

TOWER LEASE

THIS TOWER LEASE ("Lease") is by and between The Village of Orland Park, an Illinois home rule municipal corporation ("Landlord") and Chicago SMSA Limited Partnership, d/b/a Verizon Wireless, a Delaware limited liability company ("Tenant"). Landlord and Tenant are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

1. Lease of Premises and Use

In consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, Landlord hereby leases to Tenant a portion of the real property described in the attached Exhibit A (the "Property"), together with the right to use the tower located thereon ("Tower") on the terms and conditions set forth herein. Landlord agrees to cooperate with Tenant in obtaining, at Tenant's expense, all licenses and permits or authorizations required for Tenant's use of the Premises (as hereinafter defined) from all applicable government and/or regulatory entities.

Subject to the following terms and conditions, Landlord hereby leases to Tenant the use of that portion of the Tower and Property, together with easements for access and utilities, generally described and depicted in the attached Exhibit B (collectively referred to hereinafter as the "Premises"). The Premises, located at 14600 Ravinia Ave, Orland Park, Illinois, (Tower x) comprises approximately 396 square feet. Tenant's location on the Tower shall be at 120 feet above ground level, extending upward no more than ninety-six inches (96").

2. Term. This Agreement shall be effective as of the date of full execution hereof (the "Effective date"). The initial term of the Lease shall be five (5) years commencing on the Commencement Date (as hereinafter defined). The "Commencement Date" shall be the earlier of: the first day of the month after Tenant commences installation of Tenant's facilities on the Premises or the first day of the month following the first anniversary of the Effective Date.

3. Permitted Use. The Premises may be used by Tenant only for the transmission and reception of radio communication signals and for the construction, installation, operation, maintenance, repair, removal or replacement of related facilities, tower and base, antennas, microwave dishes, equipment shelters and/or cabinets and related activities.

4. Compensation. Compensation to the Village of Orland Park for the use of the Premises shall follow the rent schedule below. Compensation is determined based on calendar year and there is a three (3%) percent escalation each year over the prior year. Compensation payments shall be payable in advance beginning on the Commencement Date prorated for the remainder of the quarter in which the Commencement Date falls and thereafter Compensation will be payable quarterly in advance by the fifth day of the quarter start date (January 5, April 5, July 5 and October 5) to the Village of Orland Park at Landlord's address specified in Section 12 below. If this Lease is terminated at a time other than on the last day of a quarter, Compensation shall be prorated as of the date of termination for any reason other than a default by Tenant, and all prepaid Compensation shall be immediately refunded to Tenant.

Fee Schedule:

<u>Year</u>	<u>Amount</u>
2018	\$11,400.93 per quarter
2019	\$11,742.96 per quarter
2020	\$12,095.25 per quarter
2021	\$12,458.10 per quarter
2022	\$12,831.84 per quarter
3% escalation each year thereafter	

5. Renewal. This Lease shall automatically be extended for two(2) additional 5 year terms ("Renewal Term") unless Tenant terminates it at the end of the then current term by giving Landlord written notice of the intent to terminate at least 3 months prior to the end of the then current term. Each Renewal Term shall be on the same terms and conditions as set forth herein, except that Compensation for each year of a Renewal Term shall be at the rate as set in the schedule above (3% escalation over the previous calendar year). Prior to the expiration of the final Renewal Term, Landlord agrees to enter into good faith negotiations with Tenant to extend the Lease.

6. Interference. Tenant shall not use the Premises in any way, which interferes with the use of the Premises by Landlord, or lessees or licensees of Landlord, with rights in the Premises prior in time to Tenant's (subject to Tenant's rights under this Lease, including without limitation, non-interference). Tenant's radio communication activities on the Premises shall not in any way interfere with Landlord's (or that of the Orland Park Police Department and the

Orland) public services and public safety radio transmissions and communications. Similarly, except for necessary (in Landlord's sole discretion) repairs, maintenance and improvements to be performed by Landlord, Landlord shall not use, nor shall Landlord permit its lessees, licensees, employees, invitees or agents to use, any portion of the Property in any way which interferes with the operations of Tenant. Such interference by either party shall be deemed a material breach by the interfering party, who shall, upon written notice from the other, be responsible for terminating said interference. In the event any such interference does not cease within 48 hours following notice to the interfering party, the parties acknowledge that continuing interference may cause irreparable injury and, therefore, the injured party shall have the right, in addition to any other rights that it may have at law or in equity, to bring a court action to enjoin such interference or to terminate this Lease immediately upon written notice. Any of Landlord's equipment located at the top of the Tower, temporarily moved by Tenant during installation of Tenant's equipment, must be re-installed immediately by Tenant above Tenant's equipment.

7. Improvements; Utilities; Access.

(a) Upon prior review and written approval of Landlord (including the Orland Park Police Department and the Orland Joint Emergency Telephone System Board),

- (i) Tenant shall have the right, at its expense, to erect and maintain on the Premises improvements, personal property and facilities necessary to operate its communications system, including, without limitation, radio transmitting and receiving antennas, microwave dishes, tower and base, equipment shelters and/or cabinets and related cables and utility lines (collectively the "Antenna Facilities"). Tenant shall have the right to replace or enhance the Antenna Facilities at any time during the term of this Lease. Tenant shall cause all construction to occur lien-free and in compliance with all applicable laws and ordinances. The Antenna Facilities shall remain the exclusive property of Tenant. Tenant shall have the right to remove the Antenna Facilities at any time during and upon termination of this Lease.
- (ii) Tenant, at its expense, may use any and all appropriate means of restricting access to the Antenna Facilities, including, without limitation, the construction of a fence, provided all Village of Orland Park Codes are complied with and the Landlord (including

the Orland Park Police Department) has given prior approval, which will not be unreasonably withheld, delayed or conditioned.

- (iii) Any contractors performing work for Tenant on the Premises shall be licensed and bonded and shall apply for and obtain all required building permits.

(b) Tenant shall, at Tenant's expense, keep and maintain the Antenna Facilities now or hereafter located on the Property in commercially reasonable condition and repair during the term of this Lease, normal wear and tear and casualty excepted. Upon termination or expiration of this Lease, Tenant shall at its sole cost (i) remove all of the Antenna Facilities from the Premises within sixty (60) days of termination/expiration date, during which time Tenant shall remain liable for the compensation to Landlord as provided in Paragraph 4 hereof, and (ii) restore the Premises to its original condition, reasonable wear and tear excepted. In the event Tenant does not remove its equipment and improvements within such sixty (60) day time period, this Lease shall continue on the same terms and conditions, except such tenancy shall be deemed a month-to-month tenancy and shall pay compensation in the amount of two hundred percent (200%) of the then current rate.

(c) Tenant shall have the right to install utilities, at such location(s) approved in advance by Landlord, at Tenant's expense, and to improve the present utilities on the Property. Individual utilities routed across the Property must not penetrate radius established by containment curtain perimeter more than once. Landlord agrees to use reasonable efforts in assisting Tenant to acquire necessary utility service. Tenant shall, wherever practicable, install separate meters for utilities used on the Property. In the event separate meters are not installed, Tenant shall pay the periodic charges for all utilities attributable to Tenant's use. Landlord shall diligently correct any variation, interruption or failure of Landlord's municipal utility service.

