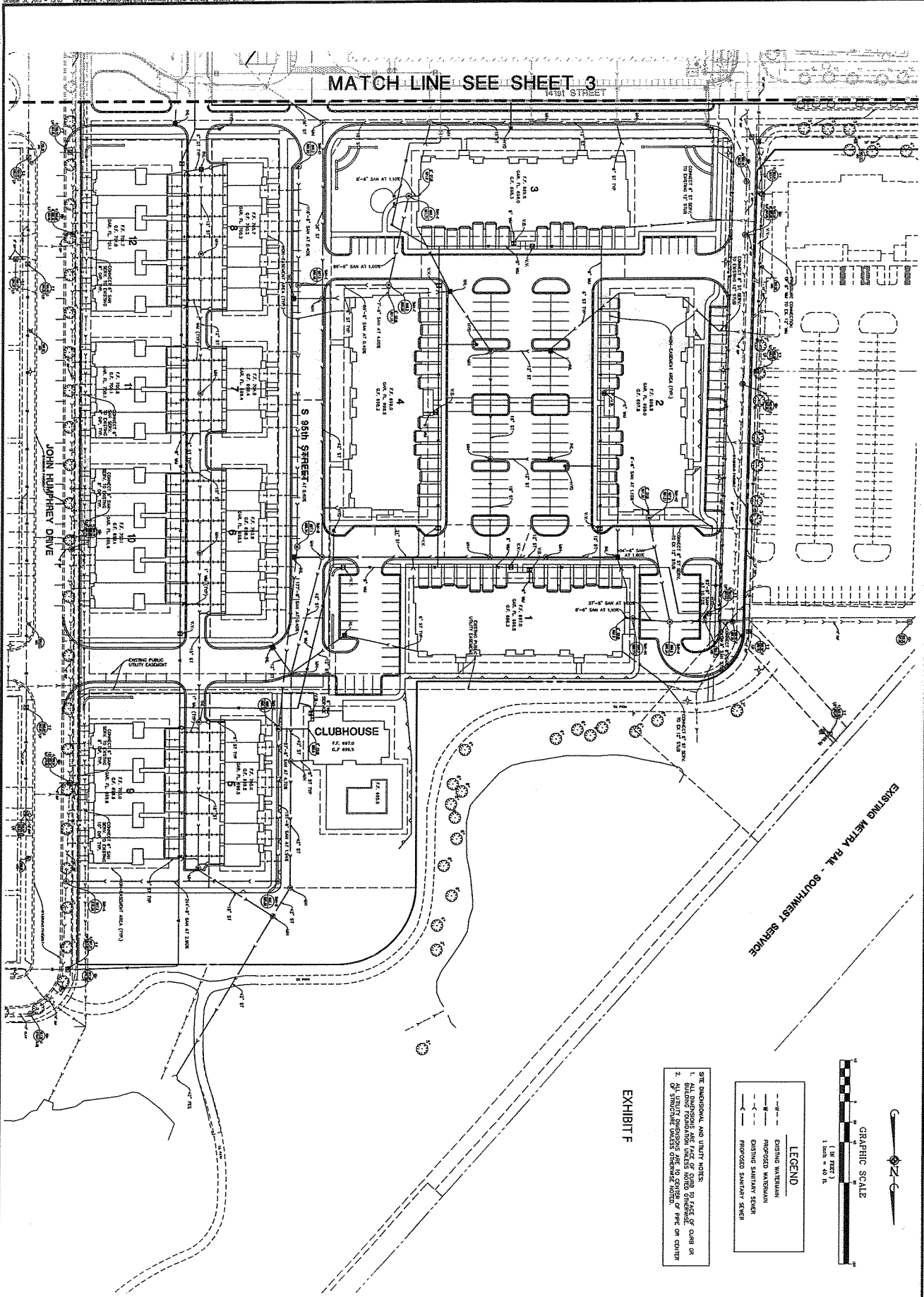


EXHIBIT F

SITE DIMENSIONAL AND UTILITY NOTES:  
 1. ALL DIMENSIONS ARE IN FEET OR INCHES OF CURB OR  
 2. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER  
 OF STRUCTURE UNLESS OTHERWISE NOTED.

