

**CHECKLIST FOR LAND ACQUISITIONS**  
**SETTLED PARCELS FOR IDOT ROW CERTIFICATION**

**Village of Lombard**

Job No.: R-55-001-97

Parcel No.: 0001 PE & TE (A+B)

Check if previously referred for condemnation

Check all that apply:

Fee Acquisition

Permanent Easement

Temporary Construction Easement

Dedication

	√	N/A
1. Parcel Compliance Checklist	X	
2. Attorney Certification Letter (Original to IDOT; copy to LPA)	X	
3. Copy of Check (Voucher) / Donation Letter	X	
4. Administrative Documentation	X	—
5. Conveyance Documents		
a. Fee Acquisition - Warranty Deed or Trustee's Deed	—	X
b. Temporary Construction Agreement	X	—
c. Permanent Easement	X	—
d. Dedication	—	X
6. Title Commitment dated: 8/3/2015	X	
7. Title Clearance Documents		
a. Fee Acquisition / Dedication		
i. Mortgagee's Partial Release	—	X
ii. Tenant's Partial Release	—	X
iii. _____	—	X
iv. _____	—	X
b. Easements		
i. Lender's Consent to Easement	—	X
ii. Tenant's Consent to Easement	—	X
iii. _____	—	X
iv. _____	—	X

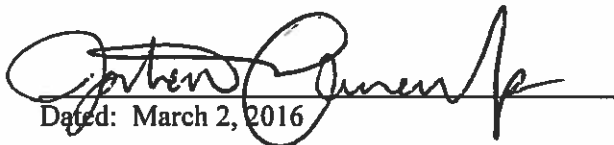
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- |  |   |     |
|--|---|-----|
|  | √ | N/A |
| 8. Additional Conveyance Documents                                       |   |     |
| a. Affidavit of Title  | X |     |
| b. Receipt for Conveyance Documents                                      | X |     |
| 9. Other Entity, Land Trustee or Other Trustee Documents                 |   |     |
| a. Land Trusts   |   |     |
| i. Direction to Convey   | — | X   |
| ii. Description of Documents Required                                    | — | X   |
| iii. Affidavit of Disclosure of Beneficiaries                            | — | X   |
| iv. Affidavit of Land Trust Authenticity                                 | — | X   |
| v. Copy of Land Trust Agreement  | — | X   |
| b. <del>Corporation</del> <b>COND0 ASSOCIATION</b>                       |   |     |
| i. Corporate Resolution  | X | —   |
| ii. Affidavit of Good Standing   | X | —   |
| iii. Condominium Affidavit   | — | X   |
| c. Limited Liability Company   |   |     |
| i. Articles of Organization  | — | X   |
| ii. Operating Agreement  | — | X   |
| d. Partnership   |   |     |
| i. Partnership Agreement   | — | X   |
| e. Estate Trust  |   |     |
| i. Affidavit of Trust Agreement Authenticity                             | — | X   |
| ii. Copy of Trust Agreement  | — | X   |
| f. Disclosure of Ownership Affidavit                                     | — | X   |
| 9. Basis for Computing Total Approved Compensation and Offer to Purchase | X |     |
| 10. Negotiator's Log   | X |     |

  
Dated: March 2, 2016

**CHECKLIST FOR LAND ACQUISITIONS**  
**SETTLED PARCELS FOR IDOT ROW CERTIFICATION**

Village of Lombard

Job No.: R-55-001-97

Parcel No.: 0001 PE & TE (A+B)

**Additional Documentation for Village of Lombard**

	√	<u>N/A</u>
11. Other Closing Documents		
a. Illinois Real Estate Declaration Form	—	<u>X</u>
b. County Real Estate Declaration Form	—	<u>X</u>
c. Local Real Estate Declaration Form	—	<u>X</u>
12. W-9	X	—
13. Appraisal	X	—
15. Receipt of Documents	—	X
16. Correspondences	X	—
17. Plat and Legal Description	X	
18. Certified mail receipts and return receipts (green cards)	—	X



Dated: March 2, 2016



Parcel Compliance Checklist

LOCAL AGENCY ACQUISITION SERVICES ON STATE HIGHWAY PROJECTS AND LOCAL AGENCY PROJECTS IN WHICH THERE IS FEDERAL PARTICIPATION IN ANY PORTION OF THE PROJECT

Local Agency Village of Lombard
Job No. R-55-001-97
Parcel No. 0001 PE & TE (A+B)
Owner Glen Oak Industrial Park Condominium Association

COSTS.

(Original copy of this form to become attached to each individual parcel file.)

Pre-Negotiation Checklist

- 1. Appraiser David W. White 450 East Devon Avenue - Suite 300, Itasca, IL 60143
2. Property Owner Offered Opportunity to Accompany Appraiser. YES
3. Appraisal(s) approved and reviewed by
Waiver Valuation(s) approved by Scott Niehaus 6/29/2015

Approved Amount \$ 5,500.00. Reviewer's Certification completed and attached to approved appraisal.

(Above requirements not applicable if owner during pre-negotiation contact voluntarily elects to make a gift or donation of needed parcel after being fully informed of his rights to an appraisal and an offer of the full amount of the approved appraisal.)

- 4. Improvement Disposition and Rental Values Established.
Owner Retention Public Sale Rental
\$ \$ \$ None Acquired
By

- 5. If Relocation Assistance and Payments required, initiate Parcel Compliance Checklist (Relocation Assistance) (LA 4194C), Part C, and compute supplemental housing payment prior to negotiations.

Negotiations Checklist

- 1. Negotiations Initiated by Jonathan Abplanalp on 8/20/2015
2. Owner offered full amount of approved appraisal and provided written summary of acquisition and offer to purchase. (Use Basis for Computing Total Approved Compensation and Offer to Purchase (Form LA 416E).) 8/25/2015

(Owner may make gift or donation of property, but only after being fully advised in writing of his rights to an appraisal and offer of full amount of approved appraisal.)

**Date**

3. If occupants and/or any personal property thereof are displaced, were occupants furnished a Relocation Brochure and the appropriate Informational Letter (LA 541A, LA 541B or LA 541C) setting out amounts, if any, of supplemental payments, including notification of 90 day minimum before being required to move from property. N/A

Relocation Assistance and payments record completed. (Relocation Assistance Unit Record LA 541D shall be used on all STATE projects and on all **Local Agency** Federal Aid projects.) N/A

4. Owner furnished copies of "Highway Improvements and Property Rights" and "A Landowner's Guide to Land Acquisition by the State and Eminent Domain" Brochures. 8/25/2015

5. Negotiations conducted with owner residing in State by personal (face to face) contacts. Data to be recorded in Negotiator's Report for each contact: 10/8/2015

- Location       Persons Present       Issues discussed       Negotiator's signature

(Negotiator's Report Form LA 4110 shall be used on all STATE projects and on all **Local Agency** Federal Aid projects.)

6. Negotiator's Certifications signed: (Required on all STATE and Federal Aid Projects.)

(1) Before initiation of Negotiations. 7/6/2015

(2) After negotiated settlement. 3/2/2016

**Condemnation Checklist** (Complete if Required): N/A

(On all **State Highway** projects, recommendation for condemnation in name of **State** and required condemnation data to be submitted by **Local Agency** to Regional Engineer in accordance with requirements of Paragraph 4.23.1 of **State's** Land Acquisition Manual.)

1. a) Condemnation Complaint filed by **State**. \_\_\_\_\_  
b) Order Setting Preliminary Just Compensation. \_\_\_\_\_  
c) Preliminary Just Compensation Deposited by **State**. \_\_\_\_\_  
\$ \_\_\_\_\_

2. Order Vesting Title in Name of **State**. \_\_\_\_\_

3. (For right of way being acquired in name of any **Local Agency**, condemnation proceedings shall be initiated by and in name of such **Local Agency**.) \_\_\_\_\_

a) Condemnation Complaint Filed by **Local Agency**. \_\_\_\_\_  
b) Just Compensation Deposited by **Local Agency**. \_\_\_\_\_  
\$ \_\_\_\_\_

4. Final Judgment Order Entered. (If parcel acquired by condemnation, disregard Items 1, 2, 4 & 5 below.) \_\_\_\_\_

**Acquisition Check List**

1. Acquisition by Negotiated Settlement. (Enter Date of Conveyance) Amount of Settlement 12/2/2015  
 \$ \$7,500.00

2. All conveyance documents properly executed and acknowledged. YES

3. Documentation to justify settlement in excess of approved appraisal. YES

4. Acquisition payment delivered to property owner or escrow Agent. YES

5. All Conveyance Documents Recorded. YES

6. Tax Exemption Notice Filed (See LA 462). \_\_\_\_\_  
 (On all parcels acquired for a **State Highway** by negotiated settlement, whether acquired in the name of the **State** or any **County**, title approval is required by **State** when consideration is \$10,000, or less, and by the **Attorney General** when consideration exceeds \$10,000, prior to the awarding of any contract to cover construction of such project. For Title Examination and Closing Requirements see Section 4.12 of the **Land Acquisition Manual**. When submitting the required title data to the Regional Engineer, **Local Agency** should also submit the required Warrant Requisition Cover Sheet (LA 731A), even though payment for the acquired parcel was made by the **Local Agency**.)

7. Title Insurance Policy Ordered Date 2/2/2016 Date Received \_\_\_\_\_

(Required on all parcels acquired for **State Highway** whether in the name of **State** or any **County**.)

8. Title Policy reviewed for deficiencies By Thomas P. Bayer 2/25/2016

List deficiencies, if any, and follow up review findings on required corrective action.  
NONE.

9. 30 Day Notice of Specific Date for Vacating Property. \_\_\_\_\_

- a) Date by which property to be vacated. \_\_\_\_\_
- b) Actual date of vacation and possession of property. \_\_\_\_\_

10. Compliance Review of **Local Agency** Parcel Acquisition \_\_\_\_\_

Comments

By \_\_\_\_\_  
 Signature - District Representative

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Title

**KTJ**

KLEIN, THORPE & JENKINS, LTD.  
Attorneys at Law

20 N. Wacker Drive, Ste 1660  
Chicago, Illinois 60606-2903  
T 312 984 6400 F 312 984 6444

15010 S. Ravinia Avenue, Ste 10  
Orland Park, Illinois 60462-5353  
T 708 349 3888 F 708 349 1506

[www.ktjlaw.com](http://www.ktjlaw.com)

February 25, 2016

John Fortmann, P.E.  
Deputy Director of Highways  
Region One Engineer  
Illinois Department of Transportation (IDOT)  
201 West Center Court  
Schaumburg, Illinois 60196  
Attn: Sheila Derka

**Route:** Hill Avenue  
**Section:** Over DuPage River  
**County:** DuPage  
**Job No.:** R-55-001-97  
**Parcel:** 0001 PE & TE (A+B)  
**LPA:** Village of Lombard

Dear Ms. Derka:

I am writing as the municipal attorney representing the Village of Lombard ("LPA"). There are three (3) permanent easements and three (3) temporary easements that are required to construct the referenced transportation improvement.

I have reviewed the current title insurance commitment for Parcels 0001 PE & TE (A+B) to be acquired and present my findings as follows:

Owner: Glen Oak Industrial Park Condominium Association

1. This parcel is being acquired in the name of the Village of Lombard.
2. Wheatland Title Guaranty Company has provided a title commitment. The following exceptions appearing in the title commitment were cleared or waived by Wheatland Title Guaranty Company for the following reasons: See attached as provided by the Village of Lombard's land acquisition and fee negotiator firm, Santacruz Land Acquisitions (the "Fee Negotiator").
3. The interest in the property acquired by the Village of Lombard was conveyed by a Temporary Construction Easement and a Permanent Easement.

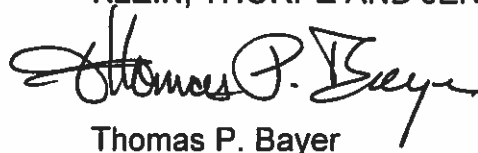
4. All conveyance and related documents were sent to the DuPage County Recorder's Office on February 2, 2016, by the Fee Negotiator; however, the recording date and recording numbers are not yet available.
5. Permanent Acquisitions Only: The guarantee title insurance policy has been ordered for this parcel from Wheatland Title Guaranty Company (Order No.: MPS-2011DP-2508.0) and a copy will be forwarded to you as soon as it is obtained.

As LPA attorney, I certify that, based on the information supplied to me by the Fee Negotiator as to Parcels 0001 PE & TE (A+B), the necessary interests for the improvement have been secured and paid for, and the interests acquired in Parcels 0001 PE & TE (A+B) are adequate for the transportation facility to be constructed thereon. Our Fee Negotiator has assured us that the LPA has complied with Title II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the IDOT Division of Highways Land Acquisition Policies and Procedures, as applicable. Based on the information supplied to me by the Fee Negotiator, I am satisfied that all unpermitted exceptions to title to the foregoing parcel have been cleared and that, with the recordation of the partial releases, deeds, agreements for temporary easements and corporate resolutions with respect thereto, the LPA has acquired good title to the parcel referenced herein.

Please contact me if you require any additional information.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.



Thomas P. Bayer

encl.

cc: Carl Goldsmith, Director of Public Works (w/ encl.; via email)  
Dave Gorman, Assistant Director of Public Works (w/ encl.; via email)  
Ying Miao, Civil Engineer (w/ encl.; via email)



Route: Hill Ave  
Section: over DuPage River  
County: DuPage  
Job No.: R-55-001-97  
LPA: Village of Lombard

Title Co.: Wheatland Title Guaranty Company  
Parcel: 0001 PE & TE (A+B)  
Title File #: MPS-2011DP-2508.0

Commitment Date: 8/3/2015

**GENERAL EXCEPTIONS**

1. – 6. These represent standard exceptions which the Village of Lombard will take subject to such exceptions.

**SPECIAL EXCEPTIONS**

1. Real Estate Taxes – Village of Lombard will take subject to all Real Estate Taxes.
- 2 – 5. Village of Lombard will take subject to such exceptions. See Affidavit of Title in file covering these exceptions.
6. Taxpayer information – This is being provided for informational purposes only.
7. Past conveyances – This is being provided for informational purposes only.
8. Contiguous property – This is being provided for informational purposes only.
9. This is being provided for informational purposes only.
10. Declaration of Condominium Ownership has been reviewed and nothing contained therein presents any issues or concerns to the Village of Lombard in making this acquisition. Village of Lombard will take subject to such as it does not impact the ROW.
11. Amendment to Declaration of Condominium Ownership has been reviewed and nothing contained therein presents any issues or concerns to the Village of Lombard in making this acquisition. Village of Lombard will take subject to such as it does not impact the ROW.
12. This is being provided for informational purposes only.
13. This is being provided for informational purposes only.
14. This is being provided for informational purposes only.
15. This is being provided for informational purposes only.
16. This is being provided for informational purposes only.
17. Village of Lombard will take subject to such exception for Ordinance.
18. Village of Lombard will take subject to such exception for Easement.
19. Village of Lombard will take subject to such exception for Easement.

20. Village of Lombard will take subject to such exception for Sewer and Water Main Original Easement.
21. Village of Lombard will take subject to such exception for Easement.
22. A resolution authorizing the transaction has been provided by the property owner. A copy is in the negotiation file.

Check No. 11231

DATE	INVOICE NO.	DESCRIPTION	NET AMOUNT
02/23/2016	21W171 Hill Ave	Easement for Hill Ave Bridge	7,500.00

Total: \$7,500.00

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS

**VILLAGE OF LOMBARD**

255 E. WILSON  
LOMBARD, IL 60148  
630-620-5700

**Wheaton Bank and Trust**

Wheaton, Illinois 60187  
70-2538/719

Check No: 11231

Date
02/26/2016

Amount
\$7,500.00

Void after 60 Days

**PAY** Seven Thousand Five Hundred and 00/100 Dollars

TO THE ORDER OF  
Glen Oak Ind Park Condo Assoc  
c/o Elliot Construction Corp  
21W171 Hill Ave  
Glen Ellyn, IL 60137

*Scott Richards*  
*Timothy Sexton*

⑈ 1 1 2 3 1 ⑈ ⑆ 0 7 1 9 2 5 3 8 9 ⑆ 0 0 0 7 5 0 6 9 6 8 ⑈

---

To: Carl Goldsmith  
From: Jonathan Abplanalp  
Subject: Land Acquisition – Administrative Settlement  
Date: March 1, 2016

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Route: Hill Ave    Section: over DuPage River  
Job No.: R-55-001-97                                      County: DuPage  
Parcel No.: 0001 PE & TE (A+B)

This parcel was appraised by David W. White, and approved by the Village of Lombard on 6/29/2015, in the amount of \$5,500.00.

The acquisition consists of:

Temporary Construction Easement (acres/sq. ft.)	0.019 / 823
Permanent Easement (acres/sq. ft.)	0.009 / 376

The property owner rejected the offer of the Village of Lombard and submitted a counter offer in the amount of \$10,000.00, based upon the property owner's opinion of a higher unit value for the property and the impact to truck traffic and parking on the property. The counteroffer was discussed and rejected as being unreasonable. The property owner again counter offered in the amount of \$7,500.00, based upon a unit value of \$5.45 psf, and the impact to the truck traffic and parking on the property.


Subsequent to the settlement, the property was conveyed into a condominium association. As a result of the conveyance, the plat was revised and created a change in the easement areas to the following:

Temporary Construction Easement (acres/sq. ft.)	0.017 / 745
Permanent Easement (acres/sq. ft.)	0.013 / 566

After communicating to the PO the change in the easement areas, the PO confirmed they would accept the previously agreed upon settlement with no additional compensation.

I recommend that we increase our offer to \$7,500.00 and secure this parcel with the revisions to the right-of-way as noted above. The alternative would be to acquire by eminent domain. The additional attorney fees, appraisal and opinion witness costs would far exceed the additional \$2,000.00 requested by the property owner(s).

Approved by:



---

Carl Goldsmith  
Director of Public Works

Owner: Glen Oak Industrial Park  
Condominium Association  
Route: Hill Ave  
Section: over DuPage River  
County: DuPage  
Project No.: BRM9003(696)  
Job No.: R-55-001-97  
Parcel No.: 0001 PE & TE (A+B)  
P.I.N. No.: 05-12-208-001 and 05-12-  
405-004 through 017

**TEMPORARY CONSTRUCTION EASEMENT**  
**(Not-for-Profit Corporation)**

Glen Oak Industrial Park Condominium Association, a organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Nine Hundred Fifty Dollars (\$950.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the Board of Directors of said Not-for-Profit Corporation, hereby represents that Grantor owns the fee simple title to and grants and conveys to Village of Lombard, (Grantee), a temporary construction easement for the purpose of roadway construction and other highway purposes, on, over, and through the following described real estate:

See attached legal description.

Address: South side of Hill Avenue, West of the East Branch of the DuPage River

situated in the County of DuPage, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

The right, easement and privilege granted herein shall terminate Three years from the execution of this document, or on the completion of the proposed project, whichever is the sooner.

Grantor shall have and retain all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the premise may not interfere with Grantee's use of the premises for the purposes herein described.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this 2<sup>nd</sup> day of DECEMBER, 2015.

Glen Oak Industrial Park Condominium Association

By: [Signature]  
Signature

R.W. ELLIOT - PRESIDENT  
Print Name and Title

ATTEST:

By: [Signature]  
Signature

Marian E. Elliot Secretary  
Print Name and Title

State of Illinois )  
County of DuPage ) ss

This instrument was acknowledged before me on December 2<sup>nd</sup>, 2015, by  
Robert J Elliot, as President  
and Marian E. Elliot, as Secretary  
of Glen Oak Industrial Park Condominium Association.

(SEAL)



[Signature]  
Notary Public

My Commission Expires: 07/05/19

This instrument was prepared by: J. Steve Santacruz, Santacruz Land Acquisitions, 2650 Valor Drive, Glenview, IL 60026

and after recording, mail this instrument to:

Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148-3931

Route: Hill Avenue over the East  
Branch of the DuPage River  
Section: 10-00154-00-BR  
County: DuPage  
Job No.: R-55-001-97  
Parcel: 0001TE-A  
Station: 103+68.46 to 104+14.66  
Index No.: 05-12-208-001  
05-12-208-004  
through  
05-12-208-017

A part of the following tract of land:

All those portions of the common elements as set forth and created by the Declaration of Condominium Ownership (and delineated on a survey attached thereto) recorded February 15, 2012 as Document R2012-020891 and the First Amendment to Declaration of Condominium Ownership recorded December 31, 2012 as Document R2012-185769 (except the units delineated and described in said Declaration and Amendment) located within the following described parcel:

That part of Lots 8, 9, 11, and 12 (taken as a tract), in the Assessment Division of Section 12, Township 39 North, Range 10 East, of the Third Principal Meridian, described as follows:

Commencing at a point where the north right-of-way line of the Chicago, Aurora and Elgin Railroad intersects the center line of Hill Avenue (as now platted and recorded); thence North 49 degrees 33 minutes East (measured North 48 degrees 37 minutes 41 seconds East), along said center line of Hill Avenue, 627.70 feet for a place of beginning of said Condominium Tract; thence continuing Northeasterly, along said centerline of Hill Avenue, to the centerline of the East Branch of the DuPage River (being the easterly line of Lot 11, aforesaid); thence Southerly, along the center line of said River (being also the easterly lines of lots 8 and 11, aforesaid), to the north line of the Chicago, Aurora and Elgin Railroad; thence Westerly, along the North line of said railroad, to a point that is 546.62 feet East of the intersection of said north line with the centerline of Hill Avenue; thence North 08 degrees 12 minutes 56 seconds West along the east line and the east line extended Southerly of a 60 by 30 foot Cell Tower Lease Site, 40.00 feet to the northeasterly corner of said Lease Site; thence South 81 degrees 47 minutes 04 seconds West, 19.50 feet; thence North 08 degrees 12 minutes 56 seconds West, 53.65 feet; thence North 28 degrees 49 minutes 17 seconds East, 62.65 feet; thence North 09 degrees 34 minutes 15 seconds West, 145.73 feet; thence North 41 degrees 22 minutes 19 seconds West, 64.44 feet to the point of beginning,

(Except that part thereof conveyed to Northern Illinois Gas Company by quit claim deed recorded July 20, 1964, as Document R64-25774, described as follows: a strip of land in the Assessment Division of Section 12, Township 39 North, Range 10 East of the  
December 29, 2015

P:\2010\ME10013\_HillAve\_BLA\Survey\Legals\P0001TE-A.doc

Third Principal Meridian, as shown on plat recorded June 6, 1879, as Document 26582, said strip of land being bounded on the north by the southerly right-of-way line of the Chicago and North Western Railroad and bounded on the south by the northerly right-of-way of line of the Chicago, Aurora and Elgin Railway (now abandoned) described as follows:

Beginning at a point in the northerly right-of-way line of said Chicago, Aurora and Elgin Railway, which point is 743.73 feet West of (measured at right angles to) the east line of the Southeast Quarter of said Section 12; thence North 39 degrees 31 minutes 48 seconds West, along a fence and said fence extended Southeasterly, a distance of 157.86 feet; thence North 12 degrees 16 minutes 48 seconds West, along a fence, a distance of 453.41 feet to fence corner; thence North 06 degrees 22 minutes 45 seconds West, a distance of 124.65 feet to the southerly right-of-way of said Chicago and North Western Railroad; thence South 81 degrees 01 minutes 55 seconds West, along the southerly right of way line said Railroad, a distance of 42.89 feet; thence South 12 degrees 16 minutes 48 seconds East, a distance of 587.15 feet; thence South 39 degrees 31 minutes 48 seconds East, a distance of 146.97 feet to the northerly right-of-way line of said Chicago, Aurora and Elgin Railway; thence North 81 degrees 39 minutes 23 seconds East, along said northerly right-of-way line, a distance of 35.07 feet to the point of beginning), in DuPage County, Illinois, aforesaid part of land is described as follows:

Commencing at the northwest corner of Unit 1 in the aforesaid Declaration of Condominium Ownership as depicted on the survey attached thereto and titled "Condominium Area Plat of Survey, Glen Oak Industrial Park Condominiums"; thence South 9 degrees 34 minutes 23 seconds East, 8.60 feet along the west line of said Unit 1 to the westerly line of the Common Area, thence North 41 degrees 22 minutes 27 seconds West, 31.44 feet along the westerly line of said Common Area to the southerly line of Hill Avenue as reserved in said Declaration of Condominium Ownership; thence North 48 degrees 37 minutes 33 seconds East, 74.01 feet along said southerly line; thence North 48 degrees 27 minutes 33 seconds East, 133.71 feet along said southerly line; thence North 53 degrees 27 minutes 33 seconds East, 245.55 feet along said southerly line to the point of beginning; thence North 53 degrees 27 minutes 33 seconds East, 43.69 feet along said southerly line; thence South 36 degrees 43 minutes 59 seconds East, 14.14 feet; thence South 53 degrees 19 minutes 30 seconds West, 43.69 feet; thence North 36 degrees 43 minutes 59 seconds West, 14.25 feet to the point of beginning.