(d) Landlord shall grant Tenant an easement in, under and across the Property for ingress, egress, utilities and access (including access for the purposes described in Section 1) to the Premises adequate to install and maintain utilities, which include, but are not limited to, the installation of power and telephone service cable, and to service the Premises and the Antenna Facilities at all times during the Initial Term of this Lease or any Renewal (collectively, "Easement"). Any Easement provided hereunder shall have the same term as this Lease. The easements granted in this section shall be limited to those easements described and depicted in the attached Exhibit B.

(e) Tenant shall have access to the Premises during the Initial Term of this Lease and any Renewal Term in accordance with Title 4, Chapter 8, Section 4-8-7-3 of the Orland Park

Village Code as amended by Ordinance No. 4851. Any person representing Tenant seeking access to the Premises must (i) pass a background check conducted by the Village of Orland Park Police Department; (ii) be accompanied by a designated employee of the Landlord's Public Work's Department; and (iii) request access from the Public Work's Department between the hours of 8:00 a.m. and 5:00 p.m. Monday – Friday. If emergency access is required at any other time, such access must be arranged with the Landlord's Police Department by contacting the Village of Orland Park Police non-emergency number (708) 349-4111 with as much advance notice as possible. Tenant agrees to reimburse Landlord for the cost incurred in performing the background check and in furnishing the Landlord's employee to accompany Tenant based upon said employee's hourly rate of pay.

(f) Tenant shall provide 24 hours a day, 7 days a week contact information in the event of any need by the Landlord to communicate with Tenant regarding the Premises. A placard containing contact information must be placed in a prominent place on the Premises. The phone number of the responsible Tenant employee/officer is (800) 852-2671/ (800) 621-2622.

(g) In addition, Tenant shall comply with the following requirements:

- (i) Multi-Tenancy. The Tenant must provide an assessment for multiple tenants or co-locations and determine if other carriers or providers can fit/co-locate on the Premises following their installation in accordance with Section 6-311 of the Landlord's Land Development Code. If more co-locations can fit, Tenant must build the ground equipment enclosure or shelter to accommodate at least one future additional tenant;
- (ii) Maintenance Fee and Site Access. The Tenant must pay one-time site maintenance or impact fee of TWO THOUSAND AND NO/100 (\$2,000.00) DOLLARS ("One-Time Fee") for impacts to utilities, roads, towers, screening and other infrastructure and services on public property. The One-Time Fee shall be added to the fee associated with obtaining a building permit. Site access to masonry shelters or ground equipment enclosure shall be controlled by the Landlord's Department having jurisdiction (Building Maintenance or Public Works). No new road access to the Premises shall be allowed. In addition, any new paths or sidewalks for Premises access shall be subject to the Landlord's Department having jurisdiction (Building Maintenance or Public Works);

- (iii) Cable Installation. The installation by Tenant of underground coaxial and other cables must be at least five (5') from water mains, sanitary sewers or storm sewer lines onsite;
- (iv) Maintenance by Landlord. Tenant understands and agrees that Landlord shall be permitted to perform maintenance on the Property and/or the Premises during the Term of this Lease. If maintenance is likely to cause interruption to the operation of Tenant's equipment, Landlord will give Tenant one hundred twenty (120) days prior written notice of the planned maintenance, and Tenant shall make necessary adjustments including removal of Tenant's Antenna Facilities from the Premises on a temporary basis. Landlord agrees that, to the extent feasible, Tenant shall have the right to utilize a mobile facility that does not interfere with the maintenance process and complies with all Village ordinances.

8. Termination. Except as otherwise provided herein, this Lease may be terminated, (except that Tenant shall remain liable to Landlord for Tenant's obligations under Sections 4, 5, 6, 9, 10, 11 and 16) as follows:

(a) upon thirty (30) days written notice by Landlord if Tenant fails to cure a default for payment of amounts due under this Lease within that thirty (30) day period;

(b) upon thirty (30) days written notice by either party if the other party commits a non-monetary default and fails to cure or commence curing such default within that thirty (30)-day period, or such longer period as may be required to diligently complete a cure commenced within that thirty (30)-day period;

(c) immediately if Tenant notifies Landlord of unacceptable results of any title report prior to Tenant's installation of the Antenna Facilities on the Premises, or if Tenant is unable to obtain, maintain, or otherwise forfeits or cancels any license (including, without limitation, an FCC license), permit or Governmental Approval necessary to the installation and/or operation of the Antenna Facilities or Tenant's business;

(d) upon ninety (90) days written notice by Tenant if the Property, Tower or the Antenna Facilities are or become unacceptable under Tenant's design or engineering specifications for its Antenna Facilities or the communications system to which the Antenna Facilities belong. Should Tenant terminate this Lease pursuant to the provisions of this subparagraph 8(d),

Tenant shall pay Landlord a termination penalty equal to two (2) months of the then current Compensation rate;

(e) immediately upon written notice by Tenant if the Premises or the Antenna Facilities are destroyed or damaged so as in Tenant's reasonable judgment to substantially and adversely affect the effective use of the Antenna Facilities. In such event, all rights and obligations of the parties shall cease as of the date of the damage or destruction, and Tenant shall be entitled to the reimbursement of any Rent prepaid by Tenant. If Tenant elects to continue this Lease, then there shall be no abatement of Rent while the Premises and/or Antenna Facilities are restored to the condition existing immediately prior to such damage or destruction, unless the Tower is damaged or destroyed through no fault of the Tenant in which case Rent will abate while the Tower is restored. The decision whether or not to restore the Premises, or any part thereof, shall be solely that of Landlord in its discretion.

(f) upon ninety (90) days written notice by Tenant in exchange for two (2) months of the then current Compensation rate by Tenant for any reason at all.

9. Taxes. Tenant shall pay any and all personal property taxes assessed on, or any portion of such taxes directly attributable to, the Antenna Facilities, and likewise Tenant shall pay any and all real property taxes or other fees and assessments attributable to the Property. In the event that Tenant fails to pay any such personal or real property taxes or other fees and assessments, Landlord shall have the right, but not the obligation, to pay such owed amounts and add such owed amounts paid by the Landlord to the Rent amounts due under this Lease. Tenant shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which Tenant is wholly or partly responsible for payment. Landlord shall reasonably cooperate with Tenant at Tenant's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by Tenant, there is a reduction, credit or repayment received by Landlord for any taxes previously paid by Tenant, Landlord agrees to promptly reimburse to Tenant the amount of said reduction, credit or repayment. In the event that Tenant does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, Landlord will pursue such dispute at Tenant's sole cost and expense upon written request of Tenant.