LEGEND	
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER

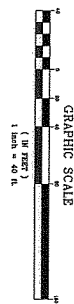
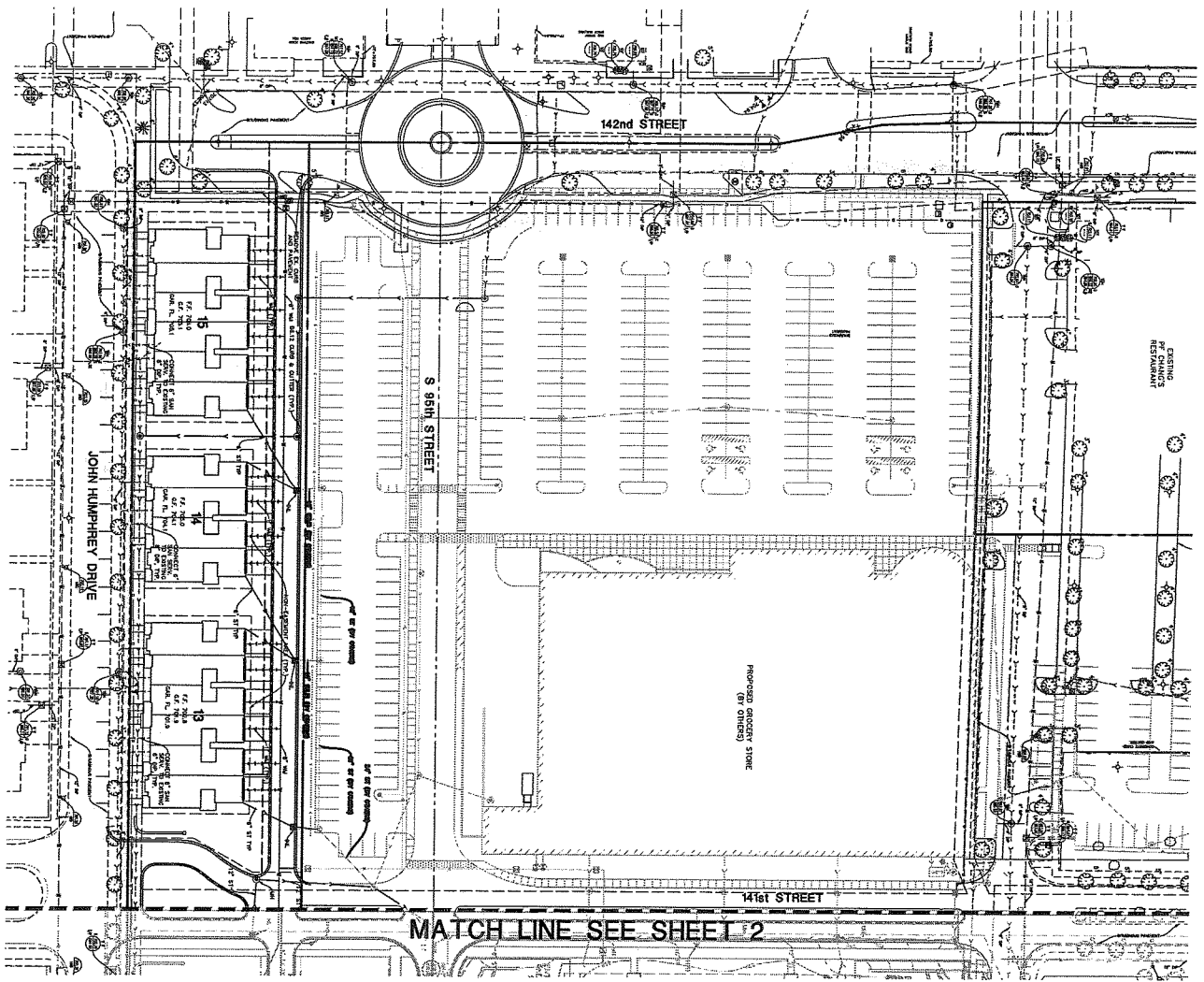