Said easement containing 0.014 acres, more or less.

December 29, 2015

P:\2010\ME10013\_HillAve\_BLA\Survey\Legals\P0001TE-A.doc



Route: Hill Avenue over the East  
Branch of the DuPage River  
Section: 10-00154-00-BR  
County: DuPage  
Job No.: R-55-001-97  
Parcel: 0001TE-B  
Station: 104+69.53 to 105+13.69  
Index No.: 05-12-208-001  
05-12-208-004  
through  
05-12-208-017

A part of the following tract of land:

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That part of Lots 8, 9, 11, and 12 (taken as a tract), in the Assessment Division of Section 12, Township 39 North, Range 10 East, of the Third Principal Meridian, described as follows:

Commencing at a point where the north right-of-way line of the Chicago, Aurora and Elgin Railroad intersects the center line of Hill Avenue (as now platted and recorded); thence North 49 degrees 33 minutes East (measured North 48 degrees 37 minutes 41 seconds East), along said center line of Hill Avenue, 627.70 feet for a place of beginning of said Condominium Tract; thence continuing Northeasterly, along said centerline of Hill Avenue, to the centerline of the East Branch of the DuPage River (being the easterly line of Lot 11, aforesaid); thence Southerly, along the center line of said River (being also the easterly lines of lots 8 and 11, aforesaid); to the north line of the Chicago, Aurora and Elgin Railroad; thence Westerly, along the North line of said railroad, to a point that is 546.62 feet East of the intersection of said north line with the centerline of Hill Avenue; thence North 08 degrees 12 minutes 56 seconds West along the east line and the east line extended Southerly of a 60 by 30 foot Cell Tower Lease Site, 40.00 feet to the northeasterly corner of said Lease Site; thence South 81 degrees 47 minutes 04 seconds West, 19.50 feet; thence North 08 degrees 12 minutes 56 seconds West, 53.65 feet; thence North 28 degrees 49 minutes 17 seconds East, 62.65 feet; thence North 09 degrees 34 minutes 15 seconds West, 145.73 feet; thence North 41 degrees 22 minutes 19 seconds West, 64.44 feet to the point of beginning,

(Except that part thereof conveyed to Northern Illinois Gas Company by quit claim deed recorded July 20, 1964, as Document R64-25774, described as follows: a strip of land in the Assessment Division of Section 12, Township 39 North, Range 10 East of the  
December 29, 2015

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Third Principal Meridian, as shown on plat recorded June 6, 1879, as Document 26582, said strip of land being bounded on the north by the southerly right-of-way line of the Chicago and North Western Railroad and bounded on the south by the northerly right-of-way of line of the Chicago, Aurora and Elgin Railway (now abandoned) described as follows:

Beginning at a point in the northerly right-of-way line of said Chicago, Aurora and Elgin Railway, which point is 743.73 feet West of (measured at right angles to) the east line of the Southeast Quarter of said Section 12; thence North 39 degrees 31 minutes 48 seconds West, along a fence and said fence extended Southeasterly, a distance of 157.86 feet; thence North 12 degrees 16 minutes 48 seconds West, along a fence, a distance of 453.41 feet to fence corner; thence North 06 degrees 22 minutes 45 seconds West, a distance of 124.65 feet to the southerly right-of-way of said Chicago and North Western Railroad; thence South 81 degrees 01 minutes 55 seconds West, along the southerly right of way line said Railroad, a distance of 42.89 feet; thence South 12 degrees 16 minutes 48 seconds East, a distance of 587.15 feet; thence South 39 degrees 31 minutes 48 seconds East, a distance of 146.97 feet to the northerly right-of-way line of said Chicago, Aurora and Elgin Railway; thence North 81 degrees 39 minutes 23 seconds East, along said northerly right-of-way line, a distance of 35.07 feet to the point of beginning), in DuPage County, Illinois, aforesaid part of land is described as follows:

Commencing at the northwest corner of Unit 1 in the aforesaid Declaration of Condominium Ownership as depicted on the survey attached thereto and titled "Condominium Area Plat of Survey, Glen Oak Industrial Park Condominiums"; thence South 9 degrees 34 minutes 23 seconds East, 8.60 feet along the west line of said Unit 1 to the westerly line of the Common Area, thence North 41 degrees 22 minutes 27 seconds West, 31.44 feet along the westerly line of said Common Area to the southerly line of Hill Avenue as reserved in said Declaration of Condominium Ownership; thence North 48 degrees 37 minutes 33 seconds East, 74.01 feet along said southerly line; thence North 48 degrees 27 minutes 33 seconds East, 133.71 feet along said southerly line; thence North 53 degrees 27 minutes 33 seconds East, 294.69 feet along said southerly line; thence North 64 degrees 45 minutes 33 seconds East, 50.01 feet along said southerly line to the point of beginning; thence North 64 degrees 45 minutes 33 seconds East, 42.92 feet along said southerly line; thence South 25 degrees 25 minutes 59 seconds East, 3.02 feet; thence South 64 degrees 24 minutes 14 seconds West, 42.92 feet; thence North 25 degrees 25 minutes 59 seconds West, 3.28 feet to the point of beginning.

Said easement containing 0.003 acres (135 square feet), more or less.

December 29, 2015

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Owner: Glen Oak Industrial Park  
Condominium Association  
Route: Hill Ave  
Section: over DuPage River  
County: DuPage  
Project No.: BRM9003(696)  
Job No.: R-55-001-97  
Parcel No.: 0001 PE & TE (A+B)  
P.I.N. No.: 05-12-208-001 and 05-12-  
405-004 through 017

**PERMANENT EASEMENT**  
**(Not-for-Profit Corporation)**

Glen Oak Industrial Park Condominium Association, a corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Six Thousand Five Hundred Fifty Dollars (\$6,550.00), receipt of which is hereby acknowledged and pursuant to the authority given by the Board of Directors of said Not-for-Profit Corporation, hereby represents that Grantor owns the fee simple title to and grants and conveys to Village of Lombard, (Grantee), a permanent easement for the purpose of roadway purposes and for other highway purposes, on, over and through the following described real estate:

See attached legal description.

Address: South side of Hill Avenue, West of the East Branch of the DuPage River

situated in the County of DuPage, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor shall have and retains all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, Grantor's use and occupation of the premises may not interfere with Grantee's use of the premises for the purposes herein described.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by opening, improving, and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this 2<sup>nd</sup> day of DECEMBER, 2015.

Glen Oak Industrial Park Condominium Association

By: [Signature]  
Signature

RJ Elliot President  
Print Name and Title

ATTEST:

By: Marion E. Elliot  
Signature

Marion E. Elliot, Secretary  
Print Name and Title

State of Illinois )  
County of DePue ) ss

This instrument was acknowledged before me on December 2<sup>nd</sup>, 2015, by  
Robert Elliot, as President  
and Marion E. Elliot, as Secretary  
of Glen Oak Industrial Park Condominium Association.

(SEAL)



[Signature]  
Notary Public

My Commission Expires: 07/05/19

This instrument was prepared by: J. Steve Santacruz, Santacruz Land Acquisitions, 2650 Valor Drive, Glenview, IL 60026

and after recording, mail this instrument to:

Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148-3931

Route: Hill Avenue over the East  
Branch of the DuPage River  
Section: 10-00154-00-BR  
County: DuPage  
Job No.: R-55-001-97  
Parcel: 0001PE  
Station: 105+13.50 to 105+55.64  
Index No.: 05-12-208-001  
05-12-208-004  
through  
05-12-208-017

A part of the following tract of land:

All those portions of the common elements as set forth and created by the Declaration of Condominium Ownership (and delineated on a survey attached thereto) recorded February 15, 2012 as Document R2012-020891 and the First Amendment to Declaration of Condominium Ownership recorded December 31, 2012 as Document R2012-185769 (except the units delineated and described in said Declaration and Amendment) located within the following described parcel:

That part of Lots 8, 9, 11, and 12 (taken as a tract), in the Assessment Division of Section 12, Township 39 North, Range 10 East, of the Third Principal Meridian, described as follows:

Commencing at a point where the north right-of-way line of the Chicago, Aurora and Elgin Railroad intersects the center line of Hill Avenue (as now platted and recorded); thence North 49 degrees 33 minutes East (measured North 48 degrees 37 minutes 41 seconds East), along said center line of Hill Avenue, 627.70 feet for a place of beginning of said Condominium Tract; thence continuing Northeasterly, along said centerline of Hill Avenue, to the centerline of the East Branch of the DuPage River (being the easterly line of Lot 11, aforesaid); thence Southerly, along the center line of said River (being also the easterly lines of lots 8 and 11, aforesaid), to the north line of the Chicago, Aurora and Elgin Railroad; thence Westerly, along the North line of said railroad, to a point that is 546.62 feet East of the intersection of said north line with the centerline of Hill Avenue; thence North 08 degrees 12 minutes 56 seconds West along the east line and the east line extended Southerly of a 60 by 30 foot Cell Tower Lease Site, 40.00 feet to the northeasterly corner of said Lease Site; thence South 81 degrees 47 minutes 04 seconds West, 19.50 feet; thence North 08 degrees 12 minutes 56 seconds West, 53.65 feet; thence North 28 degrees 49 minutes 17 seconds East, 62.65 feet; thence North 09 degrees 34 minutes 15 seconds West, 145.73 feet; thence North 41 degrees 22 minutes 19 seconds West, 64.44 feet to the point of beginning,

(Except that part thereof conveyed to Northern Illinois Gas Company by quit claim deed recorded July 20, 1964, as Document R64-25774, described as follows: a strip of land

January 18, 2016

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in the Assessment Division of Section 12, Township 39 North, Range 10 East of the Third Principal Meridian, as shown on plat recorded June 6, 1879, as Document 26582, said strip of land being bounded on the north by the southerly right-of-way line of the Chicago and North Western Railroad and bounded on the south by the northerly right-of-way of line of the Chicago, Aurora and Elgin Railway (now abandoned) described as follows:

Beginning at a point in the northerly right-of-way line of said Chicago, Aurora and Elgin Railway, which point is 743.73 feet West of (measured at right angles to) the east line of the Southeast Quarter of said Section 12; thence North 39 degrees 31 minutes 48 seconds West, along a fence and said fence extended Southeasterly, a distance of 157.86 feet; thence North 12 degrees 16 minutes 48 seconds West, along a fence, a distance of 453.41 feet to fence corner; thence North 06 degrees 22 minutes 45 seconds West, a distance of 124.65 feet to the southerly right-of-way of said Chicago and North Western Railroad; thence South 81 degrees 01 minutes 55 seconds West, along the southerly right of way line said Railroad, a distance of 42.89 feet; thence South 12 degrees 16 minutes 48 seconds East, a distance of 587.15 feet; thence South 39 degrees 31 minutes 48 seconds East, a distance of 146.97 feet to the northerly right-of-way line of said Chicago, Aurora and Elgin Railway; thence North 81 degrees 39 minutes 23 seconds East, along said northerly right-of-way line, a distance of 35.07 feet to the point of beginning), in DuPage County, Illinois, aforesaid part of land is described as follows:

Commencing at the northwest corner of Unit 1 in the aforesaid Declaration of Condominium Ownership as depicted on the survey attached thereto and titled "Condominium Area Plat of Survey, Glen Oak Industrial Park Condominiums"; thence South 9 degrees 34 minutes 23 seconds East, 8.60 feet along the west line of said Unit 1 to the westerly line of the Common Area, thence North 41 degrees 22 minutes 27 seconds West, 31.44 feet along the westerly line of said Common Area to the southerly line of Hill Avenue as reserved in said Declaration of Condominium Ownership; thence North 48 degrees 37 minutes 33 seconds East, 74.01 feet along said southerly line; thence North 48 degrees 27 minutes 33 seconds East, 133.71 feet along said southerly line; thence North 53 degrees 27 minutes 33 seconds East, 294.69 feet along said southerly line; thence North 64 degrees 45 minutes 33 seconds East, 92.93 feet along said southerly line to the point of beginning; thence North 64 degrees 45 minutes 33 seconds East, 44.02 feet along said southerly to the centerline of the East Branch of the DuPage River; thence South 11 degrees 09 minutes 05 seconds East, 13.61 feet along said centerline; thence South 64 degrees 48 minutes 01 seconds West, 40.66 feet; thence North 25 degrees 25 minutes 59 seconds West, 13.17 feet to the point of beginning.

Said easement containing 0.013 acres, more or less.

January 18, 2016

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08/11/2015

Prepared For:

Millennia Professional Services  
2600 Warrenville Road  
Suite 203  
Downers Grove, IL 60515-1761

Effective Date of Commitment: August 29, 2011  
Effective Date of Later Date: August 03, 2015

WTG File Number: MPS-2011DP-2508.0  
Effective Date: August 03, 2015  
Section: 12  
Township: 39N  
Range: 10E  
County: Du Page  
State: Illinois

**Customer Reference:**  
Project: Hill Ave Bridge  
Parcel: 0001

Tax Parcel Number(s): 05-12-208-001(pt) and 05-12-405-004 through  
017(pts)

08/11/2015

WTG File Number: MPS-2011DP-2508.0  
Project: Hill Ave Bridge  
Parcel: 0001

## A.L.T.A. COMMITMENT FORM

### -Schedule A-

Effective Date August 03, 2015

1. Policy or policies to be issued: 2006 ALTA Owner's  
Proposed Amount of Insurance: To be determined  
Proposed Insured: To be determined
2. The estate or interest in the land described or referred to in this commitment is a Fee Simple and title hereto is at the effective date hereof vested in:  

Glen Oak Industrial Park Condominium Association, on behalf  
of the unit owners as their interests may appear
3. The land referred to in this commitment is described as follows:  

See Attached Page 2 of Schedule A

  
Authorized Signature

**ISSUED BY:**

Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company



08/11/2015

WTG File Number: MPS-2011DP-2508.0  
Project: Hill Ave Bridge  
Parcel: 0001

## A.L.T.A. COMMITMENT FORM

### -Schedule A Continued-

ALL THOSE PORTIONS OF THE COMMON ELEMENTS AS SET FORTH AND CREATED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP (AND DELINEATED ON A SURVEY ATTACHED THERETO) RECORDED FEBRUARY 15, 2012 AS DOCUMENT R2012-020891 AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 31, 2012 AS DOCUMENT R2012-185769 (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID DECLARATION AND AMENDMENT) LOCATED WITHIN THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOTS 8, 9, 11, AND 12 (TAKEN AS A TRACT), IN THE ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, AURORA AND ELGIN RAILROAD INTERSECTS THE CENTER LINE OF HILL AVENUE (AS NOW PLATTED AND RECORDED); THENCE NORTH 49 DEGREES 33 MINUTES EAST (MEASURED NORTH 48 DEGREES 37 MINUTES 41 SECONDS EAST), ALONG SAID CENTER LINE OF HILL AVENUE, 627.70 FEET FOR A PLACE OF BEGINNING OF SAID CONDOMINIUM TRACT; THENCE CONTINUING NORTHEASTERLY, ALONG SAID CENTERLINE OF HILL AVENUE, TO THE CENTER LINE OF THE EAST BRANCH OF THE DUPAGE RIVER (BEING THE EASTERLY LINE OF LOT 11, AFORESAID); THENCE SOUTHERLY, ALONG THE CENTER LINE OF SAID RIVER (BEING ALSO THE EASTERLY LINES OF LOTS 8 AND 11, AFORESAID), TO THE NORTH LINE OF THE CHICAGO, AURORA AND ELGIN RAILROAD; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID RAILROAD, TO A POINT THAT IS 546.62 FEET EAST OF THE INTERSECTION OF SAID NORTH LINE WITH THE CENTER LINE OF HILL AVENUE; THENCE NORTH 08 DEGREES 12 MINUTES 56 SECONDS WEST ALONG THE EAST LINE AND THE EAST LINE EXTENDED SOUTHERLY OF 60 BY 30 FOOT CELL TOWER LEASE SITE, 40.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LEASE SITE; THENCE SOUTH 81 DEGREES 47

ISSUED BY:

Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTG File Number: MPS-2011DP-2508.0  
Project: Hill Ave Bridge  
Parcel: 0001

MINUTES 04 SECONDS WEST, 19.50 FEET; THENCE NORTH 08 DEGREES 12 MINUTES 56 SECONDS WEST, 53.65 FEET; THENCE NORTH 28 DEGREES 49 MINUTES 17 SECONDS EAST, 62.65 FEET; THENCE NORTH 09 DEGREES 34 MINUTES 15 SECONDS WEST, 145.73 FEET; THENCE NORTH 41 DEGREES 22 MINUTES 19 SECONDS WEST, 64.44 FEET TO THE POINT OF BEGINNING,

(EXCEPT THAT PART THEREOF CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY QUIT CLAIM DEED RECORDED JULY 20, 1964, AS DOCUMENT R64-25774, DESCRIBED AS FOLLOWS: A STRIP OF LAND IN THE ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON PLAT RECORDED JUNE 6, 1879, AS DOCUMENT 26582, SAID STRIP OF LAND BEING BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTH WESTERN RAILROAD AND BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY OF LINE OF THE CHICAGO, AURORA AND ELGIN RAILWAY (NOW ABANDONED) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHICAGO, AURORA AND ELGIN RAILWAY, WHICH POINT IS 743.73 FEET WEST OF (MEASURED AT RIGHT ANGLES TO) THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 39 DEGREES 31 MINUTES 48 SECONDS WEST, ALONG A FENCE AND SAID FENCE EXTENDED SOUTHEASTERLY, A DISTANCE OF 157.86 FEET; THENCE NORTH 12 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG A FENCE, A DISTANCE OF 453.41 FEET TO FENCE CORNER; THENCE NORTH 06 DEGREES 22 MINUTES 45 SECONDS WEST, A DISTANCE OF 124.65 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID CHICAGO AND NORTH WESTERN RAILROAD; THENCE SOUTH 81 DEGREES 01 MINUTES 55 SECONDS WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, A DISTANCE OF 42.89 FEET; THENCE SOUTH 12 DEGREES 16 MINUTES 48 SECONDS EAST, A DISTANCE OF 587.15 FEET; THENCE SOUTH 39 DEGREES 31 MINUTES 48 SECONDS EAST, A DISTANCE OF 146.97 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHICAGO, AURORA AND ELGIN RAILWAY; THENCE NORTH 81 DEGREES 39 MINUTES 23 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 35.07 FEET TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

NOTE: THE ABOVE DESCRIPTION EXPRESSLY EXCLUDES THE

ISSUED BY:

Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

08/11/2015

WTG File Number: MPS-2011DP-2508.0  
Project: Hill Ave Bridge  
Parcel: 0001

ACTUAL UNITS AND BUILDINGS CREATED BY THE DECLARATION  
OF CONDOMINIUM OWNERSHIP, SITUATED IN THE COUNTY OF  
COOK AND STATE OF ILLINOIS.

PERMANENT TAX NUMBER(S): 05-12-208-001(pt) and 05-12-405-  
004 through 017(pts)

ISSUED BY:

Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTG File Number: MPS-2011DP-2508.0

## A.L.T.A. COMMITMENT FORM

### Schedule B Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

#### GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.

#### SPECIAL EXCEPTIONS:

1. The tax parcel identification numbers shown herein are for informational purposes only and we have not made an investigation to determine whether all real estate taxes have been paid current and do not make any representation as to the status of these taxes.

Note: This tax parcel number covers more than the property in question.

PERMANENT TAX NUMBER: 05-12-208-001(pt) and 05-12-405-004 through 017(pts)

2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, farm drainage

#### ISSUED BY:

Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTG File Number: MPS-2011DP-2508.0

systems, tile systems or irrigation systems which would be disclosed by an accurate survey and inspection of the premises.

3. Rights of the Public, the State and the Municipality in and to that part of the land, if any, taken or used for road purposes.
4. Confirmed Special Assessments, if any, not certified to by the Company.
5. Financing Statements, if any, not certified to by the Company.
6. For information purposes only, the taxes are assessed to the following:  
  
For Parcel(s): 05-12-208-001(pt) and 05-12-405-004 through 017(pts)  
Various unit owners
7. Conveyances within the past five years: None.
8. Contiguous property owned by record title holder: None.
9. Provisions, conditions and limitations as created by the Condominium Property Act.
10. Provisions, conditions, restrictions, options and easements as created by the Declaration of Condominium Ownership recorded February 15, 2012 as Document No.R2012-020891.
11. Amendment to the Declaration of Condominium Ownership recorded December 31, 2012 as document number R2012-185769 in DuPage County, Illinois.
12. The vesting shown in Schedule A is noted for convenience sake only, as this commitment is issued on the assumption that condemnation proceedings or a conveyance in lieu of condemnation proceedings, will take place pursuant to the Condominium Property Act (765 ILCS 605/1 et seq.), wherein the association is named as a defendant on behalf of all the unit owners. If the land to be insured herein is acquired through eminent domain proceedings, we should be provided satisfactory evidence establishing that all provisions of said Eminent Domain Act and said Condominium Act have been met, including but not limited to Sections 9.3 and 9.4 of said Condominium Act.
13. The terms, conditions and provisions of the Illinois Condominium Property Act and/or Eminent Domain Act should be met before a policy can be issued for the subject property.

ISSUED BY:

Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTG File Number: MPS-2011DP-2508.0

14. We have not conducted a search of the individual units of the condominium or their owners and make no representations as to the unit owners or their mortgages or lien holders.

15. Upon a conveyance of, or easement right granted in, the common elements described herein we should be provided satisfactory evidence that all the provisions of the Condominium Property Act (765 ILCS 605/1 et seq.) and the Declaration of Condominium Ownership regarding notice and approval of any said conveyance or grant of easement have been met. Such approval includes, but is not limited to, the approval of the required percentage of unit owners and mortgagees (if required). We note that a conveyance or other grant may require the consent and approval of all the unit owners and their mortgages.

16. We note that all the unit owners each own an undivided percentage interest in the common elements described herein, as set forth in the Declaration of Condominium Ownership and all amendments thereto.

17. Ordinance No. 5822 Establishing the North Glen Ellyn Fire Protection Special Service Area dated November 23, 2009 and recorded December 22, 2009 as Document No. R2009-191157 made by Village of Glen Ellyn recorded in the Du Page County Recorder's Office.

18. An Easement dated March 3, 1978 and recorded April 7, 1978 as Document No. R78-28717 made by Betty Lou Hawkins and Harry E. Hawkins and James E. Elliot and Robert J. Elliot to Village of Lombard recorded in the Du Page County Recorder's Office.