10. Insurance and Subrogation.

(a) Tenant will provide Commercial General Liability Insurance in the amount of Two Million and no/100 Dollars (\$2,000,000.00) per occurrence for bodily injury and property damage and \$2,000,000 general aggregate. Tenant may satisfy this requirement by obtaining the appropriate endorsement to any master policy of liability insurance Tenant may maintain. Such policy or policies of insurance shall provide primary coverage in the event of any claim or loss. Certificates of insurance and blanket additional insured endorsements shall be provided to Landlord for examination and approval.

(b) To the extent permitted by the insurance carriers affected, Landlord and Tenant hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the other for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of such insured loss, neither party's insurance company shall have a subrogated claim against the other.

11. Hold Harmless. Each Party agrees to indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents. The obligations of Landlord contained in this Section shall not apply to the extent the Landlord has immunity under Illinois law to the underlying claim.

12. Notices. All notices, requests; demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, or sent by for next-business-day delivery by a nationally recognized overnight carrier to the following addresses:

Copy to Tenant: Chicago SMSA Limited Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey, 07921
Attn: Network Real Estate.

Copy to Landlord:

Denise Domalewski
Purchasing & Contract Administrator
Village of Orland Park
14700 South Ravinia Avenue
Orland Park, Illinois 60462
email: ddomalewski@orlandpark.org

With a copy to Village Attorney:

E. Kenneth Friker, Esq.
Klein, Thorpe & Jenkins, Ltd.
15010 S. Ravinia Avenue, Suite 10
Orland Park, Illinois 60462

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

13. Quiet Enjoyment, Title and Authority. Landlord covenants and warrants to Tenant that (i) Landlord has full right, power and authority to execute this Lease; (ii) it has good and unencumbered title to the Property and the Tower free and clear of any liens or mortgages, except those disclosed to Tenant and which will not interfere with Tenant's rights to or use of the Premises; and (iii) execution and performance of this Lease will not violate any laws, ordinances, covenants, or the provisions of any mortgage, lease, or other agreement binding on Landlord. Landlord covenants that at all times during the term of this Lease, Tenant's quiet enjoyment of the Premises or any part thereof shall not be disturbed as long as Tenant is not in default beyond any applicable grace or cure period.

14. Assignment and Subleasing. Tenant shall have the right to assign or otherwise transfer this Lease and the Easement to any person or business entity which is authorized pursuant to and FCC licensed to, operate a wireless communications business, is a parent, subsidiary or affiliate of Tenant, is merged or consolidated with Tenant or purchases more than fifty (50) percent of either an ownership interest in Tenant or the assets of Tenant in the "Metropolitan Trading Area" or "Basic Trading Area" (as those terms are defined by the FCC) in

which the Property is located. Tenant may otherwise assign this Lease upon written approval of Landlord, which approval shall not be unreasonably delayed, withheld, conditioned or denied.

Additionally, Tenant may, upon notice to Landlord, mortgage or grant a security interest in this Lease and the Antenna Facilities, and may assign this Lease and the Antenna Facilities to any mortgagees or holders of security interests, including their successors or assigns (collectively "Mortgagees"), provided such Mortgagees agree to be bound by the terms and provisions of this Lease. In such event, Landlord shall execute such consent to leasehold financing as may reasonably be required by Mortgagees. Landlord agrees to notify Tenant and Tenant's Mortgagees simultaneously of any default by Tenant and to give Mortgagees the same right to cure any default as Tenant or to remove any property of Tenant or Mortgagees located on the Premises. All such notices to Mortgagees shall be sent to Mortgagees at the address specified by Tenant. Failure by Landlord to give Mortgagees such notice shall not diminish Landlord's rights against Tenant, but shall preserve all rights of Mortgagees to cure any default and to remove any property of Tenant or Mortgagees located on the Property, subject to Landlord's lien rights therein.

15. Successors and Assigns. This Lease and the Easement granted herein shall run with the land, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and authorized assigns.

16. Miscellaneous.

(a) The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorneys' fees and court costs, including appeals, if any.

(b) Each party agrees to furnish to the other, within twenty (20) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations and other agreements, with respect to the subject matter and property covered by this Lease.

(d) Each party agrees to cooperate with the other in executing any documents (including a Memorandum of Lease in substantially the form attached as Exhibit C) necessary to protect its rights or use of the Premises. The Memorandum of Lease may be recorded in place of this Lease, by either party. Tenant, at its sole expense, may obtain title insurance on its interest in

the Premises. Landlord agrees to execute such documents as the title company may require in connection therewith.

(e) This Lease shall be construed in accordance with the laws of the State of Illinois, and in the event of any litigation between the parties hereto, venue shall lie in the Circuit Court of Cook County, Illinois.

(f) If any term of this Lease is found to be void or invalid, such finding shall not affect the remaining terms of this Lease, to the extent that the purpose of this Lease is not frustrated, which shall continue in full force and effect. The parties agree that if any provisions are deemed not enforceable, they shall be deemed modified to the extent necessary to make them enforceable. Any questions of particular interpretation shall not be interpreted against the draftsman, but rather in accordance with the fair meaning thereof.

(g) The persons who have executed this Lease represent and warrant that they are duly authorized to execute this Lease in their individual or representative capacity as indicated.

(h) All Exhibits referred herein and any Addenda are incorporated herein for all purposes. The parties understand and acknowledge that Exhibit A (the legal description of the Property) and Exhibit B (the Premises location within the Property), may be attached to this Lease and the Memorandum of Lease, in preliminary form. Accordingly, the parties agree that upon the preparation of final, more complete exhibits, Exhibits A, and/or B, as the case may be, which may have been attached hereto in preliminary form, may be replaced by Tenant with such final, more complete exhibit(s). The terms of all Exhibits are incorporated herein for all purposes.

(i) If Tenant is represented by any broker or any other leasing agent, Tenant is responsible for all commission fee or other payment to such agent, and agrees to indemnify and hold Landlord harmless from all claims by such broker or anyone claiming through such broker.

(j) Tenant agrees that Tenant is and shall remain subject to all applicable provisions of state and federal laws and local ordinances now in force or enacted during the term of this Agreement and all Renewal Terms.

(k) Except as provided in Section 7(b), should Tenant remain in possession after the expiration or other termination of the Lease, such occupancy shall be subject to all the terms, covenants and conditions of this Lease, expressly including the right of termination, but the Rent amount shall be 103% of the then existing monthly rate, based on the Rent to be paid by Tenant for the month immediately preceding the Lease expiration or termination.

The effective date of this Lease is the date of execution by the last party to sign ("Effective Date").

LANDLORD:

Village of Orland Park

TENANT:

Chicago SMSA Limited Partnership

By: Cellco Partnership, its general partner

By:_____

Name:_____

Title:_____

Taxpayer I.D.:_____

Date:_____

By:_____

Name:_____

Title:_____

Taxpayer I.D._____

Date:_____

Exhibit A

Description of Property and Premises

PARENT TRACT:

(DEED DOCUMENT NUMBER 23744305, RECORDED DECEMBER 13, 1976, IN COOK COUNTY, ILLINOIS.)