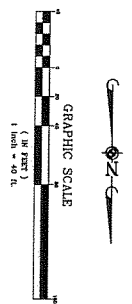
EXHIBIT F



SITE DIMENSIONS AND UTILITY LOCATIONS:  
 1. ALL DIMENSIONS ARE FACE OF CURB UNLESS NOTED OTHERWISE.  
 2. DIMENSIONS OF STRUCTURES ARE GIVEN FROM FACE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

**LEGEND**

	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER



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DATE: 10/31/13

REVISIONS:

BY: CMH

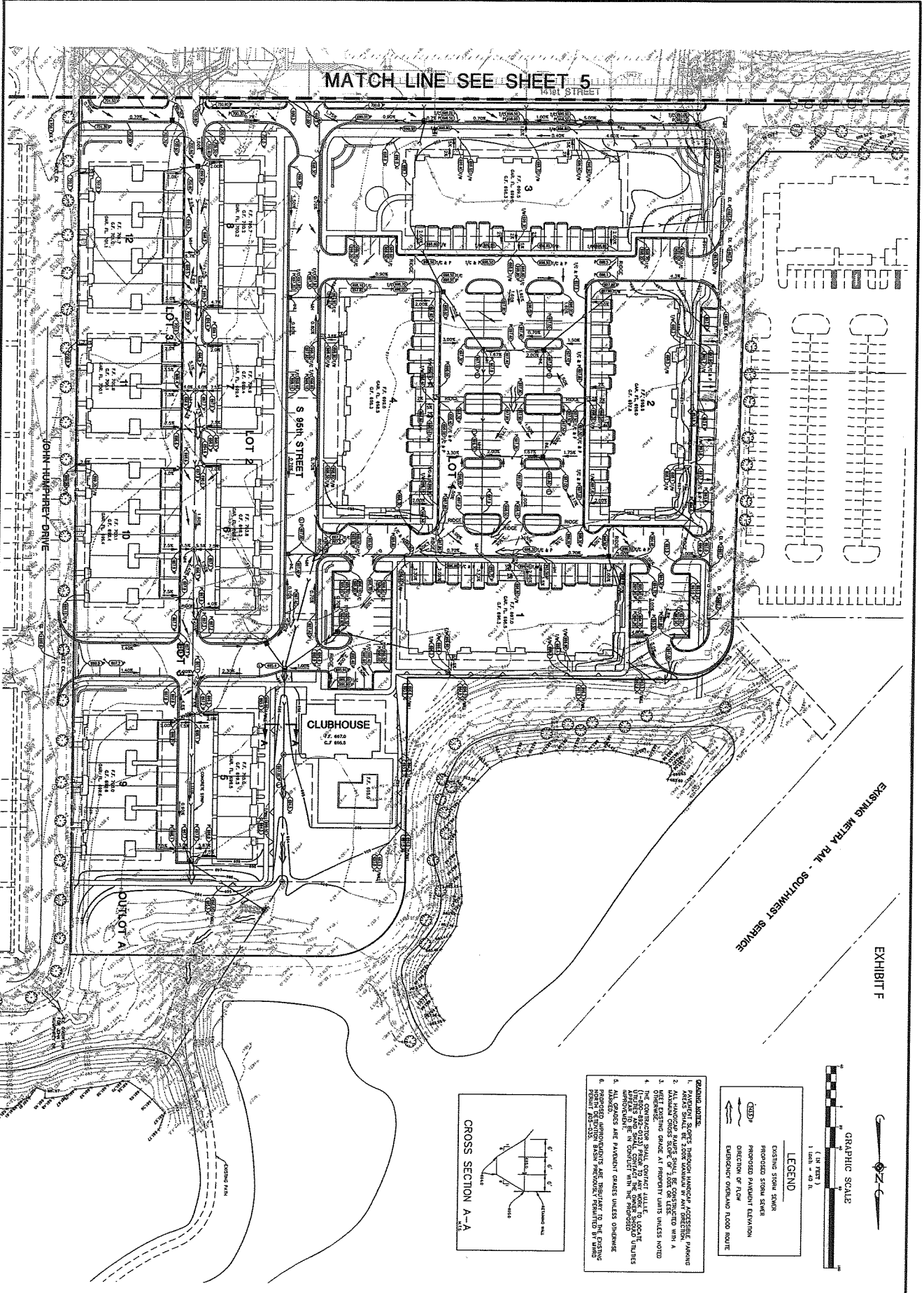
ORLAND PARK CROSSING  
 VILLAGE OF ORLAND PARK, ILLINOIS  
 PRELIMINARY SANITARY SEWER & WATER MAIN PLAN