19. An Easement dated March 3, 1978 and recorded April 7, 1978 as Document No. R78-28716 made by Betty Lou Hawkins and Harry E. Hawkins and James E. Elliot and Robert J. Elliot to Village of Lombard recorded in the Du Page County Recorder's Office.

20. A Sewer and Water Main Original Agreement dated March 3, 1978 and recorded March 29, 1978 as Document No. R78-24507 made by and between Betty Lou Hawkins and Harry E. Hawkins and James E. Elliot and Robert J. Elliot and the Village of Lombard recorded in the Du Page County Recorder's Office.

21. An Easement dated March 19, 1970 and recorded December 13, 1976 as Document No. R76-90396 made by and between William E. Sinden and Winifred R. Sinden and James E. Elliot and Robert J. Elliot recorded in the Du Page County Recorder's Office.

22. Upon a conveyance or mortgage of said property in question, we should  
ISSUED BY:

Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

08/11/2015

WTG File Number: MPS-2011DP-2508.0

be furnished with a certified copy of proper resolutions passed by the proper parties authorizing the execution of the documents of conveyance or mortgage.

- End Schedule B -

**ISSUED BY:**

Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

08/11/2015

WTG Number: MPS-2011DP-2508.0

### MINUTES OF CONDEMNATION

In order that we may guarantee title after completion of any proceedings for condemnation in exercise of the proposed insured's right of eminent domain, we note the following.

- I. Upon the filing of complaint a proper Lis Pendens Notice should be recorded in the appropriate Recorder's office.
- II. Our Policy, when issued, will be subject to direct attack upon any decrees and or judgments entered in the proceedings.
- III. The following persons are necessary parties to any such proceedings.
  - A. All parties acquiring rights in the premises subsequent to the date of the report and prior to a complete Lis Pendens.
  - B. Any person other than those herein named known to the Plaintiff or the Plaintiff's attorney to have or claim an interest in the premises.
  - C. If it is known that any of the necessary parties named herein are deceased, their heirs or devisees should be made parties by name, if known, and if unknown, then by the name and description of Unknown Heirs and Devisees of such deceased person or persons.
  - D. If it is not known or cannot be ascertained whether any of said necessary parties be living or dead, then such parties should be made parties by name, also such parties should be their heirs or devisees, should be made parties to the proceedings as UNKNOWN OWNERS.
  - E. All persons in possession of any part of the premises in question and all persons whose rights would be disclosed by an inspection of the premises.
  - F. All parties claiming by through or under lease agreements whether oral or written, for premises.
  - G. All parties claiming by or through or under installment contracts for deed or like agreements.



WTG Number: MPS-2011DP-2508.0

**MINUTES OF CONDEMNATION CONTINUED**

IV. The following persons are noted of record and are necessary parties to any proceedings:

H. The Plaintiff is:

To be determined

I. The Defendants are:

1. Elliot & Elliot, L.L.C.

J. Any parties named above who have executed all necessary documents for the Grant of Easement and Right of Way after payment of agreed consideration theretofore need not be joined as party defendants for our policy to be issued.

**END MINUTES OF CONDEMNATION**

Please refer all inquiries to John D. Ammons at (630) 892-2323

# Village of Lombard

## Affidavit of Title

Owner: Glen Oak Industrial Park Condominium Association  
 Address: South side of Hill Avenue, West of the East Branch of the DuPage River  
 Route: Hill Ave  
 Section: over DuPage River  
 County: DuPage  
 Project:  
 Job No. R-55-001-97  
 Parcel No. 0001 PE & TE (A+B)  
 P.I.N. No. 05-12-208-001 and 05-12-405-004 through 017

State of Illinois )  
 ) ss.  
 County of DuPage )

I, R.J. ELLIOT, President, being first duly sworn upon oath states as follows:

1. Affiant has personal knowledge of the facts averred herein.
2.  There are **no parties** other than Grantor in possession of any portion of the premises described in the attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record.
- There are no parties other than Grantor **and the parties listed below** in possession of any portion of the premises described in the attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record:

**SEE ATTACHED EXHIBIT "A"**

3. This affidavit is made to provide factual representation as a basis for **Village of Lombard** to accept a document of conveyance for the premises described in said conveyance, the premises being a portion of or all of the above described premises, from the record owners thereof.
4. The affiant has no knowledge of any driveway agreements, encroachments, overlaps, or boundary line disputes involving the premises to be conveyed.
5. The said premises described in Exhibit "A" are: (Check One)
  - Vacant and unimproved       Agricultural and unimproved
  - Improved and
    - (A) There have been no improvements made or contracted for on the premises within six (6) months immediately preceding the date of the affidavit, out of which a claim for a mechanics' lien could accrue or has accrued, and
    - (B) To the best of my knowledge all improvements now on the premises comply with all local building and zoning ordinances.

6.  The affiant has no knowledge of any unrecorded easements or leases over, under, upon or across the premises to be conveyed.
- The affiant has no knowledge of any unrecorded easements over or leases, under, upon or across the premises to be conveyed other than: \_\_\_\_\_

7. There are no chattel mortgages, conditional sales contracts or financing statements existing on or in connection with the premises to be conveyed which are not shown by the public records.
8. There are no taxes or special assessments which are not shown as existing liens by the public records involving the premises described in Exhibit A.
9. The identities of all owners and beneficiaries having an interest in the premise to be conveyed are as follows (check applicable box(es) and complete information requested):

- Individual.** Individual owner of the property is:
- Nonprofit Organization.** There is no individual or other organization receiving distributable income from the organization.
- Public Organization, including units of local government.** There is no individual or other organization receiving distributable income from the organization.
- Publicly-Traded Corporation.** There is no readily known shareholder having more than 7-1/2% of the total distribution income of the corporation.
- Corporation, Partnership, Limited Liability Company.** Those entitled to receive more than 7-1/2% of the total distributable income of said entity are as follows:

	Name	Address
*1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____

- Land Trust or Declaration of Trust.** The identity of each beneficiary of Grantor Trust is as follows:

	Name	Address
*1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____

\* IF THE INITIAL DISCLOSURES SHOW INTERESTS HELD BY ANOTHER CORPORATION, PARTNERSHIP, LIMITED LIABILITY COMPANY, OR TRUST, THEN FURTHER DISCLOSURES SHOULD BE PROVIDED UNTIL THE NAMES OF INDIVIDUALS OWNING THE INTEREST IN THE ENTITY ARE DISCLOSED.

Dated this 2nd day of DECEMBER, 2015.

By: [Signature]  
PRESIDENT R.J. ELLIOT  
Print Name and Title if applicable

State of Illinois )  
County of DuPage ) ss.

This instrument was acknowledged before me on 2nd December 2015, by ~~Tanya~~ R J Elliot.

(SEAL)



[Signature]  
Notary Public

My Commission Expires: 07/05/19

NOTE: THIS AFFIDAVIT MAY BE EXECUTED AND ACKNOWLEDGED ON BEHALF OF THE RECORD OWNER(S) BY ANY ONE OF THE RECORD OWNERS, OFFICERS, MANAGERS, PARTNERS, OR TRUSTEES HAVING KNOWLEDGE OF THE FACTS IN THIS AFFIDAVIT.

WTG File Number: MPS-2011DP-2508.0  
Project: Hill Ave Bridge  
Parcel: 0001

## A.L.T.A. COMMITMENT FORM

### -Schedule A Continued-

ALL THOSE PORTIONS OF THE COMMON ELEMENTS AS SET FORTH AND CREATED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP (AND DELINEATED ON A SURVEY ATTACHED THERETO) RECORDED FEBRUARY 15, 2012 AS DOCUMENT R2012-020891 AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 31, 2012 AS DOCUMENT R2012-185769 (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID DECLARATION AND AMENDMENT) LOCATED WITHIN THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOTS 8, 9, 11, AND 12 (TAKEN AS A TRACT), IN THE ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, AURORA AND ELGIN RAILROAD INTERSECTS THE CENTER LINE OF HILL AVENUE (AS NOW PLATTED AND RECORDED); THENCE NORTH 49 DEGREES 33 MINUTES EAST (MEASURED NORTH 48 DEGREES 37 MINUTES 41 SECONDS EAST), ALONG SAID CENTER LINE OF HILL AVENUE, 627.70 FEET FOR A PLACE OF BEGINNING OF SAID CONDOMINIUM TRACT; THENCE CONTINUING NORTHEASTERLY, ALONG SAID CENTERLINE OF HILL AVENUE, TO THE CENTER LINE OF THE EAST BRANCH OF THE DUPAGE RIVER (BEING THE EASTERLY LINE OF LOT 11, AFORESAID); THENCE SOUTHERLY, ALONG THE CENTER LINE OF SAID RIVER (BEING ALSO THE EASTERLY LINES OF LOTS 8 AND 11, AFORESAID), TO THE NORTH LINE OF THE CHICAGO, AURORA AND ELGIN RAILROAD; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID RAILROAD, TO A POINT THAT IS 546.62 FEET EAST OF THE INTERSECTION OF SAID NORTH LINE WITH THE CENTER LINE OF HILL AVENUE; THENCE NORTH 08 DEGREES 12 MINUTES 56 SECONDS WEST ALONG THE EAST LINE AND THE EAST LINE EXTENDED SOUTHERLY OF 60 BY 30 FOOT CELL TOWER LEASE SITE, 40.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LEASE SITE; THENCE SOUTH 81 DEGREES 47

ISSUED BY:

Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTG File Number: MPS-2011DP-2508.0  
Project: Hill Ave Bridge  
Parcel: 0001

MINUTES 04 SECONDS WEST, 19.50 FEET; THENCE NORTH 08 DEGREES 12 MINUTES 56 SECONDS WEST, 53.65 FEET; THENCE NORTH 28 DEGREES 49 MINUTES 17 SECONDS EAST, 62.65 FEET; THENCE NORTH 09 DEGREES 34 MINUTES 15 SECONDS WEST, 145.73 FEET; THENCE NORTH 41 DEGREES 22 MINUTES 19 SECONDS WEST, 64.44 FEET TO THE POINT OF BEGINNING,

(EXCEPT THAT PART THEREOF CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY QUIT CLAIM DEED RECORDED JULY 20, 1964, AS DOCUMENT R64-25774, DESCRIBED AS FOLLOWS: A STRIP OF LAND IN THE ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON PLAT RECORDED JUNE 6, 1879, AS DOCUMENT 26582, SAID STRIP OF LAND BEING BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTH WESTERN RAILROAD AND BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY OF LINE OF THE CHICAGO, AURORA AND ELGIN RAILWAY (NOW ABANDONED) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHICAGO, AURORA AND ELGIN RAILWAY, WHICH POINT IS 743.73 FEET WEST OF (MEASURED AT RIGHT ANGLES TO) THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 39 DEGREES 31 MINUTES 48 SECONDS WEST, ALONG A FENCE AND SAID FENCE EXTENDED SOUTHEASTERLY, A DISTANCE OF 157.86 FEET; THENCE NORTH 12 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG A FENCE, A DISTANCE OF 453.41 FEET TO FENCE CORNER; THENCE NORTH 06 DEGREES 22 MINUTES 45 SECONDS WEST, A DISTANCE OF 124.65 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID CHICAGO AND NORTH WESTERN RAILROAD; THENCE SOUTH 81 DEGREES 01 MINUTES 55 SECONDS WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, A DISTANCE OF 42.89 FEET; THENCE SOUTH 12 DEGREES 16 MINUTES 48 SECONDS EAST, A DISTANCE OF 587.15 FEET; THENCE SOUTH 39 DEGREES 31 MINUTES 48 SECONDS EAST, A DISTANCE OF 146.97 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHICAGO, AURORA AND ELGIN RAILWAY; THENCE NORTH 81 DEGREES 39 MINUTES 23 SECONDS EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 35.07 FEET TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

NOTE: THE ABOVE DESCRIPTION EXPRESSLY EXCLUDES THE

ISSUED BY:

Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

08/11/2015

WTG File Number: MPS-2011DP-2508.0  
Project: Hill Ave Bridge  
Parcel: 0001

ACTUAL UNITS AND BUILDINGS CREATED BY THE DECLARATION  
OF CONDOMINIUM OWNERSHIP, SITUATED IN THE COUNTY OF  
COOK AND STATE OF ILLINOIS.

PERMANENT TAX NUMBER(S): 05-12-208-001(pt) and 05-12-405-  
004 through 017(pts)

**ISSUED BY:**

Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

Village of Lombard

Receipt and Disbursement Statement

Owner: Glen Oak Industrial Park Condominium Association
Job No.: R-55-001-97
Parcel No.: 0001 PE & TE (A+B)

The Village of Lombard ("Village") (Grantee) acknowledges Receipt of the following:

(check all that apply)

- Warranty or Trustee's Deed covering 0.000 acres
Permanent Easement covering 0.13 acres
Temporary Easement covering 0.017 acres

all located in DuPage County, Illinois as right of way for Hill Ave, dated December 2, 2015, executed by the undersigned Grantors. WITH REVISIONS AND EXHIBIT A ITHEV4. (10/21/15)

Grantor and Grantee agree as follows:

- 1. The payment of the sum of Seven Thousand Five Hundred and no/100 Dollars (\$7,500.00) to Grantor as total consideration for the easements, by Grantee is subject to Grantee's approval of title and documentation.
2. All improvements located, wholly or partially, on the parcel shall become the property of the Grantee, unless provided as follows: NONE
3. Possession and right to use the property occur when Grantee delivers payment to Grantor, in person or to the address stated herein, in the amount of the above stated consideration, unless provided herein. Grantor shall have the sole responsibility and obligation to protect, preserve and maintain the parcel and improvements thereon until delivery of possession to Grantee.
4. Grantor directs Grantee to disburse the above stated consideration by warrant or by separate warrants as follows:

Table with 4 columns: Name\*, TIN/FEIN/SSN, Address, Amount. Row 1: Glen Oak Industrial Park Condominium Association, 36-4025530, c/o Elliot Construction Corp. 21W171 Hill Avenue Glen Ellyn, IL 60137, \$7,500.00. Subsequent rows are empty with dollar signs.

\*If multiple names, on the same warrant, list first and circle the name of the person or entity whose TIN is entered above. If lien holder is to be paid by warrant, use Grantor's TIN or SSN.



5. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For purposes of this paragraph, "Transferee" shall mean "Grantee" and "Transferor" shall mean "Grantor". To inform the Grantee that withholding of tax is not required upon the disposition of a U.S. real property interest by Grantor, the Grantor hereby certifies the following:

- a. Transferor is the owner of the real property being conveyed;
- b. Transferor is not a foreign person (as such term is defined in the Internal Revenue Code and Income Tax Regulations); and
- c. Transferor's U.S. Taxpayer Identification Number and address set forth above are true and correct.

Transferor understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment or both.

6. Illinois law (15 ILCS 405/10.05 to 405/10.05b) requires the State of Illinois Comptroller to deduct from any State of Illinois warrants or payments the amount of any outstanding account or claim in favor of the State of Illinois and any amount necessary to satisfy past due child support or delinquent student loan and financial aid obligations on any loan guaranteed by the Illinois Student Assistance Commission.

7. This Receipt and Disbursement Statement and conveyance documents are the entire and exclusive agreement between the parties and supersede any written or oral understanding, promise or agreement, directly or indirectly related to the sale of parcel and improvements. The parties agree that any changes to this Receipt may only be made in writing and signed by the parties.

Date: DECEMBER 2, 2015

Grantor: Glen Oak Industrial Park Condominium Association

  
\_\_\_\_\_  
Signature

R.J. ELLIOTT PRESIDENT  
\_\_\_\_\_  
Print Name and Title (if applicable)

Date: MARCH 2, 2016

Grantee:  
The Village of Lombard

  
\_\_\_\_\_  
for Village of Lombard ("Village")

		<b>Bollinger, Leach &amp; Associates, Inc.</b> <small>INCORPORATED</small>		<small>1001 WEST WASHINGTON</small> <small>CHICAGO, ILLINOIS 60604</small>	
<small>DATE</small> <small>10/15/80</small>	<small>BY</small> <small>WLS</small>	<small>REVISION</small> <small>1</small>	<small>DATE</small> <small>10/15/80</small>	<small>BY</small> <small>WLS</small>	<small>REVISION</small> <small>1</small>
<small>STATE OF ILLINOIS</small> <small>DEPARTMENT OF TRANSPORTATION</small>			<small>HILL AVENUE</small> <small>CRADING EXHIBIT</small>		
<small>SCALE: 1" = 40' HORIZ. 1" = 4' VERT.</small>			<small>TO SHEET 101-160</small>		
<small>NO.</small> <small>101-160</small>	<small>SECTION</small> <small>101-160-01</small>	<small>COUNT</small> <small>1</small>	<small>TOTAL SHEETS</small> <small>1</small>	<small>DATE</small> <small>10/15/80</small>	<small>BY</small> <small>WLS</small>

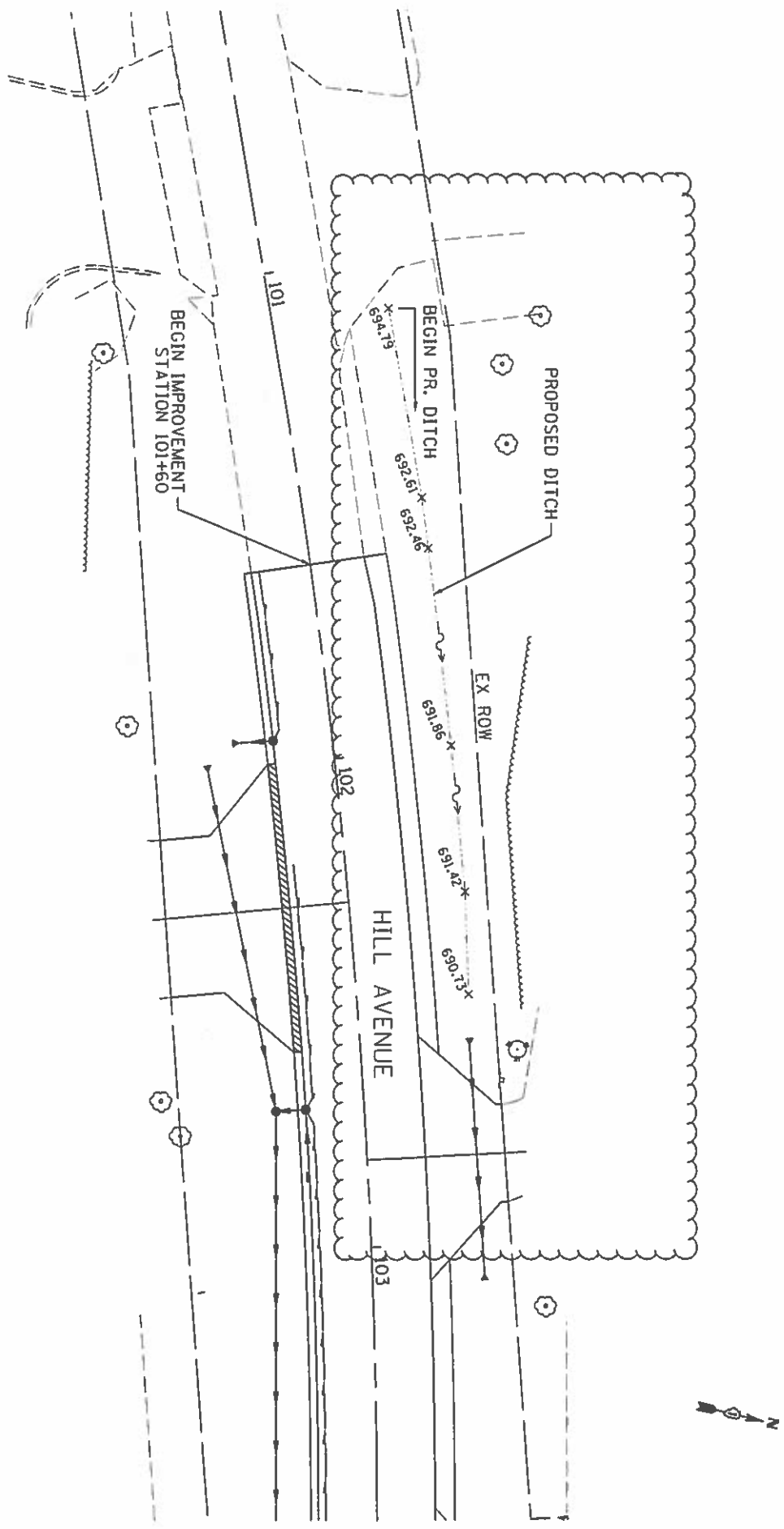


EXHIBIT A

DESIGN	DATE	BY
REVISION	DATE	BY
NOTED	DATE	BY
BY	DATE	BY

FINAL	DATE	BY
REVISION	DATE	BY
NOTED	DATE	BY
BY	DATE	BY

**B**  
Bollinger, Loch  
& Associates, Inc.  
Civil Engineers

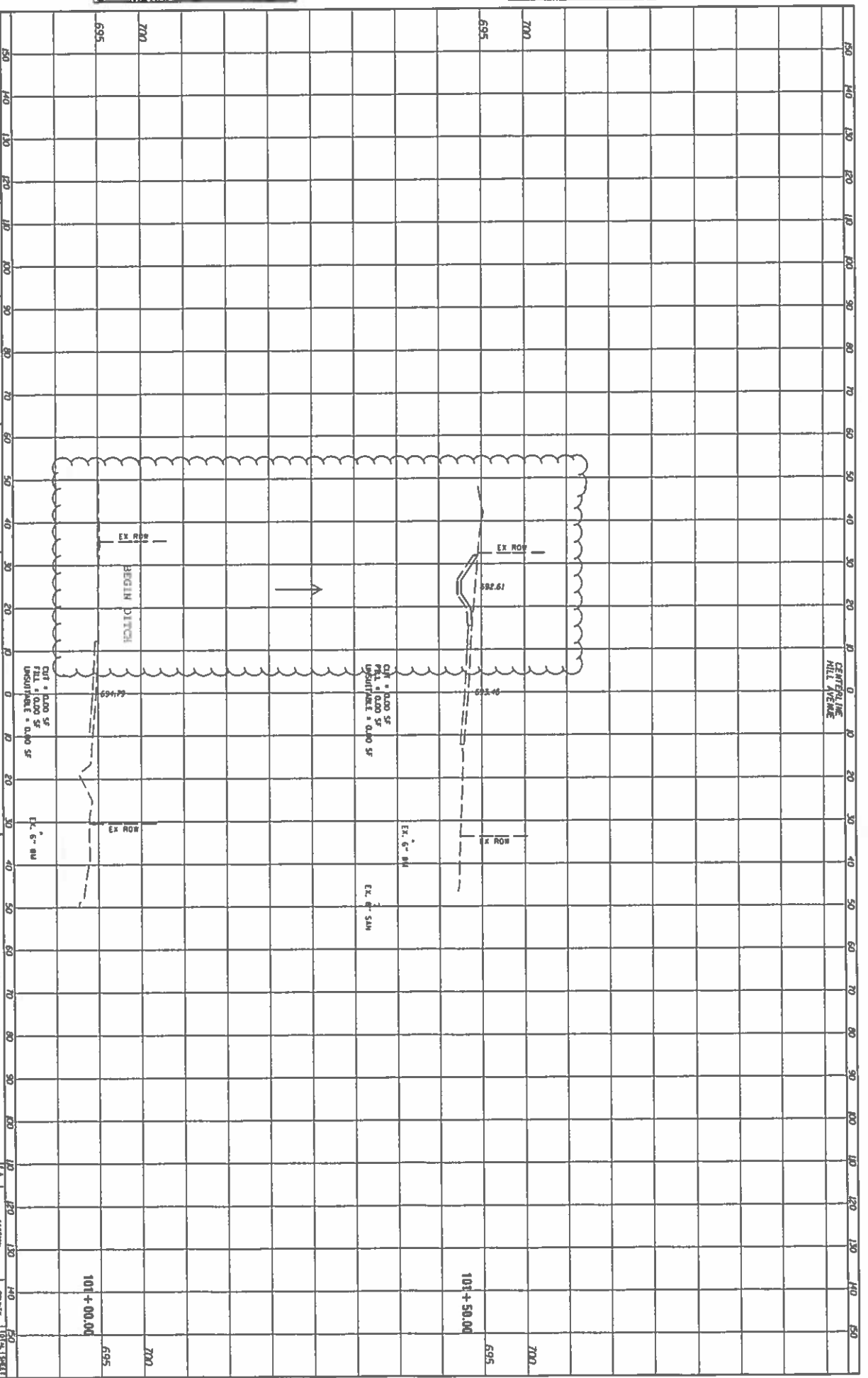
PROJECT: HILL AVENUE  
SHEET NO.: 101 OF 150  
DATE: 10-29-2014