LOCKS 9,10,11,12, AND 13 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPOSED LESSEE LEASE AREA LEGAL DESCRIPTION:

A PARCEL OF LAND FOR LESSEE LEASE AREA PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 10 AND THE WEST RIGHT OF WAY LINE OF RAVINIA AVENUE, BEING 33.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 10 AS MEASURED ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 249.35 FEET; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 33 SECONDS WEST, 72.40 FEET; THENCE SOUTH 40 DEGREES 58 MINUTES 10 SECONDS WEST, 34.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 168.36 FEET; THENCE SOUTH 42 DEGREES 24 MINUTES 51 SECONDS WEST, 29.46 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 43 SECONDS WEST, 77.11 FEET; THENCE NORTH 69 DEGREES 04 MINUTES 14 SECONDS WEST, 112.56 FEET; THENCE SOUTH 35 DEGREES 22 MINUTES 37 SECONDS WEST, 3.64 FEET; THENCE NORTH 79 DEGREES 05 MINUTES 53 SECONDS WEST, 36.93 FEET; THENCE NORTH 23 DEGREES 15 MINUTES 34 SECONDS WEST, 7.02 FEET; THENCE NORTH 25 DEGREES 51 MINUTES 57 SECONDS EAST, 20.44 FEET; THENCE NORTH 13 DEGREES 49 MINUTES 36 SECONDS EAST, 35.51 FEET; THENCE NORTH 03 DEGREES 12 MINUTES 37 SECONDS WEST, 50.53 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, 13.74 FOR A POINT OF BEGINNING; THENCE SOUTH 51 DEGREES 55 MINUTES 34 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 22.00 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE NORTH 51 DEGREES 55 MINUTES 34 SECONDS WEST, 22.00 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 26 SECONDS WEST, 18.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 396.0 SQUARE FEET.

PROPOSED ACCESS & UTILITY EASEMENT #1 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS & UTILITY EASEMENT PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 10 AND THE WEST RIGHT OF WAY LINE OF RAVINIA AVENUE, BEING 33.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 10 AS MEASURED ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 249.35 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 33 SECONDS WEST, 72.40 FEET; THENCE SOUTH 40 DEGREES 58 MINUTES 10 SECONDS WEST, 34.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 168.36 FEET; THENCE SOUTH 42 DEGREES 24 MINUTES 51 SECONDS WEST, 29.46 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 43 SECONDS WEST, 77.11 FEET; THENCE NORTH 69 DEGREES 04 MINUTES 14 SECONDS WEST, 112.56 FEET; THENCE SOUTH 35 DEGREES 22 MINUTES 37 SECONDS WEST, 20.65 FEET; THENCE SOUTH 69 DEGREES 04 MINUTES 14 SECONDS EAST, 119.82 FEET; THENCE SOUTH 81 DEGREES 06 MINUTES 43 SECONDS EAST, 89.96 FEET; THENCE NORTH 42 DEGREES 24 MINUTES 51 SECONDS EAST, 47.96 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 168.65 FEET; THENCE NORTH 40 DEGREES 58 MINUTES 10 SECONDS EAST, 18.48 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 33 SECONDS EAST, 63.64 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10,031.3 SQUARE FEET.

PROPOSED ACCESS & UTILITY EASEMENT #2 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS & UTILITY EASEMENT PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 10 AND THE WEST RIGHT OF WAY LINE OF RAVINIA AVENUE, BEING 33.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 10 AS MEASURED ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 249.35 FEET; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 33 SECONDS WEST, 72.40 FEET; THENCE SOUTH 40 DEGREES 58 MINUTES 10 SECONDS WEST, 34.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 168.36 FEET; THENCE SOUTH 42 DEGREES 24 MINUTES 51 SECONDS WEST, 29.46 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 43 SECONDS WEST, 77.11 FEET; THENCE NORTH 69 DEGREES 04 MINUTES 14 SECONDS WEST, 112.56 FEET; THENCE SOUTH 35 DEGREES 22 MINUTES 37 SECONDS WEST, 3.64 FEET FOR A POINT OF BEGINNING; THENCE NORTH 79 DEGREES 05 MINUTES 53 SECONDS WEST, 36.93 FEET;

THENCE NORTH 23 DEGREES 15 MINUTES 34 SECONDS WEST, 7.02 FEET; THENCE NORTH 25 DEGREES 51 MINUTES 57 SECONDS EAST, 20.44 FEET; THENCE NORTH 13 DEGREES 49 MINUTES 36 SECONDS EAST, 35.51 FEET; THENCE NORTH 03 DEGREES 12 MINUTES 37 SECONDS WEST, 50.53 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, 31.74 FEET; THENCE NORTH 51 DEGREES 55 MINUTES 34 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 12.00 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 26 SECONDS WEST, 36.25 FEET; THENCE SOUTH 03 DEGREES 12 MINUTES 37 SECONDS EAST, 53.25 FEET; THENCE SOUTH 13 DEGREES 49 MINUTES 36 SECONDS WEST, 32.45 FEET; THENCE SOUTH 25 DEGREES 51 MINUTES 57 SECONDS WEST, 24.66 FEET; THENCE SOUTH 23 DEGREES 15 MINUTES 34 SECONDS EAST, 18.87 FEET; THENCE SOUTH 79 DEGREES 05 MINUTES 53 SECONDS EAST, 37.83 FEET; THENCE NORTH 35 DEGREES 22 MINUTES 37 SECONDS EAST, 13.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,312.8 SQUARE FEET.

PROPOSED UTILITY EASEMENT #1 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 10 AND THE WEST RIGHT OF WAY LINE OF RAVINIA AVENUE, BEING 33.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 10 AS MEASURED ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 32.76 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 8.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 33 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 106.83 FEET; THENCE SOUTH 42 DEGREES 24 MINUTES 51 SECONDS WEST, 11.14 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 33 SECONDS EAST, 114.59 FEET TO SAID WEST RIGHT OF WAY LINE, 114.59 FEET AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 885.7 SQUARE FEET.

PROPOSED UTILITY EASEMENT #2 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