**Manhard CONSULTING LTD**

2020 Woodlands Parkway, Vernon Hills, IL 60061 | 847.284.2000 | Fax: 847.284.2009 | manhard.com  
 Civil Engineers • Surveyors • Marine Transportation Engineers • Utility & Mechanical Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

NO.	DATE	REVISION	BY

3 of 5  
 SHEET  
 130473



MATCH LINE SEE SHEET 5

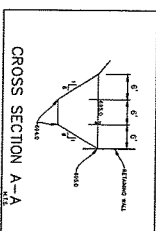
JOHN HUMPHREY DRIVE

S 98th STREET

CLUBHOUSE  
C.F. 6670  
C.F. 6665

EXISTING METRA RAIL - SOUTHWEST SERVICE

EXHIBIT F



1. PROPOSED STORM SEWER
2. PROPOSED FLOW DIRECTION
3. PROPOSED FLOW ELEVATION
4. EXISTING OVERLAND FLOOD ROUTE

**LEGEND**



1. PROPOSED STORM SEWER
2. PROPOSED FLOW DIRECTION
3. PROPOSED FLOW ELEVATION
4. EXISTING OVERLAND FLOOD ROUTE

DATE	DESCRIPTION

ORLAND PARK CROSSING  
ORLAND PARK, ILLINOIS  
PRELIMINARY GRADING & STORM SEWER PLAN - NORTH

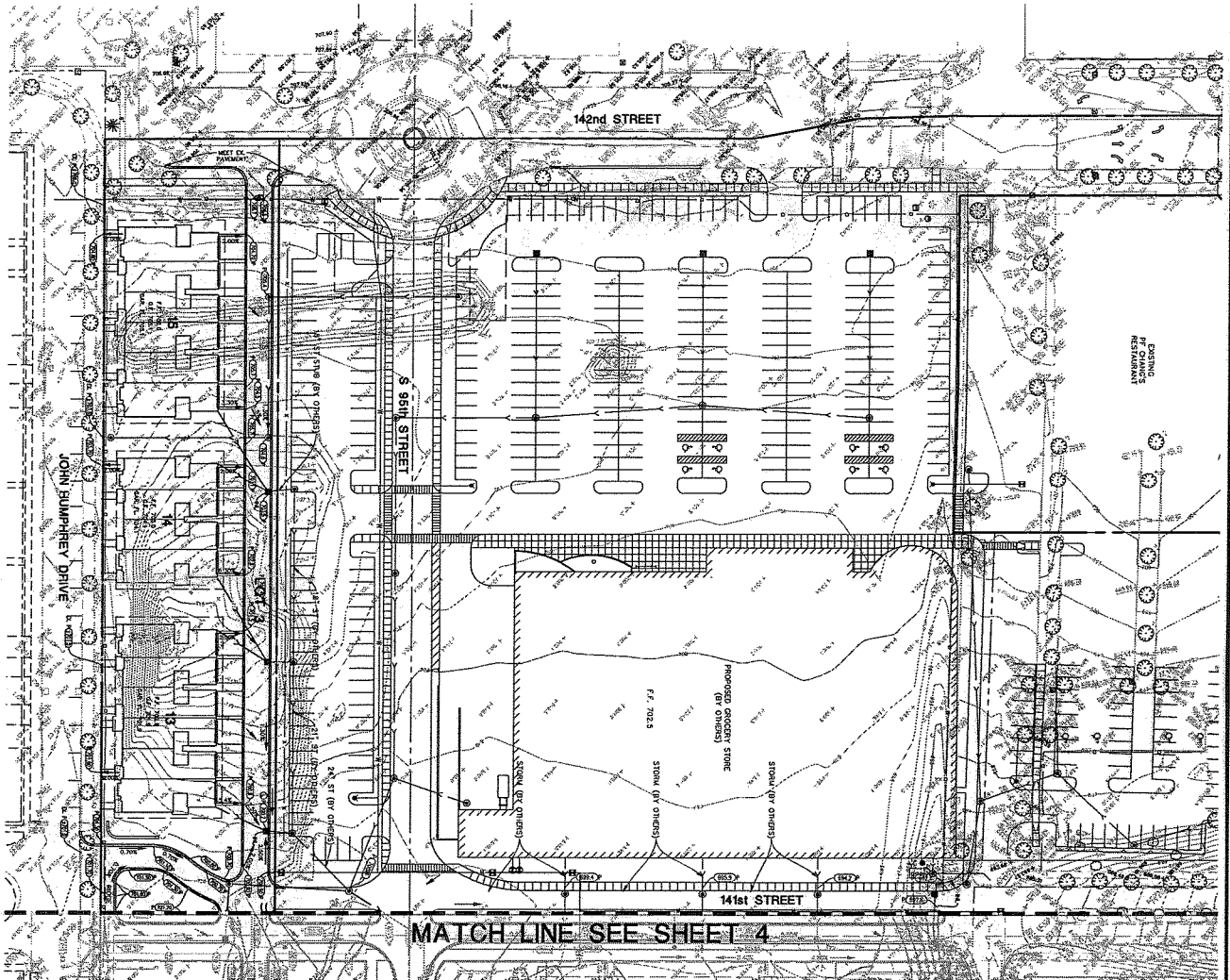
**Manhard**  
CONSULTING LTD

200 West Lake Parkway, Vernon Hills, IL 60061 | 847-576-8300 | Fax: 847-576-8301  
 Civil Engineering • Surveying • Water Resources Engineering • Utility & Mechanical Engineering  
 Construction Management • Environmental Services • Planning & Management Consulting