SCALE: 1" = 40'-0"

STATE OF ILLINOIS  
DEPARTMENT OF TRANSPORTATION

HILL AVENUE  
CROSS SECTIONS  
SHEET 1 OF 15

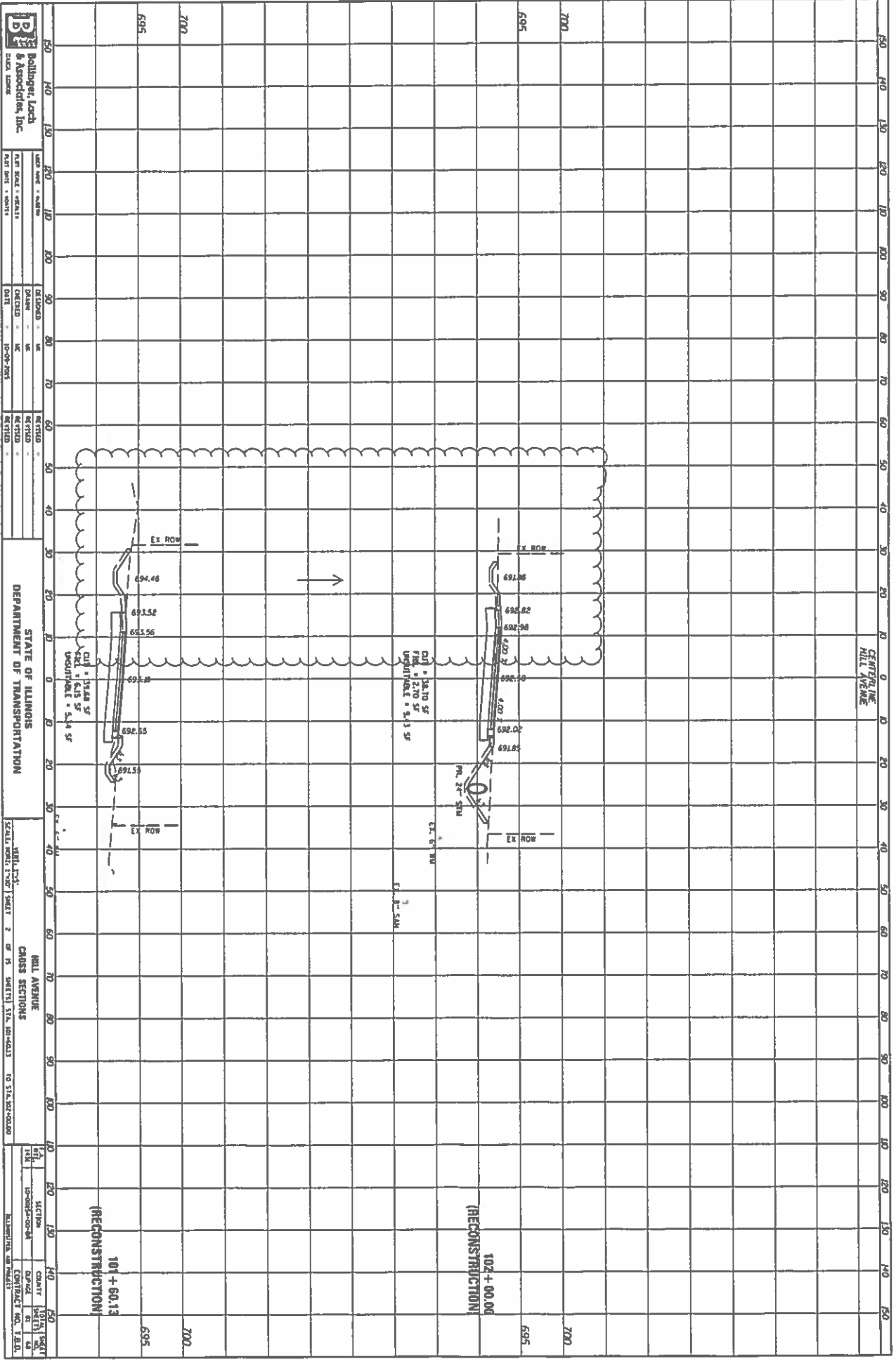
CONTRACT NO. 14.0



A  
2

DESIGN	DATE	BY
SHEET	NO.	TOTAL
NOTES	DATE	BY
DATE	BY	BY

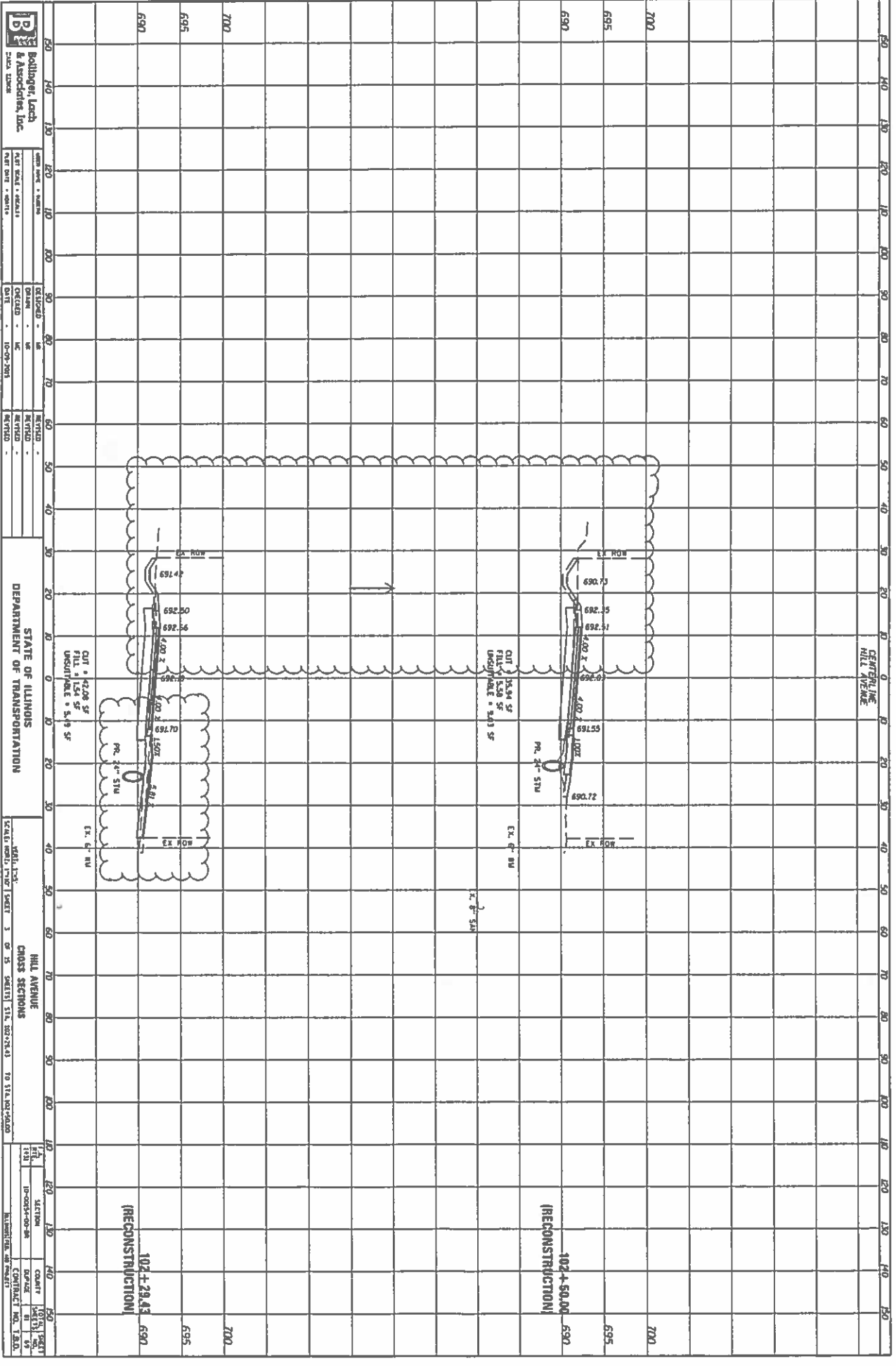
DESIGN	DATE	BY
SHEET	NO.	TOTAL
NOTES	DATE	BY
DATE	BY	BY



A  
3

DESIGN	DATE	BY
SURVEY	DATE	BY
FIELD	DATE	BY
OFFICE	DATE	BY

DATE	BY
DATE	BY
DATE	BY
DATE	BY



**B**  
**Ballinger, Inc.**  
 & Associates, Inc.  
 CIVIL ENGINEERS

DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
PROJECT NO.	DATE

STATE OF ILLINOIS  
 DEPARTMENT OF TRANSPORTATION

HILL AVENUE  
 CROSS SECTIONS  
 SHEET 3 OF 15  
 SCALE: HORIZONTAL 1"=40' VERTICAL 1"=4'

DATE	BY
DATE	BY
DATE	BY
DATE	BY

A  
 4

Owner: Glen Oak Industrial Park  
Condominium Association  
Route: Hill Ave  
Section: over DuPage River  
County: DuPage  
Project No.: BRM9003(696)  
Job No.: R-55-001-97  
Parcel No.: 0001 PE & TE (A+B)  
P.I.N. No.: 05-12-208-001 and 05-12-  
405-004 through 017

**CERTIFIED RESOLUTION**  
**(Condominium Association-Corporation)**

I, MARIAN F. ELLIOT, Secretary of Glen Oak Industrial Park Condominium Association, an Illinois not-for-profit corporation duly authorized to do business in the State of Illinois, do hereby certify that:

1. The following is a true and correct copy of a resolution adopted by the Board of Directors/Managers of said corporation, a quorum of its directors/managers being present at a meeting held on the 12 day of NOVEMBER, 2015, and

2. The resolution has not been amended or revoked and is in full force and effect.

Resolved that at a meeting of the condominium unit owners held on the 12 day of NOVEMBER, 2015, in accordance with the terms of the condominium declaration, the unit owners approved a resolution authorizing the sale of the condominium association's interest in the following described real estate ("Real Estate") DuPage County, Illinois to the Village of Lombard ("Village") for highway purposes for the sum of Seven Thousand Five Hundred and no/100 Dollars (\$7,500.00):

See attached legal description.

Further resolved that R.J. ELLIOT, President, and MARIAN F. ELLIOT, Secretary of the condominium association whose signatures appear below are hereby authorized and directed to sell the condominium association's interest in the real estate to Village of Lombard in accordance with the above-referenced resolution and they are authorized and directed to execute and deliver such instruments as may be necessary or convenient to consummate such sale.

I certify that the following offices are now held by the following individuals whose genuine signatures appear above their respective names and titles:

[Signature]  
Signature of President  
RELLIOT  
Print Name

Dated this 2 day of DECEMBER, 2015

Glen Oak Industrial Park Condominium Association  
By: [Signature]  
Signature of Secretary  
MARIAN E. ELLIOT  
Print Name

State of Illinois )  
County of DuPage ) ss

This instrument was acknowledged before me on December 2nd, 2015, by  
Marian E. ELLIOT, as Secretary of Glen Oak Industrial Park  
Condominium Association.

(SEAL)



[Signature]  
Notary Public  
My Commission Expires: 07/05/19

Route: Hill Avenue over the East  
Branch of the DuPage River  
Section: 10-00154-00-BR  
County: DuPage  
Job No.: R-55-001-97  
Parcel: 0001PE  
Station: 105+13.50 to 105+55.64  
Index No.: 05-12-208-001  
05-12-208-004  
through  
05-12-208-017

A part of the following tract of land:

All those portions of the common elements as set forth and created by the Declaration of Condominium Ownership (and delineated on a survey attached thereto) recorded February 15, 2012 as Document R2012-020891 and the First Amendment to Declaration of Condominium Ownership recorded December 31, 2012 as Document R2012-185769 (except the units delineated and described in said Declaration and Amendment) located within the following described parcel:

That part of Lots 8, 9, 11, and 12 (taken as a tract), in the Assessment Division of Section 12, Township 39 North, Range 10 East, of the Third Principal Meridian, described as follows:

Commencing at a point where the north right-of-way line of the Chicago, Aurora and Elgin Railroad intersects the center line of Hill Avenue (as now platted and recorded); thence North 49 degrees 33 minutes East (measured North 48 degrees 37 minutes 41 seconds East), along said center line of Hill Avenue, 627.70 feet for a place of beginning of said Condominium Tract; thence continuing Northeasterly, along said centerline of Hill Avenue, to the centerline of the East Branch of the DuPage River (being the easterly line of Lot 11, aforesaid); thence Southerly, along the center line of said River (being also the easterly lines of lots 8 and 11, aforesaid), to the north line of the Chicago, Aurora and Elgin Railroad; thence Westerly, along the North line of said railroad, to a point that is 546.62 feet East of the intersection of said north line with the centerline of Hill Avenue; thence North 08 degrees 12 minutes 56 seconds West along the east line and the east line extended Southerly of a 60 by 30 foot Cell Tower Lease Site, 40.00 feet to the northeasterly corner of said Lease Site; thence South 81 degrees 47 minutes 04 seconds West, 19.50 feet; thence North 08 degrees 12 minutes 56 seconds West, 53.65 feet; thence North 28 degrees 49 minutes 17 seconds East, 62.65 feet; thence North 09 degrees 34 minutes 15 seconds West, 145.73 feet; thence North 41 degrees 22 minutes 19 seconds West, 64.44 feet to the point of beginning,

(Except that part thereof conveyed to Northern Illinois Gas Company by quit claim deed recorded July 20, 1964, as Document R64-25774, described as follows: a strip of land

January 18, 2016

P:\2010\ME10013\_HillAve\_BLA\Survey\Legals\P0001PE.doc



in the Assessment Division of Section 12, Township 39 North, Range 10 East of the Third Principal Meridian, as shown on plat recorded June 6, 1879, as Document 26582, said strip of land being bounded on the north by the southerly right-of-way line of the Chicago and North Western Railroad and bounded on the south by the northerly right-of-way of line of the Chicago, Aurora and Elgin Railway (now abandoned) described as follows:

Beginning at a point in the northerly right-of-way line of said Chicago, Aurora and Elgin Railway, which point is 743.73 feet West of (measured at right angles to) the east line of the Southeast Quarter of said Section 12; thence North 39 degrees 31 minutes 48 seconds West, along a fence and said fence extended Southeasterly, a distance of 157.86 feet; thence North 12 degrees 16 minutes 48 seconds West, along a fence, a distance of 453.41 feet to fence corner; thence North 06 degrees 22 minutes 45 seconds West, a distance of 124.65 feet to the southerly right-of-way of said Chicago and North Western Railroad; thence South 81 degrees 01 minutes 55 seconds West, along the southerly right of way line said Railroad, a distance of 42.89 feet; thence South 12 degrees 16 minutes 48 seconds East, a distance of 587.15 feet; thence South 39 degrees 31 minutes 48 seconds East, a distance of 146.97 feet to the northerly right-of-way line of said Chicago, Aurora and Elgin Railway; thence North 81 degrees 39 minutes 23 seconds East, along said northerly right-of-way line, a distance of 35.07 feet to the point of beginning), in DuPage County, Illinois, aforesaid part of land is described as follows:

Commencing at the northwest corner of Unit 1 in the aforesaid Declaration of Condominium Ownership as depicted on the survey attached thereto and titled "Condominium Area Plat of Survey, Glen Oak Industrial Park Condominiums"; thence South 9 degrees 34 minutes 23 seconds East, 8.60 feet along the west line of said Unit 1 to the westerly line of the Common Area, thence North 41 degrees 22 minutes 27 seconds West, 31.44 feet along the westerly line of said Common Area to the southerly line of Hill Avenue as reserved in said Declaration of Condominium Ownership; thence North 48 degrees 37 minutes 33 seconds East, 74.01 feet along said southerly line; thence North 48 degrees 27 minutes 33 seconds East, 133.71 feet along said southerly line; thence North 53 degrees 27 minutes 33 seconds East, 294.69 feet along said southerly line; thence North 64 degrees 45 minutes 33 seconds East, 92.93 feet along said southerly line to the point of beginning; thence North 64 degrees 45 minutes 33 seconds East, 44.02 feet along said southerly to the centerline of the East Branch of the DuPage River; thence South 11 degrees 09 minutes 05 seconds East, 13.61 feet along said centerline; thence South 64 degrees 48 minutes 01 seconds West, 40.66 feet; thence North 25 degrees 25 minutes 59 seconds West, 13.17 feet to the point of beginning.

Said easement containing 0.013 acres, more or less.

January 18, 2016

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Route: Hill Avenue over the East  
Branch of the DuPage River  
Section: 10-00154-00-BR  
County: DuPage  
Job No.: R-55-001-97  
Parcel: 0001TE-A  
Station: 103+68.46 to 104+14.66  
Index No.: 05-12-208-001  
05-12-208-004  
through  
05-12-208-017

A part of the following tract of land:

All those portions of the common elements as set forth and created by the Declaration of Condominium Ownership (and delineated on a survey attached thereto) recorded February 15, 2012 as Document R2012-020891 and the First Amendment to Declaration of Condominium Ownership recorded December 31, 2012 as Document R2012-185769 (except the units delineated and described in said Declaration and Amendment) located within the following described parcel:

That part of Lots 8, 9, 11, and 12 (taken as a tract), in the Assessment Division of Section 12, Township 39 North, Range 10 East, of the Third Principal Meridian, described as follows:

Commencing at a point where the north right-of-way line of the Chicago, Aurora and Elgin Railroad intersects the center line of Hill Avenue (as now platted and recorded); thence North 49 degrees 33 minutes East (measured North 48 degrees 37 minutes 41 seconds East), along said center line of Hill Avenue, 627.70 feet for a place of beginning of said Condominium Tract; thence continuing Northeasterly, along said centerline of Hill Avenue, to the centerline of the East Branch of the DuPage River (being the easterly line of Lot 11, aforesaid); thence Southerly, along the center line of said River (being also the easterly lines of lots 8 and 11, aforesaid), to the north line of the Chicago, Aurora and Elgin Railroad; thence Westerly, along the North line of said railroad, to a point that is 546.62 feet East of the intersection of said north line with the centerline of Hill Avenue; thence North 08 degrees 12 minutes 56 seconds West along the east line and the east line extended Southerly of a 60 by 30 foot Cell Tower Lease Site, 40.00 feet to the northeasterly corner of said Lease Site; thence South 81 degrees 47 minutes 04 seconds West, 19.50 feet; thence North 08 degrees 12 minutes 56 seconds West, 53.65 feet; thence North 28 degrees 49 minutes 17 seconds East, 62.65 feet; thence North 09 degrees 34 minutes 15 seconds West, 145.73 feet; thence North 41 degrees 22 minutes 19 seconds West, 64.44 feet to the point of beginning,

(Except that part thereof conveyed to Northern Illinois Gas Company by quit claim deed recorded July 20, 1964, as Document R64-25774, described as follows: a strip of land in the Assessment Division of Section 12, Township 39 North, Range 10 East of the  
December 29, 2015

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Third Principal Meridian, as shown on plat recorded June 6, 1879, as Document 26582, said strip of land being bounded on the north by the southerly right-of-way line of the Chicago and North Western Railroad and bounded on the south by the northerly right-of-way of line of the Chicago, Aurora and Elgin Railway (now abandoned) described as follows:

Beginning at a point in the northerly right-of-way line of said Chicago, Aurora and Elgin Railway, which point is 743.73 feet West of (measured at right angles to) the east line of the Southeast Quarter of said Section 12; thence North 39 degrees 31 minutes 48 seconds West, along a fence and said fence extended Southeasterly, a distance of 157.86 feet; thence North 12 degrees 16 minutes 48 seconds West, along a fence, a distance of 453.41 feet to fence corner; thence North 06 degrees 22 minutes 45 seconds West, a distance of 124.65 feet to the southerly right-of-way of said Chicago and North Western Railroad; thence South 81 degrees 01 minutes 55 seconds West, along the southerly right of way line said Railroad, a distance of 42.89 feet; thence South 12 degrees 16 minutes 48 seconds East, a distance of 587.15 feet; thence South 39 degrees 31 minutes 48 seconds East, a distance of 146.97 feet to the northerly right-of-way line of said Chicago, Aurora and Elgin Railway; thence North 81 degrees 39 minutes 23 seconds East, along said northerly right-of-way line, a distance of 35.07 feet to the point of beginning), in DuPage County, Illinois, aforesaid part of land is described as follows:

Commencing at the northwest corner of Unit 1 in the aforesaid Declaration of Condominium Ownership as depicted on the survey attached thereto and titled "Condominium Area Plat of Survey, Glen Oak Industrial Park Condominiums"; thence South 9 degrees 34 minutes 23 seconds East, 8.60 feet along the west line of said Unit 1 to the westerly line of the Common Area, thence North 41 degrees 22 minutes 27 seconds West, 31.44 feet along the westerly line of said Common Area to the southerly line of Hill Avenue as reserved in said Declaration of Condominium Ownership; thence North 48 degrees 37 minutes 33 seconds East, 74.01 feet along said southerly line; thence North 48 degrees 27 minutes 33 seconds East, 133.71 feet along said southerly line; thence North 53 degrees 27 minutes 33 seconds East, 245.55 feet along said southerly line to the point of beginning; thence North 53 degrees 27 minutes 33 seconds East, 43.69 feet along said southerly line; thence South 36 degrees 43 minutes 59 seconds East, 14.14 feet; thence South 53 degrees 19 minutes 30 seconds West, 43.69 feet; thence North 36 degrees 43 minutes 59 seconds West, 14.25 feet to the point of beginning.

Said easement containing 0.014 acres, more or less.