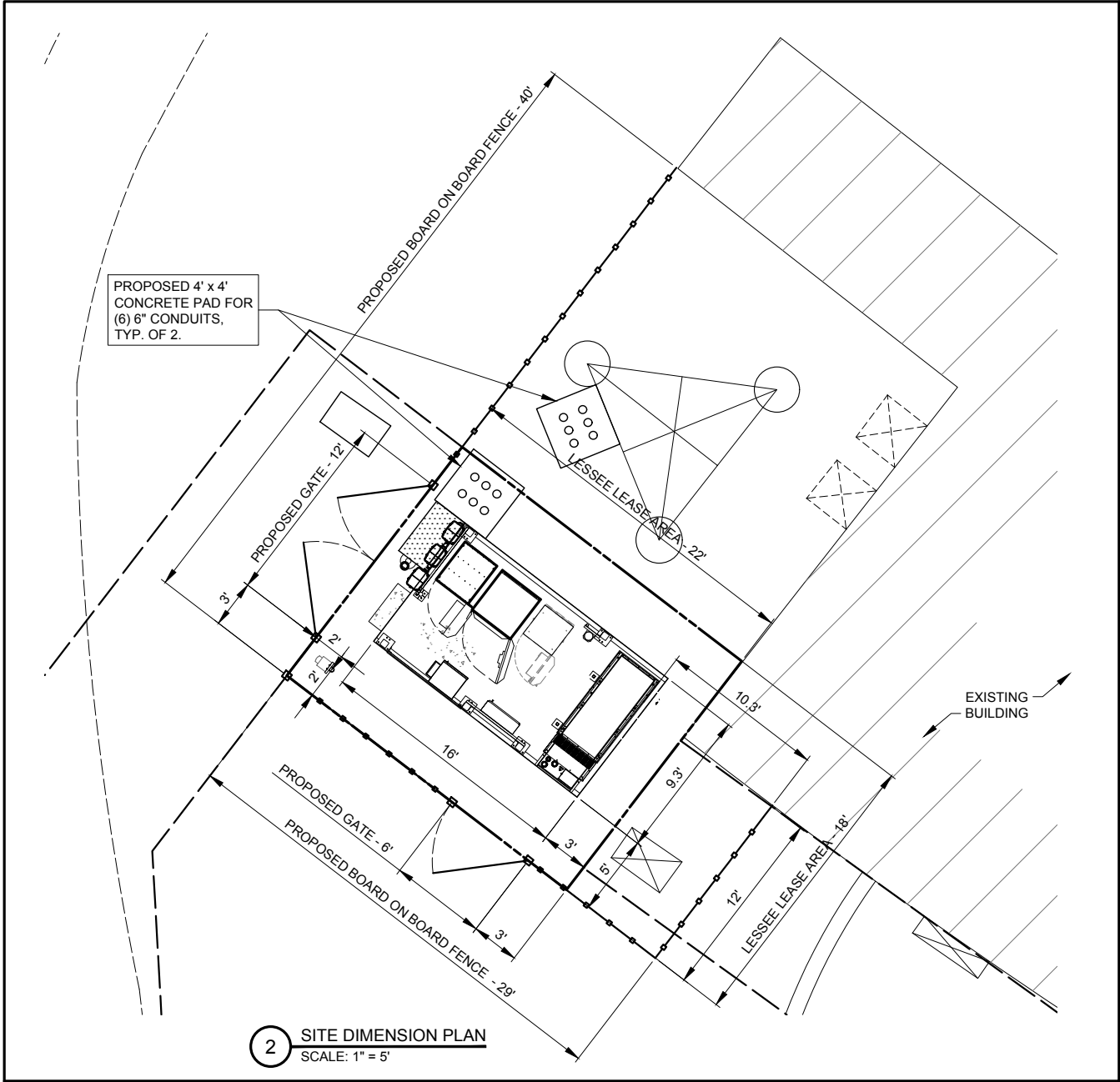
COMMENCING AT THE POINT INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 10 AND THE WEST RIGHT OF WAY LINE OF RAVINIA AVENUE, BEING 33.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 10 AS MEASURED ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 249.35 FEET; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 88

DEGREES 17 MINUTES 33 SECONDS WEST, 72.40 FEET; THENCE SOUTH 40 DEGREES 58 MINUTES 10 SECONDS WEST, 34.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 168.36 FEET; THENCE SOUTH 42 DEGREES 24 MINUTES 51 SECONDS WEST, 29.46 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 43 SECONDS WEST, 77.11 FEET; THENCE NORTH 69 DEGREES 04 MINUTES 14 SECONDS WEST, 112.56 FEET; THENCE SOUTH 35 DEGREES 22 MINUTES 37 SECONDS WEST, 3.64 FEET; THENCE NORTH 79 DEGREES 05 MINUTES 53 SECONDS WEST, 36.93 FEET; THENCE NORTH 23 DEGREES 15 MINUTES 34 SECONDS WEST, 7.02 FEET; THENCE NORTH 25 DEGREES 51 MINUTES 57 SECONDS EAST, 20.44 FEET; THENCE NORTH 13 DEGREES 49 MINUTES 36 SECONDS EAST, 35.51 FEET; THENCE NORTH 03 DEGREES 12 MINUTES 37 SECONDS WEST, 50.53 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, 13.74; THENCE SOUTH 51 DEGREES 55 MINUTES 34 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 22.00 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, 1.72 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, 10.00 FEET; THENCE SOUTH 54 DEGREES 11 MINUTES 33 SECONDS EAST, 29.88 FEET; THENCE SOUTH 35 DEGREES 48 MINUTES 27 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 10.00 FEET; THENCE NORTH 54 DEGREES 11 MINUTES 33 SECONDS WEST, 30.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 300.7 SQUARE FEET.

Exhibit B

(See attached Site Plan and Survey)



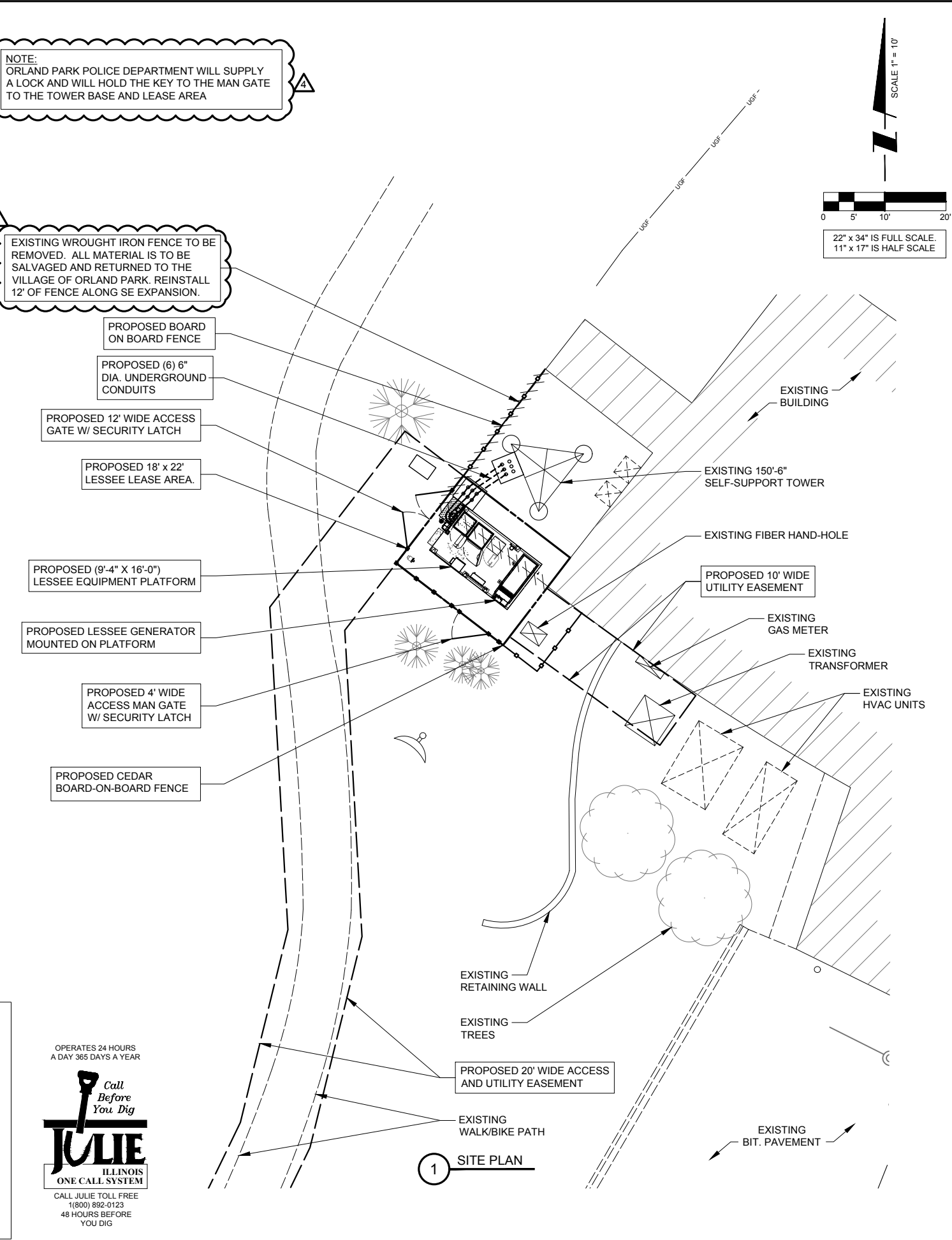
PLATFORM TYPE: CONCRETE SKID	
LEASE SITE	
PAVEMENT MATERIAL	
44 S.Y.	8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED AGGREGATE, NO FINES. OR APPROVED EQUAL. MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL
62 L.F. OF BOARD ON BOARD	12 L.F. OF RE-USED BLACK DECORATIVE FENCE
THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND LEASE SITE, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.	