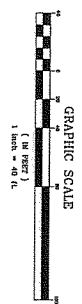
DATE	DESCRIPTION



EXHIBIT F



MATCH LINE SEE SHEET 4



**LEGEND**

(---)	EXISTING STORM SEWER
(---)	PROPOSED STORM SEWER
(---)	PROPOSED PAVEMENT ELEVATION
(---)	DIRECTION OF FLOW
(---)	EMERGENCY OVERLAND FLOOD ROUTE

- GRADING NOTES:**
1. PAVED SURFACES, DRIVEWAYS, SIDEWALKS, AND PARKING AREAS SHALL BE CONSTRUCTED WITH A MINIMUM CROSS SLOPE OF 2.0% OR LESS UNLESS NOTED OTHERWISE.
  2. THE CONTRACTOR SHALL CONTACT ALL UTILITIES AND SHALL VERIFY THE DEPT. OF PUBLIC WORKS RECORDS FOR ANY UNDETECTED UTILITIES BEFORE CONSTRUCTION.
  3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND REPAIRED AS NECESSARY.
  4. ALL EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY.
  5. ALL EXISTING UTILITIES SHALL BE PROTECTED AND REPAIRED AS NECESSARY.

DATE	REVISION	DRAWN BY

ORLAND PARK CROSSING  
 ORLAND PARK, ILLINOIS  
 PRELIMINARY GRADING & STORM SEWER PLAN - SOUTH

**Manhard**  
 CONSULTING LTD

2001 E. Lincolnway Parkway, Suite 100, Chicago, IL 60647, USA  
 773.477.2200  
 1-800-828-2200  
 1001 E. Lincolnway Parkway, Suite 100, Chicago, IL 60647, USA  
 773.477.2200  
 1-800-828-2200

DATE	REVISION	DRAWN BY