Route: Hill Avenue over the East  
Branch of the DuPage River  
Section: 10-00154-00-BR  
County: DuPage  
Job No.: R-55-001-97  
Parcel: 0001TE-B  
Station: 104+69.53 to 105+13.69  
Index No.: 05-12-208-001  
05-12-208-004  
through  
05-12-208-017

A part of the following tract of land:

All those portions of the common elements as set forth and created by the Declaration of Condominium Ownership (and delineated on a survey attached thereto) recorded February 15, 2012 as Document R2012-020891 and the First Amendment to Declaration of Condominium Ownership recorded December 31, 2012 as Document R2012-185769 (except the units delineated and described in said Declaration and Amendment) located within the following described parcel:

That part of Lots 8, 9, 11, and 12 (taken as a tract), in the Assessment Division of Section 12, Township 39 North, Range 10 East, of the Third Principal Meridian, described as follows:

Commencing at a point where the north right-of-way line of the Chicago, Aurora and Elgin Railroad intersects the center line of Hill Avenue (as now platted and recorded); thence North 49 degrees 33 minutes East (measured North 48 degrees 37 minutes 41 seconds East), along said center line of Hill Avenue, 627.70 feet for a place of beginning of said Condominium Tract; thence continuing Northeasterly, along said centerline of Hill Avenue, to the centerline of the East Branch of the DuPage River (being the easterly line of Lot 11, aforesaid); thence Southerly, along the center line of said River (being also the easterly lines of lots 8 and 11, aforesaid), to the north line of the Chicago, Aurora and Elgin Railroad; thence Westerly, along the North line of said railroad, to a point that is 546.62 feet East of the intersection of said north line with the centerline of Hill Avenue; thence North 08 degrees 12 minutes 56 seconds West along the east line and the east line extended Southerly of a 60 by 30 foot Cell Tower Lease Site, 40.00 feet to the northeasterly corner of said Lease Site; thence South 81 degrees 47 minutes 04 seconds West, 19.50 feet; thence North 08 degrees 12 minutes 56 seconds West, 53.65 feet; thence North 28 degrees 49 minutes 17 seconds East, 62.65 feet; thence North 09 degrees 34 minutes 15 seconds West, 145.73 feet; thence North 41 degrees 22 minutes 19 seconds West, 64.44 feet to the point of beginning,

(Except that part thereof conveyed to Northern Illinois Gas Company by quit claim deed recorded July 20, 1964, as Document R64-25774, described as follows: a strip of land in the Assessment Division of Section 12, Township 39 North, Range 10 East of the  
December 29, 2015

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Third Principal Meridian, as shown on plat recorded June 6, 1879, as Document 26582, said strip of land being bounded on the north by the southerly right-of-way line of the Chicago and North Western Railroad and bounded on the south by the northerly right-of-way of line of the Chicago, Aurora and Elgin Railway (now abandoned) described as follows:

Beginning at a point in the northerly right-of-way line of said Chicago, Aurora and Elgin Railway, which point is 743.73 feet West of (measured at right angles to) the east line of the Southeast Quarter of said Section 12; thence North 39 degrees 31 minutes 48 seconds West, along a fence and said fence extended Southeasterly, a distance of 157.86 feet; thence North 12 degrees 16 minutes 48 seconds West, along a fence, a distance of 453.41 feet to fence corner; thence North 06 degrees 22 minutes 45 seconds West, a distance of 124.65 feet to the southerly right-of-way of said Chicago and North Western Railroad; thence South 81 degrees 01 minutes 55 seconds West, along the southerly right of way line said Railroad, a distance of 42.89 feet; thence South 12 degrees 16 minutes 48 seconds East, a distance of 587.15 feet; thence South 39 degrees 31 minutes 48 seconds East, a distance of 146.97 feet to the northerly right-of-way line of said Chicago, Aurora and Elgin Railway; thence North 81 degrees 39 minutes 23 seconds East, along said northerly right-of-way line, a distance of 35.07 feet to the point of beginning), in DuPage County, Illinois, aforesaid part of land is described as follows:

Commencing at the northwest corner of Unit 1 in the aforesaid Declaration of Condominium Ownership as depicted on the survey attached thereto and titled "Condominium Area Plat of Survey, Glen Oak Industrial Park Condominiums"; thence South 9 degrees 34 minutes 23 seconds East, 8.60 feet along the west line of said Unit 1 to the westerly line of the Common Area, thence North 41 degrees 22 minutes 27 seconds West, 31.44 feet along the westerly line of said Common Area to the southerly line of Hill Avenue as reserved in said Declaration of Condominium Ownership; thence North 48 degrees 37 minutes 33 seconds East, 74.01 feet along said southerly line; thence North 48 degrees 27 minutes 33 seconds East, 133.71 feet along said southerly line; thence North 53 degrees 27 minutes 33 seconds East, 294.69 feet along said southerly line; thence North 64 degrees 45 minutes 33 seconds East, 50.01 feet along said southerly line to the point of beginning; thence North 64 degrees 45 minutes 33 seconds East, 42.92 feet along said southerly line; thence South 25 degrees 25 minutes 59 seconds East, 3.02 feet; thence South 64 degrees 24 minutes 14 seconds West, 42.92 feet; thence North 25 degrees 25 minutes 59 seconds West, 3.28 feet to the point of beginning.

Said easement containing 0.003 acres (135 square feet), more or less.

December 29, 2015

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JESSE WHITE  
SECRETARY OF STATE



### CORPORATION FILE DETAIL REPORT

Entity Name	GLEN OAK INDUSTRIAL PARK CONDOMINIUM ASSOCIATION	File Number	68827108
Status	ACTIVE		
Entity Type	CORPORATION	Type of Corp	NOT-FOR-PROFIT
Incorporation Date (Domestic)	12/17/2012	State	ILLINOIS
Agent Name	DANIEL HAGEN	Agent Change Date	12/17/2012
Agent Street Address	21W171 HILL AVE	President Name & Address	ROB ELLIOT (DI) 21W171 HILL AVE GLEN ELLYN 60137
Agent City	GLEN ELLYN	Secretary Name & Address	VACANT
Agent Zip	60137	Duration Date	PERPETUAL
Annual Report Filing Date	12/31/2015	For Year	2015

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(One Certificate per Transaction)

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# Village of Lombard

## Basis for Computing Total Approved Compensation and Offer to Purchase

Route: Hill Ave  
Section over DuPage River  
County: DuPage

Project: BRM9003(696)  
Job No. R-55-001-97  
Parcel 0001 PE & TE (A+B)

Owner(s) of Real Property: Glen Oak Industrial Park Condominium Association

Location of Property: South side of Hill Avenue, West of the East Branch of the DuPage River

Pursuant to 735 ILCS 30/10-5-15, the following has been prepared in order to fully inform you of the details of the acquisition of a portion of your property as right of way for the proposed improvement of Hill Avenue bridge over DuPage River in DuPage County, IL. The legal descriptions of the parcel to be acquired are found in the attached package of documents.

The amounts shown below are the full amounts of the approved values and are based on fair market value of the property. The fair market value of the part to be acquired is estimated without regard for any decrease or increase in the fair market value caused by the project for which the property is being acquired; however, the damage to the remaining property, if any, is estimated with full consideration of the effect of the proposed improvement.

1. Existing Property:

Total area 8.510 acres, more or less

Highest and best use: Industrial

2. Land to be Acquired in Fee Simple:

New right of way \_\_\_\_\_ acres

Existing right of way (when applicable) \_\_\_\_\_ acres

Total right of way \_\_\_\_\_ acres

3. Improvements and/or Fixtures to be Acquired:

None.

4. Compensation for Land Acquired in Fee Simple:

Fair market value of the \_\_\_\_\_ acres to be acquired including all improvements as part of the whole property, based on an analysis of market data in the vicinity of the acquisition. \_\_\_\_\_

Damage to the remaining property as a result of the acquisition (if any). \_\_\_\_\_

Total compensation for permanent right of way acquired in fee simple. \$0.00

Less cost of construction to be offset against total compensation. \$0.00

Net compensation \$0.00

Benefits in the amount of N/A have been estimated to the remaining property. These benefits have been offset against any possible damages but have not been offset against any part of the compensation of the part acquired.

5. Compensation for Easements Including Any Damages or Benefits:

Permanent Easements- 0.008 for \_\_\_\_\_ \$4,800.00  
   acres  (state purpose)

Temporary Easements- 0.019 for 3 years \$700.00  
   acres  (state purpose)

Total compensation for easements (when applicable) \_\_\_\_\_

6. Total Compensation for Entire Acquisition, which includes all interests in the land required for the highway improvement and damages to the remainder property, if any. (sum of 4+%) \$5,500.00

7. Personal Property (Not Being Acquired) located on the Proposed Right of Way:

None.

You may want to retain and remove from the right of way some, or all, of the improvements included in the acquisition. If so, the following owner-retention values have been established for the improvements listed above in Item 3, and the total of the owner-retention values for the improvements retained will be deducted from the total compensation.

Improvement	Owner-Retention Value
_____	\$ _____
_____	\$ _____

Any agreement to retain such improvements does not convey with it a permit to move the improvements on, or over, any state highway. Mr. Jonathan Abplanalp will be happy to furnish information for your use in applying for a permit if one is needed.

Ying Miao  
 Ying Miao  
 Civil Engineer



On behalf of the Village of Lombard, and as outlined in the above summary, I hereby offer you the sum of \$5,500.00 for the property described on the attached instruments free and clear of all claims of other parties, liens, taxes and encumbrances.

  
\_\_\_\_\_  
Realty Specialist

\_\_\_\_\_  
AUG 25 2015  
Date

# Village of Lombard

# Negotiator's Report

Route: Hill Ave  
Section: over DuPage River  
County: DuPage

Project: BRM9003(696)  
Job No.: R-55-001-97  
Parcel No.: 0001 PE & TE (A+B)

Owner(s): Glen Oak Industrial Park Condominium Association

Address(s): c/o Elliot Construction Corp.  
21W171 Hill Avenue  
Glen Ellyn, IL 60137

Title VI (Non-Discrimination)  
Sex:  Male  Female

Phone No. 630-469-1823

Email: rob@elliottconstruction.com

Interested parties: interests, addresses and telephone numbers

See attached

### Negotiator's Certification

(To be completed prior to first contact with Owner)

Negotiator, Jonathan Abplanalp, hereby certifies that:

1. Negotiator understands the subject parcels will be used in connection with a federal-aid or state highway project; and
2. Negotiator has no direct or indirect present or contemplated future personal interest in the subject parcel(s) or in any benefit from the acquisition of such parcel(s).

Dated: 7/6/2015

  
Negotiator's Signature

### Negotiator's Checklist

YES N/A

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Later date title commitment ordered  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Status of Owner-occupant displacement (individual, family business, farm operation)  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Letter of notification of relocation assistance and payments to owner-occupant.      |
| <input type="checkbox"/>            | <input type="checkbox"/> | Status of tenant-occupant displacement (individual, family business, farm operation) |
|                                     |                          | No. of Units _____   |
| <input type="checkbox"/>            | <input type="checkbox"/> | If tenants are the only parties displaced, date relocation manager notified: _____   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Negotiator's introductory letter and acquisition summary statement prepared.         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Neighborhood and site inspection.  |

### Certification of Negotiator's Results

Negotiations successful:

Jonathan Abplanalp, Negotiator, certifies that:

1. The written statement embodies the entire agreement and all considerations agreed upon by the Negotiator and the property owner.
2. The agreement between the parties was reached without: (a) coercion, (b) promises other than those shown in the agreement, or (c) threats of any kind whatsoever by or to either party.

  
Negotiator's Signature

Date Owner signed documents and settlement: **December 2, 2015**

Total Settlement Amount: **\$7,500.00**

Warrant to be forwarded to payees at following address: See Attached

Negotiations not successful:

Reason:  Unable to agree on compensation for parcel;  Unable to obtain clarification of ownership;  
 Offer accepted by Owner, but unable to obtain clear title to parcel

Date of referral, if referred for condemnation: **N/A**

**Results of Initial Meeting with Owner**

Date and remarks, if any, of Negotiator's contacts with Owner by telephone to make appointment for first in person meeting with Owner: **See attached notes.**

## Documents delivered to Owner:

"Highway Improvements..." and "A Land Owner's Guide..." brochures and conveyance documents presented and explained to Owner.

"Relocation...Program" brochure and other required documents presented and owner-occupant advised of relocation assistance and payments; and appropriate entries made on Relocation Assistance Unit Record (LA 541D)

Delivered by Negotiator, or

Negotiator accompanied by relocation representative, \_\_\_\_\_, who provided above services, or

N/A – Relocation does not apply.

Date of first in person contact with owner: **8/13/2015**

1. Location of Meeting: Telephone
2. Persons present at meeting: Rob Elliot
3.  Verbal offer made in the amount of **\$5,500.00**  
 Written offer (summary statement) prepared and explained to persons in attendance at the meeting.
4. Remarks about meeting including counter-offers by Owner: **See attached notes.**

**Note: All contacts with the Owner after the initial meeting should include information set forth in paragraphs 1-5 above, if appropriate. Negotiator's signature or initials should be made after each entry about contacts.**

The information in this Negotiator's Report will become a part of the project parcel file. The Negotiator should make entries in this Report no later than the Monday after the contacts with the Owner during the preceding week.

# Negotiator's Log

## DETAILS

Job #: R-55-001-97  
Parcel #: 0001 PE & TE (A+B)

- 
- 07/08/2015 Emailed intro letter to Village to be sent to PO.
- 07/22/2015 Received email from Village (Miao) with copy of Intro letter.
- 08/11/2015 Left vm message for Daniel Hagen to return our call.
- 08/13/2015 t/c w/ Rob Elliot, owner of property (PO), on telephone. I asked the PO if we could meet and the PO asked me to send the information for review in advance of any meeting. He said he would be the contact moving forward.
- We discussed the overall highway construction project, the need for the improvements and the impact on the community. I reviewed the contents of the Offer Package to be sent to the PO. I explained that it included (i) the Basis for Computing Total Approved Compensation and Offer to Purchase, (ii) a copy of the Review Appraisal and Appraisal (as the case may be), (iii) a copy of the legal description, (iv) a copy of the right of way plat, and (v) a pamphlet explaining Eminent Domain. I explained the acquisition process and the independent appraisal methods employed by the acquiring entity to determine the fair market value of the parcel being acquired. We talked about the options if the PO rejected the offer by the acquiring entity and the process of submitting a counter proposal in the event that the PO was not satisfied with the offer made by the acquiring entity. I gave the PO a brief overview of the pamphlets that would be included in the package. I explained the procedures for conveyance of right of way.
- I told him I would get the offer package sent out and would follow up in about a week.
- 08/18/2015 Emailed Rob stating: "We received an updated title commitment which reflects the ownership to be in "Glen Oak Industrial Park Condominium Association". Can you confirm if this is correct and that you will still be our contact moving forward?"
- Received email from Rob stating: "Yes. Correct for both answers."
- 08/19/2015 Emailed intro letter to Village to be sent to PO.
- 08/19/2015 Emailed DSE (Cesario) requesting revised plats and legals reflecting new PIN's.
- 08/20/2015 Received copy of intro ltr from Village sent to PO on 8/20/2015.
- 08/25/2015 Due to property owner requesting the package be sent to them, we sent the offer package containing (i) the Basis for Computing Total Approved Compensation and Offer to Purchase, (ii) a copy of the Review Appraisal and Appraisal (as the case may be), (iii) a copy of the legal description, (iv) a copy of the right of way plat, and (v) a pamphlet explaining Eminent Domain. Also, we included a cover letter explaining the reason for the package was due to the land acquisition required as part of the roadway construction project. The letter also invited them to call the office to schedule an appointment to review the package and the acquisition process. The package was sent to the property owner.
- 09/01/2015 Emailed DSE checking on status of revised plats and legals.
- Received email from DSE stating: "Due to the extra work needed from MPS because of the property conversion, we are in contact with the Village for the go ahead on their work. We will keep you posted. Thanks!"
- 09/01/2015 Left vm message for Rob to return our call.
-

# Negotiator's Log

## DETAILS

**Job #:** R-55-001-97  
**Parcel #:** 0001 PE & TE (A+B)

---

09/04/2015 t/c w/ PM Ihde and DSE Cesario. They are concerned how the condo conversation might impact the acquisition. I told them that the impact might be small if the area of the take was in a common area. I told them that I would need to review the condo docs. I told them I would contact the surveyor.

09/04/2015 Emailed Lance stating: "I spoke w/ Joel and Matt about this parcel and the conveyance of the property in the Condominium Association. They are asking me to determine how this conveyance will impact the acquisition of the R/W while you are working on the survey. I will need to review the condo documents which I understand you have. Could you forward them to me?"

Received email from Lance with link to FTP site with documents uploaded.

09/04/2015 Emailed PM Ihde and DSE Cesario stating: "The area we are taking from is common area so we won't need to divide this into multiple parcels for appraising and negotiating. We will continue negotiating with Elliot but will not sign docs until we get an approved revised plat and legal."

09/08/2015 Left vm message for Rob to return our call.

09/11/2015 t/c with Rob. He said he has an attorney taking a look at it and asked if we could give him another few days. He said to give him a call back on Wednesday.

09/16/2015 Left vm message for Rob to return our call.

09/22/2015 t/c with Rob. He said they would like a little bit more money. I reviewed the counter offer process with him. He also stated that they did not really want the driveway which is proposed to be moved to be built in that location and would rather have the driveway further to the West widened. I explained there are guidelines as to how wide driveways can be which could present an issue. He said he would outline their concerns in a letter or email to us with a counter offer. He also expressed concerns over the drainage and said they would want assurances that the drainage will not come over the curb and gutter and into their property. I explained it appeared there would be a drainage ditch in between the roadway and their property which would catch any run off that made it over the curb and gutter. He said they would probably want some language in the documents regarding the drainage. He said he would included that in the counter to us. He said they would work on it over the next few weeks. I told him we would take a look at it when we received it from him.

10/01/2015 t/c with Rob. He said that they had some problems with the plan for the new driveway and would like to set up a meeting at the site with the Village and it's engineers. He said preferably next week Tuesday-Thursday early afternoon. I told him I would talk to the Village and would get back to him with their availability.

10/01/2015 Emailed Village and Engineers checking availability.

Via exchange of emails we scheduled a meeting for Thursday 10/8 @ 1:00.

10/01/2015 t/c with Rob. He confirmed Thursday @ 1:00 works for them to meet at the site. He asked we bring a copy of the construction plans for them to keep.

# Negotiator's Log

## DETAILS

**Job #:** R-55-001-97  
**Parcel #:** 0001 PE & TE (A+B)

10/08/2015

Met w/ Rob Elliot, owner(s) of property (PO), at property. Also present was Dan Hagen of Elliot Construction, DSE Matt Cesario and DSE Joel Ihde. We discussed the overall highway construction project, the need for the improvements and the impact on the community. I reviewed the Offer Package with the PO. I explained that it included (i) the Basis for Computing Total Approved Compensation and Offer to Purchase, (ii) a copy of the Review Appraisal and Appraisal (as the case may be), (iii) a copy of the legal description, (iv) a copy of the right of way plat, and (v) a pamphlet explaining Eminent Domain. I explained the acquisition process and the independent appraisal methods employed by the acquiring entity to determine the fair market value of the parcel being acquired. We talked about the options if the PO rejected the offer by the acquiring entity and the process of submitting a counter proposal in the event that the PO was not satisfied with the offer made by the acquiring entity. I gave the PO a brief overview of the pamphlets that were included in the package. I explained the procedures for conveyance of right of way.

We reviewed their concerns with the engineering. They wanted the relocated driveway to be smaller than proposed and a curb back in place where the other driveway would be removed. They also had concerns regarding drainage. Some of their concerns over the drainage were on areas of the property that were far back from the roadway and another area that was outside the limites of construction with water flowing from a property across the street. The engineers said they would work on the changes to the driveway and curb and would check into the drainage to see if anything could be done.

10/16/2015

Received email from DSE stating: "Please find attached revised plan sheets which include both properties owners request. Below is a summary:

### South Property:

1. The drainage to the storm sewer on the south side of the road has been verified and an 18" pipe has the capacity to handle the 10 year storm (only required to design to the 10 year) however we did upsize the storm sewer at this location from a 18" to a 24" and created a larger ditch section at the beginning of the run near station 102+00.
2. A curb has been added to close off the old driveway
3. The proposed driveway has been reduced to 25' wide instead of the original 35' wide.

### North Property:

1. The driveway has been revised to include a radius to the property
2. The pavement east of the drive has been revised to be located back at the existing right of way
3. A strip of Concealed Grass Concrete System (Grass-Crete) has been added for a 4 foot width. A ditch or swale could not be added due to the close proximity of the revised driveway pavement location.
4. The culvert under the relocated driveway has been revised to a storm sewer with a structure for drainage collection, west of the driveway and out letting near the river.

I hope this helps resolve their concerns and allows the process to proceed."

# Negotiator's Log

## DETAILS

**Job #:** R-55-001-97  
**Parcel #:** 0001 PE & TE (A+B)

10/20/2015

Received email from DSE stating: "We have revised the exhibit for the property owners based on the comments provided to Joel yesterday. Below is a response / description of the revisions.

1. A label has been added to the plan and profile sheet (HMA DRIVEWAY C.E. 5' X 49', 27 SY). The section of the driveway between the existing right of way and the proposed temp easement is to be replaced, From Station 104+77.80 east to the proposed permanent easement. This is to provide slope of the pavement away from the building as much as possible.
2. The "R" on the drainage and utility plan in question is indicating the removal of the existing flared end section and the existing culvert under the NW property's driveway that is being removed.  
A drainage structure has been added to the west side of the proposed driveway to collect drainage and flows east under the proposed driveway to outlet near the river.
3. On the landscaping plans, the hatch for the concealed grass concrete system has been added to the legend. The dimensions have been labeled and the area provided.
4. The cross section for station 105+00 has been included and indicates the new driveway pavement between the existing right of way and the proposed temporary easement. Also the concealed grass concrete system has been shown. The proposed driveway pavement slopes away from the building towards the concealed grass concrete system. A swale is unable to be constructed in this area but the slope of the land flows towards the river.

If you have any questions or need anything else please let me know."

10/21/2015

Emailed copy of revised construction plans to Rob stating: "Please see the attached revised construction plans incorporating the changes discussed at our meeting. The following revisions were made:

1. The drainage to the storm sewer on the south side of the road has been verified and an 18" pipe has the capacity to handle the 10 year storm, however the storm sewer was upsized at this location from a 18" to a 24" and a larger ditch section was created at the beginning of the run near station 102+00.
2. A curb has been added to close off the old driveway.
3. The proposed driveway has been reduced to 25' wide instead of the original 35' wide.

I will give you a call in a few days to discuss after you have had a chance to review. Please let me know if you have any additional questions."

10/23/2015

t/c with receptionist. She said Rob was in a meeting at the moment and he asked that we call back on Monday.