SURVEY PERFORMED BY:

Advanced Surveying & Mapping

ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com

Site Benchmark:
Set "+" in square
Elevation = 712.99'



OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call Before You Dig

JULIE

ILLINOIS
ONE CALL SYSTEM

CALL JULIE TOLL FREE
1(800) 882-0123
48 HOURS BEFORE
YOU DIG

CHICAGO SMSA

limited partnership
d/b/a VERIZON WIRELESS

TERRA

CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-898-6400
FAX: 847-898-6401

REVISIONS		BY	DATE	DMS	JTM	JTM	JTM	JTM	JTM
NO.	DESCRIPTION	ISSUED FOR REVIEW							
1	UPDATE ANTENNA HEIGHT TO MATCH ECR		08/29/17						
2	UPDATE PER VILLAGE COMMENTS		10/04/17						
3	UPDATE SITE COORDINATES PER NEW 1A		10/09/17						
4	UPDATE PER VILLAGE COMMENTS		11/06/17						
5	UPDATE PER VILLAGE COMMENT		02/19/18						
			03/07/18						

LOC. # 294363

ORLAND PD

14600 RAVINIA AVE.
ORLAND PARK, IL 60462

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	08/29/17
PROJECT #:	33-2481

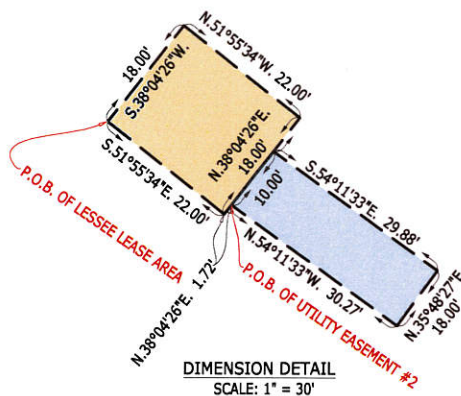
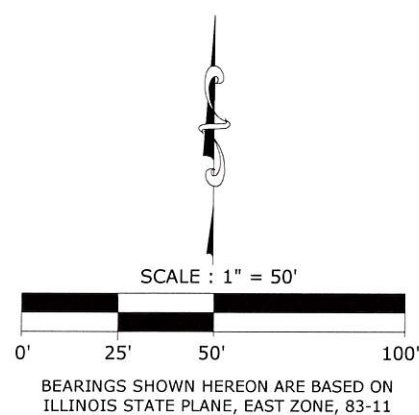
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1

BLOCK 11

PIN: 27-09-219-003
OWNER: VILLAGE OF ORLAND PARK, A MUNICIPAL CORPORATION
N.87°42'04"E. (655.26')

N.87°42'04"E. 622.26'



COTTAGE HOMES SUBDIVISION

BLOCK 10

PIN: 27-09-219-004
OWNER: VILLAGE OF ORLAND PARK, A MUNICIPAL CORPORATION

PARENT TRACT:
(DEED DOCUMENT NUMBER 23744305, RECORDED DECEMBER 13, 1976, IN COOK COUNTY, ILLINOIS.)

LOCKS 9,10,11,12, AND 13 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BLOCK 9

PIN: 27-09-219-005
OWNER: VILLAGE OF ORLAND PARK, A MUNICIPAL CORPORATION

S.87°41'09"W. 622.38'

S.87°41'09"W. (655.38')

PLAT OF SURVEY OF LESSEE LEASE AREA AND EASEMENTS

PREPARED FOR:

Chicago SMSA

CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1515 WOODFIELD ROAD, SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: 847-619-5397 FAX: 847-706-7415



TERRA
Consulting Group, LTD.
600 Busse Highway
Park Ridge, IL 60068
(847) 698-6400

NO.	DATE	REVISION
1.	8/4/2017	FIELD SURVEY COMPLETED
2.	11/9/2017	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:

ORLAND PD
LOCATION NO.: 294636
PROJECT NO.: 20141050489
14600 RAVINIA AVENUE
ORLAND PARK, IL 60462

DRAWN BY: PS
CHECKED BY: CSM

PROJECT NO.
720645

L-2

SHEET 2 OF 3

PROPOSED LESSEE LEASE AREA LEGAL DESCRIPTION:

A PARCEL OF LAND FOR LESSEE LEASE AREA PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 10 AND THE WEST RIGHT OF WAY LINE OF RAVINIA AVENUE, BEING 33.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 10 AS MEASURED ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 249.35 FEET; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 33 SECONDS WEST, 72.40 FEET; THENCE SOUTH 40 DEGREES 58 MINUTES 10 SECONDS WEST, 34.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 168.36 FEET; THENCE SOUTH 42 DEGREES 24 MINUTES 51 SECONDS WEST, 29.46 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 43 SECONDS WEST, 77.11 FEET; THENCE NORTH 69 DEGREES 04 MINUTES 14 SECONDS WEST, 112.56 FEET; THENCE SOUTH 35 DEGREES 22 MINUTES 37 SECONDS WEST, 3.64 FEET; THENCE NORTH 79 DEGREES 05 MINUTES 53 SECONDS WEST, 36.93 FEET; THENCE NORTH 23 DEGREES 15 MINUTES 34 SECONDS WEST, 7.02 FEET; THENCE NORTH 25 DEGREES 51 MINUTES 57 SECONDS EAST, 20.44 FEET; THENCE NORTH 13 DEGREES 49 MINUTES 36 SECONDS EAST, 35.51 FEET; THENCE NORTH 03 DEGREES 12 MINUTES 37 SECONDS WEST, 50.53 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, 13.74 FOR A POINT OF BEGINNING; THENCE SOUTH 51 DEGREES 55 MINUTES 34 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 22.00 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE NORTH 51 DEGREES 55 MINUTES 34 SECONDS WEST, 22.00 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 26 SECONDS WEST, 18.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 396.0 SQUARE FEET.