# Negotiator's Log

## DETAILS

Job #: R-55-001-97  
Parcel #: 0001 PE & TE (A+B)

- 
- 10/24/2015 Received email from Rob stating: "Thanks for getting the changes made as you have detailed and as shown on the revised plan.  
There are still two concerns we have all relating to the run-off from the North side driveway at STA 100+.
1. can they construct a ditch on the North side from this drive to the drive at 102+29?
  2. new drive constructed on South side 102+29.43 to 102+50 needs to slope up slightly for about 5'0" then down (as existing asphalt drive).
- Regarding the Waiver Valuation, we offer the following:
- a. Item 8. Assessor has valued this property at \$5.10 to \$5.45
  - b. item 12 & 13 we feel this value is 100% as it totally impacts the truck traffic flow into the property  
and impacts the parking, value should be \$2300.00
  - c. item 14. should be closer to \$1200.00 as these type of buildings, close to Glen Ellyn, rent for more.
  - d. item 15. With the above in consideration and your offer, we are willing to agree to a total compensation of \$10,000.00, with the construction revisions included."
- 10/26/2015 Emailed DSE stating: "We received the following comments back from Rob Elliot (South side of Hill Ave) regarding their concerns relating to the run-off from the North side driveway that is beyond the limits of construction:
1. They have asked if we can construct a ditch on the North side from this drive, East to the drive at 102+29? FYI, this is the area that is getting beyond the limits on construction.
  2. They have requested that the new driveway constructed on the South side 102+29.43 to 102+50 needs to slope up slightly for about 5'0" then down (as existing asphalt drive).
- Can you take a look at these issues and advise if these revisions can be made? They have also provided a counter offer along with these comments which will be sent to Ying in a separate email. Feel free to give me a call if you have any questions."
- Received email from DSE stating: "Thank you for the update! We will look into these items and get a response back to you."
- 10/27/2015 Emailed counter offer to Village for consideration.
- 10/27/2015 Received email from Village rejecting counter offer.
- 10/28/2015 Received email from DSE stating: "We have looked into Mr. Elliot's request and have provided the attached exhibit and responses below in red. If you have any questions please feel free to contact me."
- The email contained the Following responses on the request sent:
1. A ditch has been extended west on the north side. It now begins at the driveway west (Sta. 101+00) of the Start of the Project Improvements and extends east to the pipe culvert under the first driveway within the limits. Also this ditch has been revised to a 3 foot bottom instead of a 2 foot bottom
  2. The proposed driveway at station 102+29.43 has been revised as requested. The driveway increases at 1.5% for 5 feet and then slopes back down to match the existing."
- 10/29/2015 Sent rejection of counter offer letter to PO.
-



# Negotiator's Log

## DETAILS

Job #: R-55-001-97  
Parcel #: 0001 PE & TE (A+B)

- 
- 10/30/2015 Emailed Rob stating: "Please see the attached revisions to the construction plans outlined as follows:
1. A ditch has been extended west on the north side. It now begins at the driveway west (Sta. 101+00) of the Start of the Project Improvements and extends east to the pipe culvert under the first driveway within the limits. Also this ditch has been revised to a 3 foot bottom instead of a 2 foot bottom
  2. The proposed driveway at station 102+29.43 has been revised as requested. The driveway increases at 1.5% for 5 feet and then slopes back down to match the existing.
- I will give you a call to discuss your counter offer."
- Received email from Rob stating: "You seem to get things done. This revision should help."
- 11/02/2015 t/c with Rob. I explained the counter offer was rejected. We reviewed the reasoning as the numbers they provided did not add up to the total amount of \$10K, and the Village did not agree with the PE valuation for 100%. He understood and said he would discuss and get us another counter offer.
- 11/04/2015 Received email from Rob stating: "a. Item 8. Assessor has valued this property at \$5.10 to \$5.45  
b. item 12 & 13 we feel this value is 75% as it totally impacts the truck traffic flow into the property and impacts the parking, value should be \$2000.00  
c. item 14. should be closer to \$1200.00 as these type of buildings, close to Glen Ellyn, rent for more.  
d. item 15. With the above in consideration, your offer, and the plan revisions as suggested, we are willing to agree to a total compensation of \$7,500.00, with the construction revisions included."
- 11/06/2015 Left vm message for Rob to return our call.
- 11/06/2015 t/c with Rob. I explained that we received his counter offer, but that the numbers he provided did not add up to the total compensation of \$7500. He said to not submit the counter offer at this time and he would rewrite the counter offer and get something over to us early next week.
- 11/07/2015 Received email from Rob stating: "This is our REVISED Waiver Valuation:
- |  |             |         |
|--|-------------|---------|
| Item 8. value of land is \$5.45 SF     | 376 SF =    | \$2,050 |
| Item 11 Damage to remainder            |             | \$4,000 |
| Item 12 & 13 Compensation for PE 75%   | =           | \$1,538 |
| Item 14 Compensation for TE 3 yrs @ 7% |             | \$ 942  |
|  | This Totals | \$8,520 |
- Item 15  
We will, however agree to Total Compensation \$7,500
- Should you have questions or comments ,please contact us."
- 11/09/2015 t/c with Rob. We discussed the issues with the counter offer he provided and that if we submitted as is, it would most likely get rejected by the Village as the numbers don't quite add up and he included a value for the PE twice to base his counter offer off of. He understood and said he would make a few changes and send it back over.

# Negotiator's Log

## DETAILS

**Job #:** R-55-001-97  
**Parcel #:** 0001 PE & TE (A+B)

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11/11/2015 Received email from Rob stating: "This is our REVISED Waiver Valuation:  
Item 8. value of land is \$5.45 SF 376 SF =  
Item 11 Damage to remainder \$4,500  
Item 12 & 13 Compensation for PE = \$2,050  
Item 14 Compensation for TE 3 yrs @ 7% \$ 950  
This Totals \$7,500  
Item 15  
We will agree to Total Compensation \$7,500  
  
Should you have questions or comments ,please contact us."

11/13/2015 Emailed admin settlement to Village.

11/16/2015 Received copy of signed admin settlement from Village.

11/17/2015 Left v/m with Rob letting him know his counter offer was accepted and that I would be sending him the documents.

11/17/2015 Sent conveyance documents to Rob.

12/02/2015 Sent email to Rob confirming receipt and status of documents.  
  
Received following email from Rob: "Waiting for attorney approval. Should have by end of week."

12/07/2015 Received documents.

12/10/2015 Emailed DSE checking on status of revised plats and legals.

12/14/2015 Received email from DSE stating: "Lance from Millennia said they will start field work tomorrow."

12/21/2015 Sent following email to Rob: "I received the documents and wanted to confirm the FEIN for Glen Oak Industrial Park Condominium Association. The W-9 you provided is for Elliot & Elliot LLC."

12/22/2015 Receive email from Rob stating that is the correct FEIN.

12/30/2015 Received copy of email from Surveyor to IDOT w/ revised plats and legals attached for approval.

01/06/2016 Emailed IDOT stating: "Have the plats and legals that were sent to you below been reviewed and approved? If not, do you know when we should expect them to be approved? Please advise."

# Negotiator's Log

## DETAILS

Job #: R-55-001-97  
Parcel #: 0001 PE & TE (A+B)

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01/12/2016 Emailed Village (Ying) stating: "As you know this parcel needed an updated survey as the PO converted in the property to a condominium. Unfortunately, in preparing the survey, the surveyor stated that the PO used a different property line which changed the dimensions of the easements. The following tables shows the changes to the areas:

	Original	Revised
PE	376	566
TE	823	745

The net effect would be a \$350 change to the consideration.

	Original	Settlement	Revised
Damage	\$4,000	\$6,000	\$6,000
PE	\$800	\$800	\$1,200
TE	\$700	\$700	\$650
Total	\$5,500	\$7,500	\$7,850

I have talked with IDOT and they will not require us to obtain a new appraisal if we can settle this matter with the PO. Our plan would be to have Jon talk to the PO to see if we can complete the transaction with the new measurements without changing the compensation. If they PO objects, then we can walk him through to show how the compensation change is only \$350. At worst case, the Village may have to increase the settled amount from \$7500 to \$7850. Can we get your approval to proceed in this manner?"

Received email from Village (Ying) stating: "Yes, please proceed."

01/15/2016 Emailed IDOT stating: "Is there any updated regarding the approval of the plats and legals for the above referenced parcel?"

Received email from IDOT stating: "There was one small correction on the plat & legal. (A dim was typo'd). As soon as it returned, it will be reviewed."

01/15/2016 Left vm message for Rob to return our call.

01/22/2016 Received email from IDOT that the plat and legal revisions were approved.

Emailed Surveyor requesting final approved versions.

Received email from Surveyor with FTP site instructions.

Downloaded plats from FTP site, legals were not uploaded. Emailed Surveyor requesting final legals.

01/22/2016 t/c with Rob. I reviewed with him the property line issues and how the property line changed slightly when they transferred the ownership into the condo association. I reviewed with him that this impacted the areas of the easements slightly and wanted to confirm if they were okay to proceed at the amount that had been agreed upon as the changes in the easement were very minimal. He said he has no problem with it and to continue to move forward with the agreement as is. He asked if we could email him a copy of the new plat for his records. I thanked him and told him I would send it right over.

01/22/2016 Emailed updated plats to Rob.

01/25/2016 Recieved copies of final legals from Surveyor.

01/25/2016 Sent PE and TE to Rob to be attested by Secretary, Marian Elliot.

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# Negotiator's Log

## DETAILS

**Job #:**

**R-55-001-97**

**Parcel #:**

**0001 PE & TE (A+B)**

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02/01/2016	Received original TE and PE.
02/22/2016	Sent email to Village requesting payment and copy of check.
03/01/2016	Emailed revised admin settlement to Village.
03/02/2016	Received copy of signed revised admin settlement.

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**Certification of Negotiator's Report**

I hereby certify that each of the foregoing entries reflects a memorandum of the act, transaction, occurrence, or event above described made in the regular course of business and it is my business practice to make such memorandum at the time of such act, transaction, occurrence, or event or within a reasonable period of time thereafter.

  
Jonathan Abplanalp

Dated: March 2, 2016

## Request for Taxpayer Identification Number and Certification

Give Form to the  
 requester. Do not  
 send to the IRS.

Name (as shown on your income tax return)  
Glenn Oak Industrial Park Condominium Association

Business name/disregarded entity, if different from above

Check appropriate box for federal tax classification:  
 Individual/sole proprietor     C Corporation     S Corporation     Partnership     Trust/estate  
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ \_\_\_\_\_  
 Other (see instructions) ▶ \_\_\_\_\_

Exempt payee

Address (number, street, and apt. or suite no.)  
211171 Hill Ave.

City, state, and ZIP code  
Green Bay, IL 60137

List account number(s) here (optional)

Requester's name and address (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

**Social security number**

				-			-				
--	--	--	--	---	--	--	---	--	--	--	--

**Employer identification number**

3	6	-	4	0	2	5	5	3	0
---	---	---	---	---	---	---	---	---	---

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

**Sign Here**      Signature of U.S. person ▶ [Signature]      Date ▶ 12/02/15

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Purpose of Form**

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.



Waiver Valuation

Route Hill Avenue over the East Branch of the DuPage River
Section 10-00154-00-BR
County DuPage
Project BRM9003 (696)
Job No. -
Parcel 0001TE-A, TE-B, & PE
Unit Local Roads

[X] Original [ ] Supplement No.

Based on the review of available data, an appraisal is unnecessary because the valuation is not complex and the value is not expected to exceed \$10,000.00, and as directed under 49 Code of Federal Regulations, Part 24.2(a)(33) and 24.102(c)(2).

1. Owner's Name, Address and Telephone: Elliot & Elliot, L.L.C., an Illinois Limited Liability Company
21W171 Hill Ave., Glen Ellyn, IL 60137

2. Tenant's Name, Address and Telephone: Multiple tenants

3. Identification of Property: South side of Hill Avenue, West of the East Branch of the DuPage River
PINs: 05-12-208-004, 05-12-401-003; -004; -005; -006; -007; -008; -015

4. Inspection Date: 6/26/2015 4a. By: D. White

5. Present Use: Industrial 5a. Highest and Best Use: Industrial

6. Zoning: I-1 Industrial - DuPage County 6a. Farmland Preservation Act: n/a

7. Area of Whole 8.510 / 370,696 (ac./s.f.) Permanent Easement: 0.008 / 376 (ac./s.f.)
Total ROW: n/a (ac./s.f.) Temporary Easement: 0.019 / 823 (ac./s.f.)
Net New ROW: n/a (ac./s.f.) Area of Remainder: 8.510 / 370,696 (ac./s.f.)
Existing ROW: n/a (ac./s.f.)

8. Sales Considered: Land Sales No. 1 thru No. 4. Unit land value of \$4.00 per square foot.

9. Fair Market Value of Property Taken (including improvements) as Part of the Whole: \$ n/a

10. List Improvements and Type of Land

11. Damage to the Remainder: Cost to Cure \$ 4,000

12. List Items of Damage: Reconstruct internal curb line, remove asphalt and replace
Planting area at the location of the east drive to be closed.

13. Compensation for P.E.: \$ 800
Remarks: Value diminution opined at 50% of the unit land value

14. Compensation for T.E.: 3 year easement term, 7% per year rate of return. \$ 700
Remarks: East driveway to close (TE-B); new driveway to be installed as part of the
project (TE-A.) Asphalt and lawn areas to be replaced by the contractor.

15. Total Compensation: \$ 5,500

Preparer's Signature: [Signature] Date: 6/26/2015
Agency Representative: [Signature] Date: 6/29/15

IL General 553.000624 9/30/2015 Jurisdictional Exception Certification Attached: [ ] Yes [X] No
Lic. Type & No. Exp. Date

## Photographs

### Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photo: 6/26/15

Photograph By: D. White

Camera Facing: South

Description: TE at east entrance to be closed.  
PE adjacent to the river.



Date of Photo: 6/26/15

Photograph By: D. White

Camera Facing: North

Description: TE at east entrance to be closed.  
PE adjacent to the river.



## Photographs

### Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photo: 6/26/15

Photograph By: D. White

Camera Facing: East

Description: Location of new drive and TE.



Date of Photo: 6/26/15

Photograph By: D. White

Camera Facing: North

Description: Location of new drive and TE.

**LAND SALE NO.1**

Location: 30 W Talbot Rd., Warrenville IL 60555  
PIN/Legal: 04-33-204-063  
Record Doc. No.: R2014-022296  
Grantor: Synergy Property Holdings, LLC  
Grantee: Liv Real Estate, LLC  
Verified by: Special Warranty Deed, PTAX, CoStar  
Sale Date: December 2013  
Sale Price: \$85,000  
Unit Sale Price: \$0.92 per sq. ft. of land  
Land Size: 92,489 sq. ft. or 2.12 acres  
Wetlands/Floodplain:: None/None  
Utilities: All public utilities available

**LAND SALE NO.2**

\*This sale included a ±1,260 s.f. building and a 1 car detached garage that contribute only a nominal amount  
Location: 849 S. River St., Batavia, IL 60510  
PIN/Legal: 12-27-251-026  
Record Doc. No.: 2009K075800  
Grantor: Gregory K. Votava, Richard S. Votava, Steven J. Votava, and Deborah L. Paulsen  
Grantee: Martin Farm Holding LLC #12  
Verified by: Warranty Deed, PTAX, CoStar  
Sale Date: October 2009  
Sale Price: \$406,000  
Unit Sale Price: \$4.71 per sq. ft. of land  
Land Size: 86,249 sq. ft. or 1.98 acres  
Wetlands/Floodplain: Approximately 20% of the site is located within the 100 and 500 year floodplain.  
Utilities: All public utilities available

**LAND SALE NO.3**

Location: 30 W Talbot Rd., Warrenville IL 60555  
PIN/Legal: 04-33-204-063  
Record Doc. No.: R2008-166146  
Grantor: PKB Group, L.P., a Delaware limited partnership  
Grantee: Laser Holdings, LLC, a Florida limited liability company  
Verified by: Special Warranty Deed, PTAX, CoStar  
Sale Date: October 2008  
Sale Price: \$175,000  
Unit Sale Price: \$1.89 per sq. ft. of land  
Land Size: 92,489 sq. ft. or 2.12 acres  
Wetland/Floodplain None/None  
Utilities: All public utilities available

**LAND SALE NO.4**

\*This sale has subsequently been developed with a ±40,084 sq. ft. industrial building and typical site improvements.

Location:	1695 Glen Ellyn Rd., Glendale Heights, IL 60139
PIN/Legal:	02-26-401-039 (-034 at time of sale)
Record Doc. No.:	R2011-058400
Grantor:	The Harrier Company, LLC
Grantee:	Glen-Lando, LLC
Verified by:	Warranty Deed, PTAX, CoStar
Sale Date:	April 2011
Sale Price:	\$1,475,595
Unit Sale Price:	\$6.25 per sq. ft. of land
Land Size:	236,095 sq. ft. or 5.42 acres
Wetland/Floodplain	None/None
Utilities:	All public utilities available

Client: Village of Lombard  
Intended Users: Village of Lombard  
Intended Use: Waiver of Valuation, as directed under 49 Code of Federal Regulations, Part 24.2(a)(33) and 24.102(c)(2), valuations under \$10,000.  
Objective: Provide a valuation of the area to be acquired, reported within a restricted appraisal report as outlined in the Uniform Standards of Professional Practice; and under the Wavier Valuation Process as outlined in CFR 49 for the Federal Highway Administration.  
Effective Date: The date of value is the last date of inspection as indicated on page 1.  
Report Type: Restricted Use Report, as defined by USPAP Standard Rule 2-2.  
Comments: Steve Santacruz, agent for the Village of Lombard is the contact person for this assignment. The estimated exposure time is 6 to 9 months. The subject property is primarily located with a floodplain. The area within the creek is floodway.

### **CERTIFICATION**

- I hereby certify that to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions, and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- No one provided significant real property appraisal assistance to the person(s) signing this certification.

## STATEMENT OF CONTINGENT AND LIMITING CONDITIONS

1. This appraisal covers the property as described in this report and the areas and dimensions as shown herein are assumed to be correct.
2. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the appraiser render any opinion as to the title which is assumed to be good and marketable. The property is appraised as though under responsible ownership and competent management.
3. Any sketch or map in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property.
4. The appraiser is not required to give testimony or to appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.
5. The appraiser assumes that there are no hidden or apparent conditions of the property, subsoil or structures which would render the property more or less valuable. The appraiser assumes no responsibility for such conditions, or for the engineering which might be required to discover such factors.
6. The subject property is assumed to have potable water.
7. Information, estimates and opinions furnished to the appraiser and contained in the report were obtained from sources considered to be reliable and are believed to be true and correct. However, the appraiser for the accuracy of such items furnished the appraiser can assume no responsibility.
8. Neither all nor any part of the content of this report, nor a copy thereof, shall be used by anyone but the client for whom the report has been prepared without the previous written consent of the appraiser; nor shall it be conveyed by anyone to the public, through advertising or other means, without the written consent and approval of the appraiser.
9. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, radon gas, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required discovering them.
10. It is assumed that the construction and use of the appraised property improved, complies with all public authorities having jurisdiction, including but not limited to applicable federal, state, municipal and local environmental impact or energy laws or regulations.
11. Separate allocation between land and improvements, if applicable, represents the judgment of the appraiser only under existing utilization of the property. A re-evaluation should be made if the improvements are moved or substantially altered, and the land utilized for another purpose.
12. Mechanical equipment, if applicable, is assumed to be in working condition. The appraiser has conducted no test of the mechanical equipment and hence makes no warranty of said equipment.
13. The value of the property is expressed in U.S. currency as of the date of valuation, and is subject to any future changes which may occur in the value of the U.S. dollar.
14. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change.
15. I have no bias with the respect to the property that is the subject of this report or the parties involved with this assignment.
16. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
17. Where the value of the various components of the property are shown separately, the value of each is segregated only as an aid to better estimating the value of the whole; the independent value of the various components may, or may not, be the market value of the component.

DuPage County - GIS

DuPage Maps Web Mapping Application - DuPage County, Illinois



Scale: 1" = 100 feet  
North Arrow

Map Projection: North American Datum 83  
Map Date: 11/18/2003  
Map Scale: 1" = 100 feet  
Map Author: GIS  
Map Date: 11/18/2003  
Map Title: DuPage County GIS  
Copyright © 2003

Route: Hill Avenue over the East  
Branch of the DuPage River  
Section: 10-00154-00-BR  
County: DuPage  
Job No.: R-55-001-97  
Parcel: 0001PE  
Station: 105+13.50 to 105+46.66  
Index No.: 05-12-208-004

That part of Lot 11 in Assessment Division of Section 12, in Township 39 North, Range 10, East of the Third Principal Meridian, DuPage County, Illinois, bearings based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2007 Adjustment) described as follows:

Commencing at the northeast corner of Lot 13 in Glen Oak Woods Plat of Survey as recorded September 3, 1953 as Document Number 694101, being also the intersection of the ancient centerline of Hill Avenue and the southerly line of Lot 12 in said Assessment Division; thence North 47 degrees 59 minutes 22 seconds East, 134.91 feet (135.1 feet record) along said ancient centerline to and angle point in said centerline; thence North 53 degrees 16 minutes 34 seconds East, 299.63 feet (299.4 feet record) along said ancient centerline to an angle point in said centerline; thence North 66 degrees 03 minutes 34 seconds East, 97.52 feet along said ancient centerline; thence South 25 degrees 25 minutes 59 seconds East, 33.01 feet to the southerly right of way line of Hill Avenue per said Glen Oak Woods Plat of Survey and the point of beginning; thence North 66 degrees 03 minutes 29 seconds East, 30.06 feet along said southerly right of way line to the easterly line of aforesaid Lot 11; thence South 34 degrees 46 minutes 07 seconds East, 11.98 feet along said easterly line; thence South 64 degrees 48 minutes 01 seconds West, 32.00 feet; thence North 25 degrees 25 minutes 59 seconds West, 12.48 feet to the point of beginning.

Said easement containing 0.008 acres (376 square feet), more or less.

May 13, 2015

P:\2010\ME10013\_HillAve\_BLA\Survey\Legals\P0001PE.doc

Route: Hill Avenue over the East  
Branch of the DuPage River  
Section: 10-00154-00-BR  
County: DuPage  
Job No.: R-55-001-97  
Parcel: 0001TE-A  
Station: 103+68.34 to 104+14.66  
Index No.: 05-12-208-004

That part of Lot 11 in Assessment Division of Section 12, in Township 39 North, Range 10, East of the Third Principal Meridian, DuPage County, Illinois, bearings based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2007 Adjustment) described as follows:

Commencing at the northeast corner of Lot 13 in Glen Oak Woods Plat of Survey as recorded September 3, 1953 as Document Number 694101, being also the intersection of the ancient centerline of Hill Avenue and the southerly line of Lot 12 in said Assessment Division; thence North 47 degrees 59 minutes 22 seconds East, 134.91 feet (135.1 feet record) along said ancient centerline to an angle point in said centerline; thence North 53 degrees 16 minutes 34 seconds East, 248.17 feet along said ancient centerline; thence South 36 degrees 43 minutes 59 seconds East, 33.01 feet to the southerly right of way line of Hill Avenue per said Glen Oak Woods Plat of Survey and the point of beginning; thence North 53 degrees 16 minutes 01 seconds East, 43.69 feet along said southerly right of way line; thence South 36 degrees 43 minutes 59 seconds East, 15.90 feet; thence South 53 degrees 19 minutes 30 seconds West, 43.69 feet; thence North 36 degrees 43 minutes 59 seconds West, 15.85 feet to the point of beginning.

Said easement containing 0.016 acres, more or less.

May 13, 2015

P:\2010\ME10013\_HillAve\_BLA\Survey\Legals\P0001TE-A.doc



Route: Hill Avenue over the East  
Branch of the DuPage River  
Section: 10-00154-00-BR  
County: DuPage  
Job No.: R-55-001-97  
Parcel: 0001TE-B  
Station: 104+69.53 to 105+13.68  
Index No.: 05-12-208-004

That part of Lot 11 in Assessment Division of Section 12, in Township 39 North, Range 10, East of the Third Principal Meridian, DuPage County, Illinois, bearings based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2007 Adjustment) described as follows:

Commencing at the northeast corner of Lot 13 in Glen Oak Woods Plat of Survey as recorded September 3, 1953 as Document Number 694101, being also the intersection of the ancient centerline of Hill Avenue and the southerly line of Lot 12 in said Assessment Division; thence North 47 degrees 59 minutes 22 seconds East, 134.91 feet (135.1 feet record) along said ancient centerline to an angle point in said centerline; thence North 53 degrees 16 minutes 34 seconds East, 299.63 feet (299.4 feet record) along said ancient centerline to and angle point in said centerline; thence North 66 degrees 03 minutes 34 seconds East, 54.58 feet along said ancient centerline; thence South 25 degrees 25 minutes 59 seconds East, 33.01 feet to the southerly right of way line of Hill Avenue per said Glen Oak Woods Plat of Survey and the point of beginning; thence North 66 degrees 03 minutes 29 seconds East, 42.94 feet along said southerly right of way line; thence South 25 degrees 25 minutes 59 seconds East, 2.32 feet; thence South 64 degrees 24 minutes 14 seconds West, 42.92 feet; thence North 25 degrees 25 minutes 59 seconds West, 3.56 feet to the point of beginning.

Said easement containing 0.003 acres (126 square feet), more or less.

May 13, 2015

P:\2010\ME10013\_HillAve\_BLA\Survey\Legals\P0001TE-B.doc



PART OF SECTION 12, TOWNSHIP 39 N., RANGE 10 E. OF THE 3RD. P.M., IN DUPAGE COUNTY, ILLINOIS.

SEE SHEET 2  
FOR PARCEL 0002 & 0004

**LEGEND**

SECTION CORNER  
1/4 SECTION CORNER  
QUARTER SECTION CORNER

SECTION LINE  
PROPERTY SECTION LINE  
PROPERTY EASEMENT LINE  
PROPERTY ACQUISITION LINE  
PROPERTY EASEMENT LINE  
EXISTING CENTERLINE  
PROPOSED CENTERLINE  
EXISTING RIGHT OF WAY LINE  
PROPOSED RIGHT OF WAY LINE  
EXISTING EASEMENT  
PROPOSED EASEMENT  
EXISTING CONTROL LINE  
PROPOSED CONTROL LINE  
MEASURED DIMENSION  
COMPUTED DIMENSION  
EXISTING BUILDING  
EXISTING UTILITY

LOT SET  
PROPOSED ACCESS CONTROL LINE  
PROPOSED DIMENSION  
EXISTING DIMENSION  
EXISTING BUILDING

IRON PIPE OR ROD FOUND  
CUT CROSS FOUND BY SET  
EXISTING COMPASS LINE  
POLE/POLE UTILITY

STATION OF PROPOSED RIGHT OF WAY, SET DIVISION OF SURVEY, SHOWN BY MONUMENT OR POSITION SHOWN, IDENTIFIED BY INSCRIPTION  
STATION OF PROPOSED RIGHT OF WAY, IN UNDEVELOPED AREAS  
BURNED SURVEY MARKS, FOUND BY MONUMENT OR POSITION SHOWN, IDENTIFIED BY INSCRIPTION  
PERMANENT SURVEY MARKS, LOCATED, STATIONED THIS WILL BE SET BY ENGINEER  
RIGHT OF WAY SETTING, PROPOSED TO BE SET

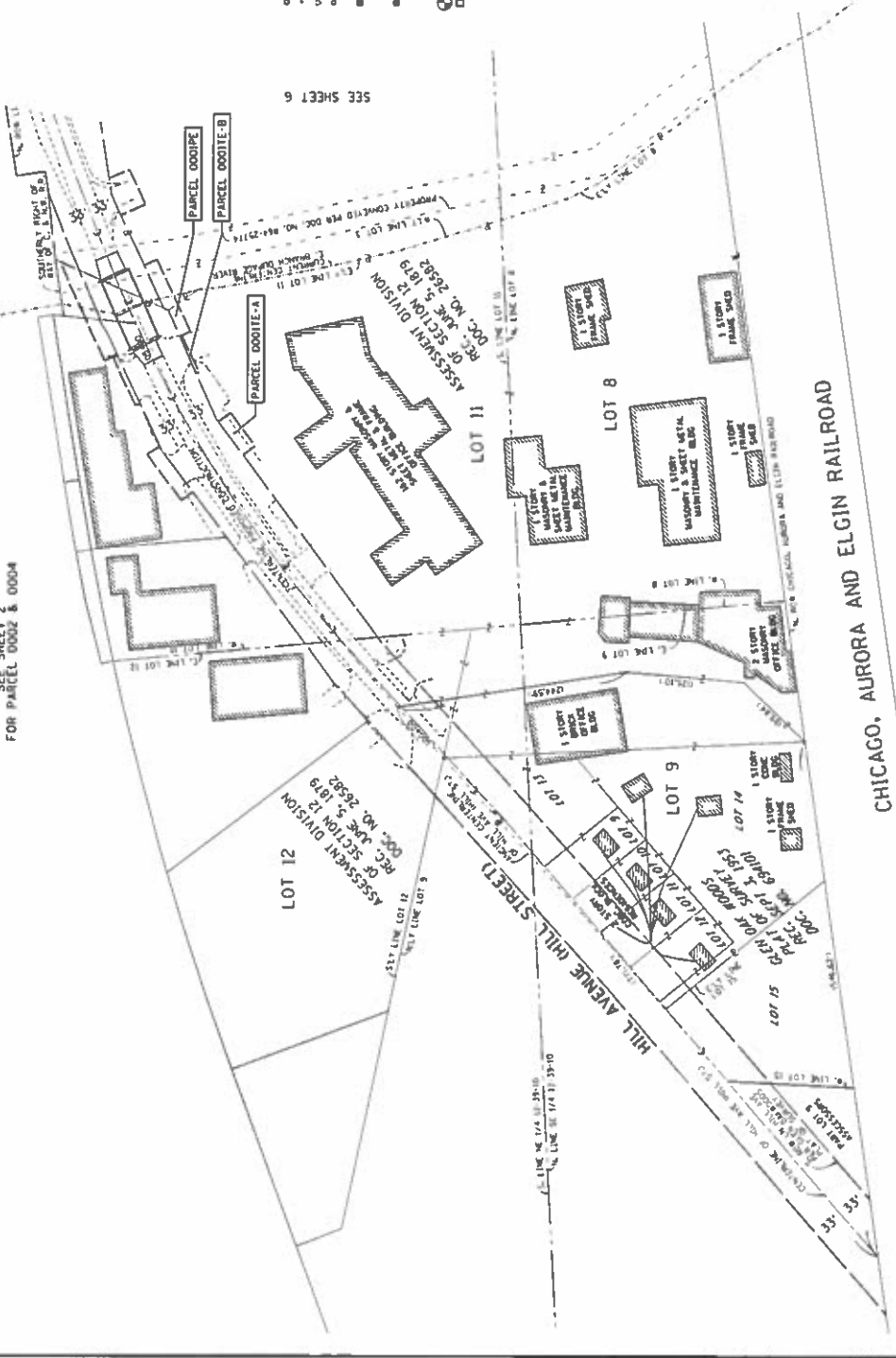
NOTES:  
ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.  
BEARINGS AND DISTANCES BETWEEN MONUMENTS REFERRED TO IN THIS SURVEY SHALL BE MEASURED ALONG THE SURVEY LINE.  
ALL MEASURED AND CALCULATED DISTANCES ARE TO BE SET BY MONUMENT.  
TO DETERMINE BEARINGS, DISTANCES AND DISTANCES SHOWN BY THE COMPUTATION FACTOR OF 0.99999999.  
AREAS SHOWN ON THIS PLAN ARE APPROXIMATE.

STATE OF ILLINOIS  
COUNTY OF DUPAGE

DATE OF SURVEY: 10/11/2014  
DATE OF PLAN: 10/11/2014

ILLINOIS PROFESSIONAL SURVEYOR AND SURVEYOR NO. 2779  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2014

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY.



**PLAT OF HIGHWAYS**  
STATE OF ILLINOIS  
DEPARTMENT OF TRANSPORTATION  
HILL AVENUE

COUNTY OF DUPAGE  
JOB NO. 10-0054-00-00  
SCALE: 1"=40'  
SHEET 6 OF 6 SHEETS

BUREAU OF LAND ACQUISITION  
281 WEST CENTER COURT  
SCHMIDT, ILLINOIS 60196

DATE: 10/11/2014

ILLINOIS PROFESSIONAL SURVEYOR AND SURVEYOR NO. 2779  
LICENSE EXPIRATION DATE: NOVEMBER 30, 2014

2888 W. WISCONSIN ROAD, SUITE 201, DOWNERS GROVE, IL 60515  
630.708.0310 FAX: 630.239.2360  
www.mpsurvt.com

**MILLENNIA PROFESSIONAL SERVICES**  
REVISION MADE BY:

SEE SHEET 3  
FOR PARCEL 0014



20 N. Wacker Drive, Ste 1660  
Chicago, Illinois 60606-2903  
T 312 984 6400 F 312 984 6444

15010 S. Ravinia Avenue, Ste 10  
Orland Park, Illinois 60462-5353  
T 708 349 3888 F 708 349 1506

[www.ktjlaw.com](http://www.ktjlaw.com)

February 25, 2016

**Via email ([robin@santacruz-associates.com](mailto:robin@santacruz-associates.com))  
and Federal Express**

Robin G. Weber  
Santacruz Land Acquisitions  
2650 Valor Drive  
Glenview, Illinois 60026

**Re: Village of Lombard –  
Hill Avenue Over DuPage River  
Permanent and Temporary Easement Acquisitions –  
Job No. R-55-001-97 – Parcel Nos. 0001 PE & TE (A+B)**

Dear Ms. Weber:

Per your request, relative to the above-captioned matter, enclosed please find the required Attorney Certification Letter.

If there are any questions, please feel free to contact me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

Thomas P. Bayer

encl.

cc: Carl Goldsmith, Director of Public Works (via email; w/ encl.)  
Dave Gorman, Assistant Director of Public Works (via email; w/ encl.)  
Ying Miao, Civil Engineer (via email; w/ encl.)

**KTJ**

KLEIN, THORPE & JENKINS, LTD.  
Attorneys at Law

20 N. Wacker Drive, Ste 1660  
Chicago, Illinois 60606-2903  
T 312 984 6400 F 312 984 6444

15010 S. Ravinia Avenue, Ste 10  
Orland Park, Illinois 60462-5353  
T 708 349 3888 F 708 349 1506

[www.ktjlaw.com](http://www.ktjlaw.com)

February 25, 2016

Via email ([robin@santacruz-associates.com](mailto:robin@santacruz-associates.com))

and Federal Express

Robin G. Weber

Santacruz Land Acquisitions

2650 Valor Drive

Glenview, Illinois 60026

**Re: Village of Lombard –  
Hill Avenue Over DuPage River  
Permanent and Temporary Easement Acquisitions –  
Job No. R-55-001-97 – Parcel Nos. 0001 PE & TE (A+B)**

Dear Ms. Weber:

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If there are any questions, please feel free to contact me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.



Thomas P. Bayer

encl.

cc: Carl Goldsmith, Director of Public Works (via email; w/ encl.)

Dave Gorman, Assistant Director of Public Works (via email; w/ encl.)

Ying Miao, Civil Engineer (via email; w/ encl.)

# Santacruz Land Acquisitions

2650 Valor Drive • Glenview, IL 60026

Writer's Email Address:  
robin@Santacruz-Associates.com  
Writer's Direct Line:  
847-868-9622

Date: February 2, 2016

To: Jodi Garrard/Wheatland Title Guaranty Company

From: Robin G. Weber

RE: LPA: Village of Lombard  
Your File No: MPS-2011DP-2508.0  
Parcel No.: 0001 PE & TE (A+B)

Job No.: R-55-001-97

- 
- Please record the following conveyance document(s).
- |   |  |
|---|--|
| <input type="checkbox"/> Warranty Deed                              | <input type="checkbox"/> Quit Claim Deed               |
| <input type="checkbox"/> Trustee's Deed                             | <input checked="" type="checkbox"/> Permanent Easement |
| <input checked="" type="checkbox"/> Temporary Construction Easement | <input type="checkbox"/> Dedication                    |
- Please record the following document(s).
- Partial Release of Mortgage
- \_\_\_\_\_
- Please issue a later date commitment through the recording date.
- We have attached the necessary real estate transfer declaration forms and any required municipal transfer tax stamps.
- Please send us a title insurance policy through the recording date when you are able to complete a search through the recording date consistent with the attached schedule of title exceptions. **The policy amount should be for \$6,550.00.** We have attached any documents necessary to have you waive an exception noted in the attached schedule.
- As soon as possible after recording the document, please provide us with a confirmation of the recording with a document number and recording date by facsimile or email.
- Please return the original recorded document to this office.
- Invoicing for this matter should be directed to:  Village of Lombard  
 Santacruz Land Acquisitions

# Santacruz Land Acquisitions



2650 Valor Drive • Glenview, IL 60026

Writer's Email Address:  
robin@santacruz-associates.com  
Writer's Direct Line:  
847-868-9622

January 25, 2016

Mr. Rob Elliot  
Glen Oak Industrial Park Condominium Association  
c/o Elliot Construction Corp.  
21W171 Hill Avenue  
Glen Ellyn, IL 60137

RE:   Route:   Hill Ave  
      Section:  over DuPage River  
      Job No.:  R-55-001-97  
      Parcel:  0001 PE & TE (A+B)  
      County:  DuPage

Dear Rob:

Enclosed is the original signed Permanent Easement and Temporary Construction Easement. Please have Marian attest to both documents and send the originals back to me in the enclosed self-addressed stamped envelope.

Thank you, in advance, for your immediate attention to and assistance with this matter. If you require any additional information, please do not hesitate to contact the undersigned at 847-868-9622 or by email at robin@santacruz-associates.com.

Sincerely,

Robin G. Weber

# Santacruz Land Acquisitions



2650 Valor Drive • Glenview, IL 60026

Writer's Email Address:  
robin@santacruz-associates.com  
Writer's Direct Line:  
847-868-9622

November 17, 2015

Mr. Rob Elliot  
Glen Oak Industrial Park Condominium Association  
c/o Elliot Construction Corp.  
21W171 Hill Avenue  
Glen Ellyn, IL 60137

RE: Parcel: 0001 PE & TE (A+B)  
Route: Hill Ave  
Job No.: R-55-001-97

Dear Mr. Elliot:

Enclosed please find the following documents to be executed and returned to this office as follows:

1. Temporary Construction Easement – Please have the easement signed by an authorized representative of the ownership entity and notarized.
2. Permanent Easement – Please have the easement signed by an authorized representative of the ownership entity and notarized.
3. Receipt and Disbursement Statement – Please have two (2) copies executed by an authorized representative of the ownership entity. In addition, please insert the FEIN of the entity which owns the property. Return one copy and keep a signed original for your records.
4. Affidavit of Land Title – Please have the form completed with the necessary information required. Please have the affidavit executed by an authorized representative of the ownership entity and have the affidavit notarized.
5. W-9 – Please have the form completed and signed by an authorized representative of the ownership entity.
6. Resolution – Please (i) complete the resolution and (ii) have the resolution executed by an authorized representative of the ownership entity.

Please note that the legal descriptions are being revised and will be sent to you upon our receipt.



November 17, 2015  
Page 2 of 2



Thank you, in advance, for your immediate attention to and assistance with this matter. If you have any questions, please do not hesitate to contact the undersigned at 847-868-9622 or via email at [robin@Santacruz-Associates.com](mailto:robin@Santacruz-Associates.com).

Sincerely,

A handwritten signature in cursive script that reads "Robin G. Weber".

Robin G. Weber

encls.

# Santacruz Land Acquisitions



2650 Valor Drive • Glenview, IL 60026

Writer's Email Address:  
jonathan@santacruz-associates.com  
Writer's Direct Line:  
847-868-9623

October 29, 2015

Mr. Rob Elliot  
Glen Oak Industrial Park Condominium Association  
c/o Elliot Construction Corp.  
21W171 Hill Avenue  
Glen Ellyn, IL 60137

RE: Route: Hill Ave                                  Section: over DuPage River  
Job No.: R-55-001-97                                County: DuPage  
Parcel: 0001 PE & TE (A+B)

Dear Mr. Elliot:

This letter serves to confirm that the Village of Lombard ("Village") has received and has considered your counter offer in the amount of \$10,000.00. However, it is the position of the Village that the counter offer is not reasonable and not supported by sufficient evidence to justify its acceptance. Therefore, the Village has rejected your counter offer.

Please contact this office if you would like to resubmit a more reasonable counter offer with supporting information and/or documentation to the Village for consideration. It is the preference of the Village to reach a negotiated settlement and avoid costly litigation. Please note that shortly you will be receiving a letter via certified mail giving you sixty (60) days notice before a condemnation suit is filed by the Village. If we do not hear from you before the expiration of said sixty day period, this file will be submitted to the Village for condemnation. Until such time, this office remains available to assist you in reaching an amicable solution with the Village.

Thank you, in advance, for your immediate attention to and assistance with this matter. If you require any additional information, please do not hesitate to contact the undersigned at 847-868-9623 or email at [jonathan@santacruz-associates.com](mailto:jonathan@santacruz-associates.com).

Sincerely,

Jonathan Abplanalp

# Santacruz Land Acquisitions



2650 Valor Drive • Glenview, IL 60026

Writer's Email Address:  
jonathan@santacruz-associates.com  
Writer's Direct Line:  
847-868-9623

August 25, 2015

Mr. Rob Elliot  
Glen Oak Industrial Park Condominium Association  
c/o Elliot Construction Corp.  
21W171 Hill Avenue  
Glen Ellyn, IL 60137

RE: Offer Package Letter  
Route: Hill Ave  
Section: over DuPage River  
DuPage County  
Job No.: R-55-001-97  
Parcel: 0001 PE & TE (A+B)

Dear Mr. Elliot:

The Village of Lombard ("Village") proposes to improve Hill Avenue bridge over DuPage River in DuPage County, IL. This improvement requires the acquisition of the above referenced parcel consisting of:

- 0.009 / 376 acres/square feet of land as a permanent easement
- 0.019 / 823 acres/square feet of land as a temporary construction easement for Three (3) years

Public records indicate the subject property is owned by Glen Oak Industrial Park Condominium Association.

You are being provided with the following documents for your consideration:

- Waiver Valuation
- Legal descriptions of the premises to be acquired
- Title Commitment
- Basis for Computing Total Approved Compensation and Offer to Purchase
- Right of Way Plat

In addition you are being provided with the following pamphlets:

- "A Landowner's Guide to Land Acquisition by the State and Eminent Domain," and
- "Highway Improvements and Property Rights."

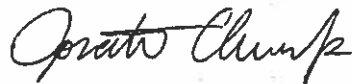
August 25, 2015  
Page 2

**Santacruz Land**  
**Acquisitions**

---

I will call you in a couple of days to set up a date and time to meet with you in order to review the enclosed documents. Please note I cannot provide specific legal advice or specific legal referrals. You may reach me at 847-868-9623, or via email at [jonathan@santacruz-associates.com](mailto:jonathan@santacruz-associates.com), if you have any questions.

Sincerely,



Jonathan Abplanalp

cc: Negotiation File

Enclosures



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

August 20, 2015

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware,  
Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Rob Elliot  
Glen Oak Industrial Park Condominium Association  
c/o Elliot Construction Corp.  
21W171 Hill Avenue  
Glen Ellyn, IL 60137

RE: Introductory Letter  
Route: Hill Ave  
Section: over DuPage River  
DuPage County  
Job No.: R-55-001-97  
Parcel: 0001 PE & TE (A+B)

Dear Mr. Elliot:

The Village of Lombard ("Village") proposes to improve Hill Avenue bridge over DuPage River in DuPage County, IL. This improvement requires the acquisition of the above referenced parcel consisting of:

- 0.009 / 376 acres/square feet of land as a permanent easement
- 0.019 / 823 acres/square feet of land as a temporary construction easement for Three (3) years

Public records indicate the subject property is held in title by Glen Oak Industrial Park Condominium Association.

The purpose of this letter is to introduce Jonathan Abplanalp of Santacruz Land Acquisitions. Mr. Jonathan Abplanalp represents the Village in negotiating the acquisition of the parcel with you. Mr. Jonathan Abplanalp may be contacted at 847-868-9623, or via email at jonathan@santacruz-associates.com. He will be contacting you in the near future in order to arrange an appointment to meet at a mutually convenient time and location to present the formal offer package to you.

If you have any questions of the Village regarding the authority and procedures of the Village in acquiring property under eminent domain and the property owner's rights under those procedures, please feel free to contact Ms. Ying Miao at 630-620-5740, or via email at miaoy@villageoflombard.org or at the above address.

Very Truly Yours,

Ying Miao  
Civil Engineer  
cc: Negotiation File



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

July 20, 2015

**Village President**  
Keith T. Giagnorio

Mr. Daniel Hagen  
Elliot & Elliot, L.L.C.  
c/o Elliot Construction Corp.  
21W171 Hill Avenue  
Glen Ellyn, IL 60137

**Village Clerk**  
Sharon Kuderna

RE: Introductory Letter  
Route: Hill Ave  
Section: over DuPage River  
DuPage County  
Job No.: R-55-001-97  
Parcel: 0001 PE & TE (A+B)

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware,  
Dist. 6

Dear Mr. Hagen:

The Village of Lombard ("Village") proposes to improve Hill Avenue bridge over DuPage River in DuPage County, IL. This improvement requires the acquisition of the above referenced parcel consisting of:

**Village Manager**  
Scott R. Niehaus

- 0.008 / 376 acres/square feet of land as a permanent easement
- 0.019 / 823 acres/square feet of land as a temporary construction easement for Three (3) years

Public records indicate the subject property is held in title by Elliot & Elliot, L.L.C..

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

The purpose of this letter is to introduce Jonathan Abplanalp of Santacruz Land Acquisitions. Mr. Jonathan Abplanalp represents the Village in negotiating the acquisition of the parcel with you. Mr. Jonathan Abplanalp may be contacted at 847-868-9623, or via email at jonathan@santacruz-associates.com. He will be contacting you in the near future in order to arrange an appointment to meet at a mutually convenient time and location to present the formal offer package to you.

If you have any questions of the Village regarding the authority and procedures of the Village in acquiring property under eminent domain and the property owner's rights under those procedures, please feel free to contact Ms. Ying Miao at 630-620-5740, or via email at miaoy@villageoflombard.org or at the above address.