PROPOSED ACCESS & UTILITY EASEMENT #1 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS & UTILITY EASEMENT PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 10,031.3 SQUARE FEET.

PROPOSED ACCESS & UTILITY EASEMENT #2 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS & UTILITY EASEMENT PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 2,312.8 SQUARE FEET.

PROPOSED UTILITY EASEMENT #2 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 300.7 SQUARE FEET.

PROPOSED UTILITY EASEMENT #1 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 885.7 SQUARE FEET.



PREPARED BY:



ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2019

PLAT OF SURVEY OF LESSEE LEASE AREA AND EASEMENTS

PREPARED FOR:

Chicago SMSA

CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1515 WOODFIELD ROAD, SUITE 1400
SCHAUMBURG, ILLINOIS 60173
PHONE: 847-619-5397 FAX: 847-706-7415



TERRA
Consulting Group, LTD.
600 Busse Highway
Park Ridge, IL 60068
(847) 698-6400

NO.	DATE	REVISION
1.	8/4/2017	FIELD SURVEY COMPLETED
2.	11/9/2017	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:

ORLAND PD
LOCATION NO.: 294636
PROJECT NO.: 20141050489
14600 RAVINIA AVENUE
ORLAND PARK, IL 60462

DRAWN BY: PS
CHECKED BY: CSM

PROJECT NO.
720645

L-3

SHEET 3 OF 3

Exhibit C

(See attached Memorandum of Lease)

Prepared by and upon recording
Please return to:

Ginsberg Jacobs LLC
300 South Wacker Drive
Suite 2750
Chicago, Illinois 60606
Attn: Steven F. Ginsberg, Esq.
(Site Name: Orland Park PD)
PIN: 27-09-219-004-0000

MEMORANDUM OF TOWER LEASE AGREEMENT

This Memorandum of Tower Lease Agreement is made this ____ day of _____, 2018, between The Village of Orland Park, an Illinois home rule municipal corporation ("Landlord") and Chicago SMSA Limited Partnership, d/b/a Verizon Wireless, a Delaware limited liability company ("Tenant"). Landlord and Tenant are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

1. Landlord and Tenant entered into a Tower Lease Agreement (the "Agreement") on _____, 2018 for an initial term of five years, commencing on the Commencement Date, as defined in the Agreement. The Agreement shall automatically be extended for two additional five-year terms unless the Tenant terminates it at the end of the then current term by giving the Landlord written notice of the intent to terminate at least three months prior to the end of the then current term.
2. Landlord hereby grants to Tenant the right to install, maintain and operate communications equipment upon the Premises (as hereinafter defined), which are a part of that real property owned, leased or controlled by Landlord located on 14600 Ravinia Ave, Orland Park, Illinois (the "Property"), as legally described on Exhibit "A" attached hereto and made a part hereof. The Premises are a portion of the Property and are approximately 396 square feet, and are shown in detail on Exhibit "B" attached hereto and made a part hereof. Tenant shall also have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of Tenant communications equipment over or along the easements depicted on Exhibit "B". Tenant may use the easements for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services. In the event it is necessary, Landlord agrees to grant Tenant or the provider the right to install such services on, through, over and/or under the Property, provided the location of such services shall be reasonably approved by Landlord.

3. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and authorized assigns.

Remainder of page intentionally left blank; Signatures follow.

IN WITNESS WHEREOF, hereunto and to a duplicate hereof, LANDLORD and TENANT have caused this Memorandum to be duly executed on the date first written hereinabove.

LANDLORD:

Village of Orland Park

TENANT:

Chicago SMSA Limited Partnership

By: Cellco Partnership, its general partner

By:_____

Name:_____

Title:_____

Taxpayer I.D.:_____

Date:_____

By:_____

Name:_____

Title:_____

Taxpayer I.D. _____

Date:_____

STATE OF _____)
)
COUNTY OF _____)

LANDLORD ACKNOWLEDGEMENT

On _____, 2018 before me, _____,
personally appeared _____, personally known to me (or proved to me on the
basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument
and acknowledged to me that, in his/her authorized capacity, s/he executed the foregoing document
as her own act and deed.

WITNESS my hand and official Notarial Seal, this ____ day of _____, 2018.

Notary Public

My Commission Expires:

STATE OF _____)
)
COUNTY OF _____)

TENANT ACKNOWLEDGEMENT

On _____, 2018 before me, _____,
personally appeared _____ personally known to me (or proved to me
on the basis of satisfactory evidence) to be the person whose name is subscribed to the within
instrument and acknowledged to me that he/she executed the same in his/her authorized capacity
as _____ of Chicago SMSA Limited Partnership d/b/a Verizon Wireless, and that
by his/her signature on the instrument the person, or the entity upon behalf of which the person
acted, executed the instrument

WITNESS my hand and official Notarial Seal, this ____ day of _____, 2018.

Notary Public

My Commission Expires:

Exhibit A

Description of Property and Premises

PARENT TRACT:

(DEED DOCUMENT NUMBER 23744305, RECORDED DECEMBER 13, 1976, IN COOK COUNTY, ILLINOIS.)

LOCKS 9,10,11,12, AND 13 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 14600 Ravinia Ave, Orland Park, Illinois

PIN: 27-09-219-004-0000

PROPOSED TENANT LEASE AREA LEGAL DESCRIPTION:

A PARCEL OF LAND FOR TENANT LEASE AREA PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 10 AND THE WEST RIGHT OF WAY LINE OF RAVINIA AVENUE, BEING 33.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 10 AS MEASURED ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 249.35 FEET; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 33 SECONDS WEST, 72.40 FEET; THENCE SOUTH 40 DEGREES 58 MINUTES 10 SECONDS WEST, 34.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 168.36 FEET; THENCE SOUTH 42 DEGREES 24 MINUTES 51 SECONDS WEST, 29.46 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 43 SECONDS WEST, 77.11 FEET; THENCE NORTH 69 DEGREES 04 MINUTES 14 SECONDS WEST, 112.56 FEET; THENCE SOUTH 35 DEGREES 22 MINUTES 37 SECONDS WEST, 3.64 FEET; THENCE NORTH 79 DEGREES 05 MINUTES 53 SECONDS WEST, 36.93 FEET; THENCE NORTH 23 DEGREES 15 MINUTES 34 SECONDS WEST, 7.02 FEET; THENCE NORTH 25 DEGREES 51 MINUTES 57 SECONDS EAST, 20.44 FEET; THENCE NORTH 13 DEGREES 49 MINUTES 36 SECONDS EAST, 35.51 FEET; THENCE NORTH 03 DEGREES 12 MINUTES 37 SECONDS WEST, 50.53 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, 13.74 FOR A POINT OF BEGINNING; THENCE SOUTH 51 DEGREES 55 MINUTES 34 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 22.00 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE NORTH 51 DEGREES 55 MINUTES 34 SECONDS WEST, 22.00 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 26 SECONDS WEST, 18.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 396.0 SQUARE FEET.