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Very Truly Yours,

Ying Miao  
Civil Engineer  
cc: Negotiation File

**ROW AUDIT SHEET**

**Parcel No.:** 0001 PE & TE (A+B)  
**Route:** Hill Ave  
**County:** DuPage

**Section:** over DuPage River  
**Job No.:** R-55-001-97  
**Project No.:** BRM9003(696)

**Property Owner (I):** Rob Elliot

**Property Owner (E):** Glen Oak Industrial Park Condominium Association

**Mailing Address:** c/o Elliot Construction Corp.  
21W171 Hill Avenue  
Glen Ellyn, IL 60137

**Phone:** 630-469-1823

**Property Address:** South side of Hill Avenue, West of the East Branch of the DuPage River

**PIN:** 05-12-208-001 and 05-12-405-004 through 017

**Highest & Best Use:** Industrial

<b>Lot Size</b>	8.510 / 370696		
<b>Add'l ROW</b>	/	<b>PE</b>	0.009 / 376
<b>Existing ROW</b>	/	<b>TE</b>	0.019 / 823
<b>Total ROW</b>	0.000 /	<b>Term of TE:</b>	Three / 3
<b>Fee/Dedication</b>			

<b>Value of the Whole</b>		<b>TE</b>	\$700.00
<b>FMV of Fee</b>		<b>Written</b>	Seven Hundred
<b>Damage</b>		<b>PE</b>	\$4,800.00
<b>Total Fee</b>	\$0.00	<b>Written</b>	Four Thousand Eight Hundred
<b>Written</b>	Four Thousand		
<b>Total Comp</b>	\$5,500.00	<b>Original</b>	\$5,500.00
<b>Written</b>	Five Thousand Five Hundred		

**Title File No.:** MPS-2011DP-2508.0  
**Appraisal Approval:** 6/29/2015

**Title Date:** 8/3/2015

**Land Trust Officer:**  
**Bene Addr:** ,

**Phone:**      **Email:**

**Add'l Contact:**  
**Phone:**  
**Address:** ,

**Appraiser:** David W. White

**Reviewer:**

Approved: \_\_\_\_\_

WWW.CYBERDRIVEILLINOIS.COM

JESSE WHITE  
SECRETARY OF STATE



## CORPORATION FILE DETAIL REPORT

Entity Name	GLEN OAK INDUSTRIAL PARK CONDOMINIUM ASSOCIATION	File Number	68827108
Status	ACTIVE		
Entity Type	CORPORATION	Type of Corp	NOT-FOR-PROFIT
Incorporation Date (Domestic)	12/17/2012	State	ILLINOIS
Agent Name	DANIEL HAGEN	Agent Change Date	12/17/2012
Agent Street Address	21W171 HILL AVE	President Name & Address	RJ ELLIOT (DI) 21W171 HILL AVE GLEN ELLYN 60137
Agent City	GLEN ELLYN	Secretary Name & Address	VACANT
Agent Zip	60137	Duration Date	PERPETUAL
Annual Report Filing Date	11/13/2014	For Year	2014

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(One Certificate per Transaction)

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**ROW AUDIT SHEET**

**Parcel No.:** 0001 PE & TE (A+B)  
**Route:** Hill Ave  
**County:** DuPage

**Section:** over DuPage River  
**Job No.:** R-55-001-97  
**Project No.:** BRM9003(696)

**Property Owner (I):** Daniel Hagen

**Property Owner (E):** Elliot & Elliot, L.L.C. ✓

**Mailing Address:** c/o Elliot Construction Corp.  
 21W171 Hill Avenue  
 Glen Ellyn, IL 60137

**Phone:** 630-469-1823

**Property Address:** South side of Hill Avenue, West of the East Branch of the DuPage River

**PIN:** 05-12-208-004

**Highest & Best Use:** Industrial

<b>Lot Size</b>	8.510 / 370696		
<b>Add'l ROW</b>	/	<b>PE</b>	0.008 / 376
<b>Existing ROW</b>	/	<b>TE</b>	0.019 / 823
<b>Total ROW</b>	/	<b>Term of TE:</b>	<del>1457</del> 3
<b>Fee/Dedication</b>			

<b>Value of the Whole</b>		<b>TE</b>	\$700.00
<b>FMV of Fee</b>		<b>Written</b>	Seven Hundred
<b>Damage</b>	\$4,000.00	<b>PE</b>	\$800.00
<b>Total Fee</b>	\$4,000.00	<b>Written</b>	Eight Hundred
<b>Written</b>	Four Thousand		
<b>Total Comp</b>	\$5,500.00	<b>Original</b>	\$5,500.00
<b>Written</b>	Five Thousand Five Hundred		

**Title File No.:** MPS-2011DP-2508.0 ✓

**Title Date:** 8/29/2011 ✓

**Appraisal Approval:**

**Land Trust Officer:**

**Phone:** **Email:**

**Bene Addr:** ,

**Add'l Contact:**

**Phone:**

**Address:** ,

**Appraiser:** David W. White

**Reviewer:**

19

Approved: 

WWW.CYBERDRIVEILLINOIS.COM

JESSE WHITE  
SECRETARY OF STATE



## LLC FILE DETAIL REPORT

Entity Name	ELLIOT & ELLIOT, L.L.C.	File Number	00034932
Status	ACTIVE	On	04/28/2015
Entity Type	LLC	Type of LLC	Domestic
File Date	06/26/1995	Jurisdiction	IL
Agent Name	DANIEL C HAGEN	Agent Change Date	01/08/1998
Agent Street Address	21 W 171 HILL AVE	Principal Office	21 W 171 HILL AVE GLEN ELLYN, IL 60137
Agent City	GLEN ELLYN	Management Type	MGR <a href="#">View</a>
Agent Zip	60137	Duration	07/01/2025
Annual Report Filing Date	04/28/2015	For Year	2015
Series Name	NOT AUTHORIZED TO ESTABLISH SERIES		

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[Purchase Certificate of Good Standing](#)

(One Certificate per Transaction)

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JESSE WHITE  
SECRETARY OF STATE



### LLC MANAGERS

<b>Entity Name</b>	ELLIOT & ELLIOT, L.L.C.	<b>File Number</b>	00034932
<b>Name</b>	<b>Address</b>		
ELLIOT CONSTRUCTION CORP. (F5036-801-7)	21 W 171 HILL AVE, GLEN ELLYN, IL - 60137		

Close

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WWW.CYBERDRIVEILLINOIS.COM

JESSE WHITE  
SECRETARY OF STATE



### CORPORATION FILE DETAIL REPORT

Entity Name	ELLIOT CONSTRUCTION CORP.	File Number	50368017
Status	ACTIVE		
Entity Type	CORPORATION	Type of Corp	FOREIGN BCA
Qualification Date (Foreign)	12/31/1973	State	DELAWARE
Agent Name	EDWARD L JOHNSON	Agent Change Date	12/06/1988
Agent Street Address	21W171 HILL AVE	President Name & Address	DANIEL HAGEN 21W171 HILL AVE GLEN ELLYN 60137
Agent City	GLEN ELLYN	Secretary Name & Address	MARIAN ELLIOT SAME
Agent Zip	60137	Duration Date	PERPETUAL
Annual Report Filing Date	10/29/2014	For Year	2014

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**Elliot Construction Corp**

**Phone Number**

630-469-1823

**Address**

21W171 Hill Ave Glen Ellyn, IL 60137-4860 Glen Ellyn IL 60137 United States

Website

More on Yelp

**Reviews**

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**Nearby businesses**

Otto's Restaurants

Lily's Cafe

Lorica Ristorante Restaurants

That's N Ice

Brix Woodfired Pizza Inc Restaurants

Compost Supply Inc General Merchandise

**At This Location**

Illinois Conveyor Service

Parker Concrete Placement Concrete Contractors

Daniel C Hagen

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Illinois Contractor

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**Daniel C Hagen**

**Phone Number**

630-469-1823

**Address**

21W171 Hill Ave Glen Ellyn, IL 60137-4860 Glen Ellyn IL 60137 United States

**Nearby businesses**

- Otto's Restaurants
- Lily's Cafe
- Lorica Ristorante Restaurants
- That's N Ice
- Brix Woodfired Pizza Inc Restaurants
- Compost Supply Inc General Merchandise

**At This Location**

- Elliot Construction Corp
- Illinois Conveyor Service
- Parker Concrete Placement Concrete Contractors
- Ads by Google

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Route: Hill Avenue over the East  
Branch of the DuPage River  
Section: 10-00154-00-BR  
County: DuPage  
Job No.: R-55-001-97  
Parcel: 0001PE  
Station: 105+13.50 to 105+55.64  
Index No.: 05-12-208-001  
05-12-208-004  
through  
05-12-208-017

A part of the following tract of land:

All those portions of the common elements as set forth and created by the Declaration of Condominium Ownership (and delineated on a survey attached thereto) recorded February 15, 2012 as Document R2012-020891 and the First Amendment to Declaration of Condominium Ownership recorded December 31, 2012 as Document R2012-185769 (except the units delineated and described in said Declaration and Amendment) located within the following described parcel:

That part of Lots 8, 9, 11, and 12 (taken as a tract), in the Assessment Division of Section 12, Township 39 North, Range 10 East, of the Third Principal Meridian, described as follows:

Commencing at a point where the north right-of-way line of the Chicago, Aurora and Elgin Railroad intersects the center line of Hill Avenue (as now platted and recorded); thence North 49 degrees 33 minutes East (measured North 48 degrees 37 minutes 41 seconds East), along said center line of Hill Avenue, 627.70 feet for a place of beginning of said Condominium Tract; thence continuing Northeasterly, along said centerline of Hill Avenue, to the centerline of the East Branch of the DuPage River (being the easterly line of Lot 11, aforesaid); thence Southerly, along the center line of said River (being also the easterly lines of lots 8 and 11, aforesaid), to the north line of the Chicago, Aurora and Elgin Railroad; thence Westerly, along the North line of said railroad, to a point that is 546.62 feet East of the intersection of said north line with the centerline of Hill Avenue; thence North 08 degrees 12 minutes 56 seconds West along the east line and the east line extended Southerly of a 60 by 30 foot Cell Tower Lease Site, 40.00 feet to the northeasterly corner of said Lease Site; thence South 81 degrees 47 minutes 04 seconds West, 19.50 feet; thence North 08 degrees 12 minutes 56 seconds West, 53.65 feet; thence North 28 degrees 49 minutes 17 seconds East, 62.65 feet; thence North 09 degrees 34 minutes 15 seconds West, 145.73 feet; thence North 41 degrees 22 minutes 19 seconds West, 64.44 feet to the point of beginning,

(Except that part thereof conveyed to Northern Illinois Gas Company by quit claim deed recorded July 20, 1964, as Document R64-25774, described as follows: a strip of land

January 18, 2016

P:\2010\ME10013\_HillAve\_BLA\Survey\Legals\P0001PE.doc

in the Assessment Division of Section 12, Township 39 North, Range 10 East of the Third Principal Meridian, as shown on plat recorded June 6, 1879, as Document 26582, said strip of land being bounded on the north by the southerly right-of-way line of the Chicago and North Western Railroad and bounded on the south by the northerly right-of-way of line of the Chicago, Aurora and Elgin Railway (now abandoned) described as follows:

Beginning at a point in the northerly right-of-way line of said Chicago, Aurora and Elgin Railway, which point is 743.73 feet West of (measured at right angles to) the east line of the Southeast Quarter of said Section 12; thence North 39 degrees 31 minutes 48 seconds West, along a fence and said fence extended Southeasterly, a distance of 157.86 feet; thence North 12 degrees 16 minutes 48 seconds West, along a fence, a distance of 453.41 feet to fence corner; thence North 06 degrees 22 minutes 45 seconds West, a distance of 124.65 feet to the southerly right-of-way of said Chicago and North Western Railroad; thence South 81 degrees 01 minutes 55 seconds West, along the southerly right of way line said Railroad, a distance of 42.89 feet; thence South 12 degrees 16 minutes 48 seconds East, a distance of 587.15 feet; thence South 39 degrees 31 minutes 48 seconds East, a distance of 146.97 feet to the northerly right-of-way line of said Chicago, Aurora and Elgin Railway; thence North 81 degrees 39 minutes 23 seconds East, along said northerly right-of-way line, a distance of 35.07 feet to the point of beginning), in DuPage County, Illinois, aforesaid part of land is described as follows:

Commencing at the northwest corner of Unit 1 in the aforesaid Declaration of Condominium Ownership as depicted on the survey attached thereto and titled "Condominium Area Plat of Survey, Glen Oak Industrial Park Condominiums"; thence South 9 degrees 34 minutes 23 seconds East, 8.60 feet along the west line of said Unit 1 to the westerly line of the Common Area, thence North 41 degrees 22 minutes 27 seconds West, 31.44 feet along the westerly line of said Common Area to the southerly line of Hill Avenue as reserved in said Declaration of Condominium Ownership; thence North 48 degrees 37 minutes 33 seconds East, 74.01 feet along said southerly line; thence North 48 degrees 27 minutes 33 seconds East, 133.71 feet along said southerly line; thence North 53 degrees 27 minutes 33 seconds East, 294.69 feet along said southerly line; thence North 64 degrees 45 minutes 33 seconds East, 92.93 feet along said southerly line to the point of beginning; thence North 64 degrees 45 minutes 33 seconds East, 44.02 feet along said southerly to the centerline of the East Branch of the DuPage River; thence South 11 degrees 09 minutes 05 seconds East, 13.61 feet along said centerline; thence South 64 degrees 48 minutes 01 seconds West, 40.66 feet; thence North 25 degrees 25 minutes 59 seconds West, 13.17 feet to the point of beginning.

Said easement containing 0.013 acres, more or less.

January 18, 2016

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Route: Hill Avenue over the East  
Branch of the DuPage River  
Section: 10-00154-00-BR  
County: DuPage  
Job No.: R-55-001-97  
Parcel: 0001TE-A  
Station: 103+68.46 to 104+14.66  
Index No.: 05-12-208-001  
05-12-208-004  
through  
05-12-208-017

A part of the following tract of land:

All those portions of the common elements as set forth and created by the Declaration of Condominium Ownership (and delineated on a survey attached thereto) recorded February 15, 2012 as Document R2012-020891 and the First Amendment to Declaration of Condominium Ownership recorded December 31, 2012 as Document R2012-185769 (except the units delineated and described in said Declaration and Amendment) located within the following described parcel:

That part of Lots 8, 9, 11, and 12 (taken as a tract), in the Assessment Division of Section 12, Township 39 North, Range 10 East, of the Third Principal Meridian, described as follows:

Commencing at a point where the north right-of-way line of the Chicago, Aurora and Elgin Railroad intersects the center line of Hill Avenue (as now platted and recorded); thence North 49 degrees 33 minutes East (measured North 48 degrees 37 minutes 41 seconds East), along said center line of Hill Avenue, 627.70 feet for a place of beginning of said Condominium Tract; thence continuing Northeasterly, along said centerline of Hill Avenue, to the centerline of the East Branch of the DuPage River (being the easterly line of Lot 11, aforesaid); thence Southerly, along the center line of said River (being also the easterly lines of lots 8 and 11, aforesaid), to the north line of the Chicago, Aurora and Elgin Railroad; thence Westerly, along the North line of said railroad, to a point that is 546.62 feet East of the intersection of said north line with the centerline of Hill Avenue; thence North 08 degrees 12 minutes 56 seconds West along the east line and the east line extended Southerly of a 60 by 30 foot Cell Tower Lease Site, 40.00 feet to the northeasterly corner of said Lease Site; thence South 81 degrees 47 minutes 04 seconds West, 19.50 feet; thence North 08 degrees 12 minutes 56 seconds West, 53.65 feet; thence North 28 degrees 49 minutes 17 seconds East, 62.65 feet; thence North 09 degrees 34 minutes 15 seconds West, 145.73 feet; thence North 41 degrees 22 minutes 19 seconds West, 64.44 feet to the point of beginning,

(Except that part thereof conveyed to Northern Illinois Gas Company by quit claim deed recorded July 20, 1964, as Document R64-25774, described as follows: a strip of land in the Assessment Division of Section 12, Township 39 North, Range 10 East of the  
December 29, 2015

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Third Principal Meridian, as shown on plat recorded June 6, 1879, as Document 26582, said strip of land being bounded on the north by the southerly right-of-way line of the Chicago and North Western Railroad and bounded on the south by the northerly right-of-way of line of the Chicago, Aurora and Elgin Railway (now abandoned) described as follows:

Beginning at a point in the northerly right-of-way line of said Chicago, Aurora and Elgin Railway, which point is 743.73 feet West of (measured at right angles to) the east line of the Southeast Quarter of said Section 12; thence North 39 degrees 31 minutes 48 seconds West, along a fence and said fence extended Southeasterly, a distance of 157.86 feet; thence North 12 degrees 16 minutes 48 seconds West, along a fence, a distance of 453.41 feet to fence corner; thence North 06 degrees 22 minutes 45 seconds West, a distance of 124.65 feet to the southerly right-of-way of said Chicago and North Western Railroad; thence South 81 degrees 01 minutes 55 seconds West, along the southerly right of way line said Railroad, a distance of 42.89 feet; thence South 12 degrees 16 minutes 48 seconds East, a distance of 587.15 feet; thence South 39 degrees 31 minutes 48 seconds East, a distance of 146.97 feet to the northerly right-of-way line of said Chicago, Aurora and Elgin Railway; thence North 81 degrees 39 minutes 23 seconds East, along said northerly right-of-way line, a distance of 35.07 feet to the point of beginning), in DuPage County, Illinois, aforesaid part of land is described as follows:

Commencing at the northwest corner of Unit 1 in the aforesaid Declaration of Condominium Ownership as depicted on the survey attached thereto and titled "Condominium Area Plat of Survey, Glen Oak Industrial Park Condominiums"; thence South 9 degrees 34 minutes 23 seconds East, 8.60 feet along the west line of said Unit 1 to the westerly line of the Common Area, thence North 41 degrees 22 minutes 27 seconds West, 31.44 feet along the westerly line of said Common Area to the southerly line of Hill Avenue as reserved in said Declaration of Condominium Ownership; thence North 48 degrees 37 minutes 33 seconds East, 74.01 feet along said southerly line; thence North 48 degrees 27 minutes 33 seconds East, 133.71 feet along said southerly line; thence North 53 degrees 27 minutes 33 seconds East, 245.55 feet along said southerly line to the point of beginning; thence North 53 degrees 27 minutes 33 seconds East, 43.69 feet along said southerly line; thence South 36 degrees 43 minutes 59 seconds East, 14.14 feet; thence South 53 degrees 19 minutes 30 seconds West, 43.69 feet; thence North 36 degrees 43 minutes 59 seconds West, 14.25 feet to the point of beginning.

Said easement containing 0.014 acres, more or less.

December 29, 2015

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Route: Hill Avenue over the East  
Branch of the DuPage River  
Section: 10-00154-00-BR  
County: DuPage  
Job No.: R-55-001-97  
Parcel: 0001TE-B  
Station: 104+69.53 to 105+13.69  
Index No.: 05-12-208-001  
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05-12-208-017

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(Except that part thereof conveyed to Northern Illinois Gas Company by quit claim deed recorded July 20, 1964, as Document R64-25774, described as follows: a strip of land in the Assessment Division of Section 12, Township 39 North, Range 10 East of the  
December 29, 2015

P:\2010\ME10013\_HillAve\_BLA\Survey\Legals\P0001TE-B.doc

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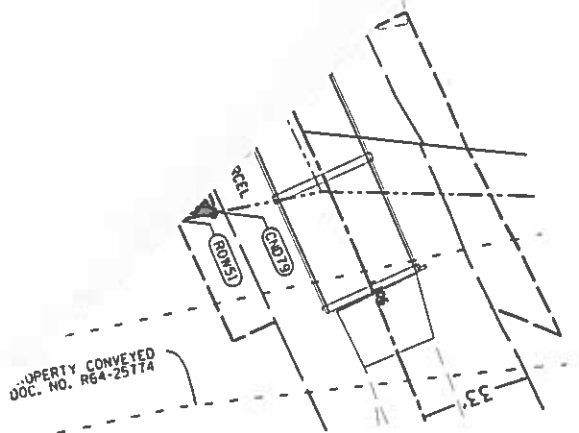
Beginning at a point in the northerly right-of-way line of said Chicago, Aurora and Elgin Railway, which point is 743.73 feet West of (measured at right angles to) the east line of the Southeast Quarter of said Section 12; thence North 39 degrees 31 minutes 48 seconds West, along a fence and said fence extended Southeasterly, a distance of 157.86 feet; thence North 12 degrees 16 minutes 48 seconds West, along a fence, a distance of 453.41 feet to fence corner; thence North 06 degrees 22 minutes 45 seconds West, a distance of 124.65 feet to the southerly right-of-way of said Chicago and North Western Railroad; thence South 81 degrees 01 minutes 55 seconds West, along the southerly right of way line said Railroad, a distance of 42.89 feet; thence South 12 degrees 16 minutes 48 seconds East, a distance of 587.15 feet; thence South 39 degrees 31 minutes 48 seconds East, a distance of 146.97 feet to the northerly right-of-way line of said Chicago, Aurora and Elgin Railway; thence North 81 degrees 39 minutes 23 seconds East, along said northerly right-of-way line, a distance of 35.07 feet to the point of beginning), in DuPage County, Illinois, aforesaid part of land is described as follows:

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Said easement containing 0.003 acres (135 square feet), more or less.

December 29, 2015

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**LEGEND**



GRAPHIC SCALE  
0 FEET  
30'  
SCALE: 1" = 30'

- SECTION LINE
- QUARTER SECTION LINE
- PLATTED LOT LINES
- PROPERTY DASH LINE
- PROPERTY IDEED LINE
- APPARENT PROPERTY LINE
- EXISTING CENTERLINE
- ANCIENT EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ACCESS CONTROL LINE
- PROPOSED ACCESS CONTROL LINE
- MEASURED DIMENSION
- COMPUTED DIMENSION
- RECORDED DIMENSION
- EXISTING BUILDING

- IRON PIPE OR ROD FOUND    ⊙    1/4" GAL. NAIL SET
- CUT CROSS FOUND OR SET    ⊙    5 / 8" REBAR SET
- EXISTING CONIFEROUS TREE    ⊙    EXISTING DECIDUOUS TREE
- POWER POLE-UTILITY    ⊙

STAKING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.

STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS.

NEED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY POINT POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEY REGISTRATION NUMBER.

SURVEY MARKER, I.D.O.I. STANDARD 2135 (TO BE SET BY OTHERS)

STAKING PROPOSED TO BE SET

UNLESS OTHERWISE SPECIFIED.

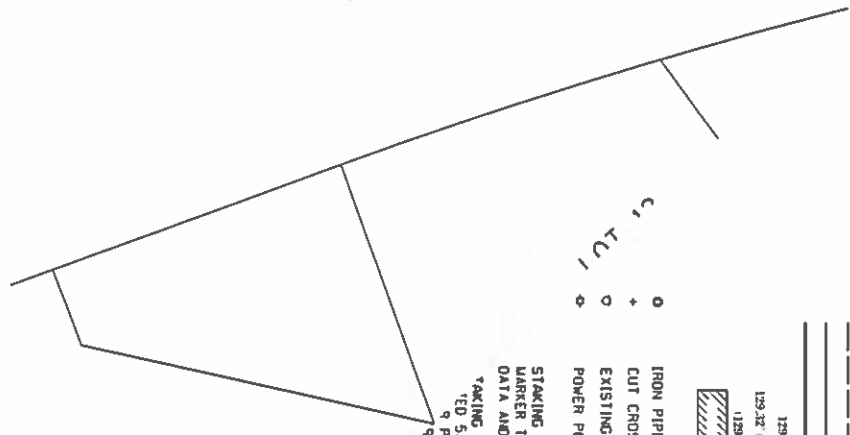
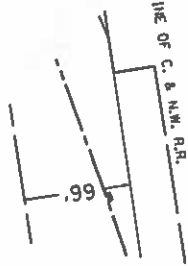
HEREON REFERENCE THE  
STEM, EAST ZONE,  
ADJUSTMENT GRID.  
GRID NOT SHOWN.  
LINES SHOWN BY THE

SHOWN

SHOWN

ILWAY

LOW LINE OF C. & N.W. RR.



**LEGEND**



GRAPHIC SCALE  
 FEET  
 0 50  
 SCALE 1" = 60'

- SECTION LINE
- QUARTER SECTION LINE
- PLATTED LOT LINES
- PROPERTY DASH LINE
- PROPERTY IDEED LINE
- APPARENT PROPERTY LINE
- EXISTING CENTERLINE
- ANCIENT EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ACCESS CONTROL LINE
- PROPOSED ACCESS CONTROL LINE
- MEASURED DIMENSION
- COMPUTED DIMENSION
- RECORDED DIMENSION
- EXISTING BUILDING

- IRON PIPE OR ROD FOUND
- CUT CROSS FOUND OR SET
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- POWER POLE-UTILITY

STAKING OF PROPOSED RIGHT OF WAY. SET DIVISION OF HIGHWAY'S SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.

\* TAKING OF PROPOSED RIGHT OF WAY IN CUL-TIVATED AREAS.  
 † ED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING 795 REGISTRATION NUMBER.

‡ SURVEY MARKER, I.D.O.T. STANDARD 2135 (110 BE SET BY OTHERS)  
 § TAKING PROPOSED TO BE SET

\*D UNLESS OTHERWISE SPECIFIED.

HEREON REFERENCE THE  
 \*STEEL EAST ZONE  
 ADJUSTMENT/GRID.

‡ SEE GRID NOT GROUND.  
 § LANCES SHOWN BY THE

4.00.5HTB4\_PARCEL1\_TotalHoldings.dgn

SSIDNAL  
 MARK