PROPOSED ACCESS & UTILITY EASEMENT #1 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS & UTILITY EASEMENT PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 10 AND THE WEST RIGHT OF WAY LINE OF RAVINIA AVENUE, BEING 33.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 10 AS MEASURED ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 249.35 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 33 SECONDS WEST, 72.40 FEET; THENCE SOUTH 40 DEGREES 58 MINUTES 10 SECONDS WEST, 34.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 168.36 FEET; THENCE SOUTH 42 DEGREES 24 MINUTES 51 SECONDS WEST, 29.46 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 43 SECONDS WEST, 77.11 FEET; THENCE NORTH 69 DEGREES 04 MINUTES 14 SECONDS WEST, 112.56 FEET; THENCE SOUTH 35 DEGREES 22 MINUTES 37 SECONDS WEST, 20.65 FEET; THENCE SOUTH 69 DEGREES 04 MINUTES 14 SECONDS EAST, 119.82 FEET; THENCE SOUTH 81 DEGREES 06 MINUTES 43 SECONDS EAST, 89.96 FEET; THENCE NORTH 42 DEGREES 24 MINUTES 51 SECONDS EAST, 47.96 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 168.65 FEET; THENCE NORTH 40 DEGREES 58 MINUTES 10 SECONDS EAST, 18.48 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 33 SECONDS EAST, 63.64 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10,031.3 SQUARE FEET.

PROPOSED ACCESS & UTILITY EASEMENT #2 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS & UTILITY EASEMENT PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 10 AND THE WEST RIGHT OF WAY LINE OF RAVINIA AVENUE, BEING 33.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 10 AS MEASURED ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 249.35 FEET; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 33 SECONDS WEST, 72.40 FEET; THENCE SOUTH 40 DEGREES 58 MINUTES 10 SECONDS WEST, 34.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 168.36 FEET; THENCE SOUTH 42 DEGREES 24 MINUTES 51 SECONDS WEST, 29.46 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 43 SECONDS WEST, 77.11

FEET; THENCE NORTH 69 DEGREES 04 MINUTES 14 SECONDS WEST, 112.56 FEET; THENCE SOUTH 35 DEGREES 22 MINUTES 37 SECONDS WEST, 3.64 FEET FOR A POINT OF BEGINNING; THENCE NORTH 79 DEGREES 05 MINUTES 53 SECONDS WEST, 36.93 FEET; THENCE NORTH 23 DEGREES 15 MINUTES 34 SECONDS WEST, 7.02 FEET; THENCE NORTH 25 DEGREES 51 MINUTES 57 SECONDS EAST, 20.44 FEET; THENCE NORTH 13 DEGREES 49 MINUTES 36 SECONDS EAST, 35.51 FEET; THENCE NORTH 03 DEGREES 12 MINUTES 37 SECONDS WEST, 50.53 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, 31.74 FEET; THENCE NORTH 51 DEGREES 55 MINUTES 34 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 12.00 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 26 SECONDS WEST, 36.25 FEET; THENCE SOUTH 03 DEGREES 12 MINUTES 37 SECONDS EAST, 53.25 FEET; THENCE SOUTH 13 DEGREES 49 MINUTES 36 SECONDS WEST, 32.45 FEET; THENCE SOUTH 25 DEGREES 51 MINUTES 57 SECONDS WEST, 24.66 FEET; THENCE SOUTH 23 DEGREES 15 MINUTES 34 SECONDS EAST, 18.87 FEET; THENCE SOUTH 79 DEGREES 05 MINUTES 53 SECONDS EAST, 37.83 FEET; THENCE NORTH 35 DEGREES 22 MINUTES 37 SECONDS EAST, 13.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,312.8 SQUARE FEET.

PROPOSED UTILITY EASEMENT #1 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 10 AND THE WEST RIGHT OF WAY LINE OF RAVINIA AVENUE, BEING 33.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 10 AS MEASURED ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 32.76 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 8.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 33 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 106.83 FEET; THENCE SOUTH 42 DEGREES 24 MINUTES 51 SECONDS WEST, 11.14 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 33 SECONDS EAST, 114.59 FEET TO SAID WEST RIGHT OF WAY LINE, 114.59 FEET AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 885.7 SQUARE FEET.

PROPOSED UTILITY EASEMENT #2 LEGAL DESCRIPTION:

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, BEING A PART OF BLOCK 10 IN COTTAGE HOMES SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1891 AS DOCUMENT NUMBER 1507763, IN COOK COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT INTERSECTION OF THE SOUTH LINE OF SAID BLOCK 10 AND THE WEST RIGHT OF WAY LINE OF RAVINIA AVENUE, BEING 33.00 FEET WEST OF

THE SOUTHEAST CORNER OF SAID BLOCK 10 AS MEASURED ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, 249.35 FEET; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 33 SECONDS WEST, 72.40 FEET; THENCE SOUTH 40 DEGREES 58 MINUTES 10 SECONDS WEST, 34.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 168.36 FEET; THENCE SOUTH 42 DEGREES 24 MINUTES 51 SECONDS WEST, 29.46 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 43 SECONDS WEST, 77.11 FEET; THENCE NORTH 69 DEGREES 04 MINUTES 14 SECONDS WEST, 112.56 FEET; THENCE SOUTH 35 DEGREES 22 MINUTES 37 SECONDS WEST, 3.64 FEET; THENCE NORTH 79 DEGREES 05 MINUTES 53 SECONDS WEST, 36.93 FEET; THENCE NORTH 23 DEGREES 15 MINUTES 34 SECONDS WEST, 7.02 FEET; THENCE NORTH 25 DEGREES 51 MINUTES 57 SECONDS EAST, 20.44 FEET; THENCE NORTH 13 DEGREES 49 MINUTES 36 SECONDS EAST, 35.51 FEET; THENCE NORTH 03 DEGREES 12 MINUTES 37 SECONDS WEST, 50.53 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, 13.74; THENCE SOUTH 51 DEGREES 55 MINUTES 34 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 22.00 FEET; THENCE NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, 1.72 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 38 DEGREES 04 MINUTES 26 SECONDS EAST, 10.00 FEET; THENCE SOUTH 54 DEGREES 11 MINUTES 33 SECONDS EAST, 29.88 FEET; THENCE SOUTH 35 DEGREES 48 MINUTES 27 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 10.00 FEET; THENCE NORTH 54 DEGREES 11 MINUTES 33 SECONDS WEST, 30.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 300.7 SQUARE FEET.

Exhibit B

(See attached survey)