FY 2023

ANNUAL TAX INCREMENT FINANCE REPORT

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	**VILLAGE OF CRESTWOOD**	Reporting Fiscal Year:	**2023**
County:	COOK	Fiscal Year End:	**4/30/2023**
Unit Code:	**016/130/32**		

FY 2023 TIF Administrator Contact Information-Required

First Name:	**WILLIAM**	Last Name:	**GRAFFEO**		
Address:	13800 SOUTH CICERO AVE	Title:	ADMINISTRATOR		
Telephone:	708-371-4800 EXT 2001	City:	CRESTWOOD	Zip:	60418
E-mail					

I attest to the best of my knowledge, that this FY 2023 report of the redevelopment project area(s) in the **City/Village** of: Crestwood is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Written signature of TIF Administrator — **Date** 2/13/26

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Route 83 Redevelopment Project Area	8/21/2014	

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2023

Name of Redevelopment Project Area:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

Primary Use of Redevelopment Project Area*:
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	**X**
Industrial Jobs Recovery Law	

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] **If yes, please enclose the amendment (labeled Attachment A).** For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] **If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).**	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] **Please enclose the CEO Certification (labeled Attachment B).**		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] **Please enclose the Legal Counsel Opinion (labeled Attachment C).**		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] **If yes, please enclose the Activities Statement (labled Attachment D).**		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] **If yes, please enclose the Agreement(s) (labeled Attachment E).**		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] **If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).**	X	
Were there any reports ***submitted to*** the municipality ***by*** the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] **If yes, please enclose the Joint Review Board Report (labeled Attachment H).**		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] **If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).**		X
An analysis prepared by a financial advisor or underwriter, chosen by the municipality, setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] **If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (labeled Attachment J).**		X
Has a cumulative of $100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) **If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).**		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than $100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] **If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).**	X	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] **If yes, please enclose the list only, not actual agreements (labeled Attachment M).**		X
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).		X

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2023

Name of Redevelopment Project Area:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period $ 4,314,400

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	$ 118,915	$ 170,925	1%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 70,800	$ 78,042	0%
Land/Building Sale Proceeds			0%
Bond Proceeds		$ 10,710,898	31%
Transfers from Municipal Sources		$ 21,938,186	64%
Private Sources			0%
Other (identify source SALE OF STONE; if multiple other sources, attach schedule)	$ 201,065	$ 1,247,901	4%

All Amount Deposited in Special Tax Allocation Fund	$ 390,780		
Cumulative Total Revenues/Cash Receipts		$ 34,145,952	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 1,293,108		
Transfers to Municipal Sources			
Distribution of Surplus			
Total Expenditures/Disbursements	$ 1,293,108		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ (902,328)		
Previous Year Adjustment (Explain Below)	$ (934,091)		
FUND BALANCE, END OF REPORTING PERIOD*	$ 2,477,981		

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

Prior beginning fund balance adjustment for bond payments not listed.

SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

FY 2023

Name of Redevelopment Project Area:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	**Amounts**	**Reporting Fiscal Year**
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
LEGAL FEES	1,019	
		$ 1,019
2. Annual administrative cost.		
		$ -
3. Cost of marketing sites.		
		$ -
4. Property assembly cost and site preparation costs.		
		$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		$ -
6. Costs of the constructuion of public works or improvements.		
		$ -

SECTION 3.2 A
PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		$ -
8. Cost of job training and retraining projects.		
		$ -
9. Financing costs.		
BOND PAYMENTS	1,292,089	
		$ 1,292,089
10. Capital costs.		
		$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		$ -

13. Relocation costs.		
		$ -
14. Payments in lieu of taxes.		
		$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		$ -
17. Cost of day care services.		
		$ -
18. Other.		
		$ -

TOTAL ITEMIZED EXPENDITURES		**$ 1,293,108**

Section 3.2 B [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2023

Name of Redevelopment Project Area:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

List all vendors, including other municipal funds, that were paid in excess of $10,000 during the current reporting year.

Name	Service	Amount

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d]

FY 2023

Name of Redevelopment Project Area:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE	$ 2,477,981

1. Description of Debt Obligations	**Amount of Original Issuance**	**Amount Designated**
G.O. REFUNDING BONDS (ALTERNATIVE REVENUE SOURCE), SERIES 2020A	$ 4,300,000	$ 4,300,000
G.O. REFUNDING BONDS (ALTERNATIVE REVENUE SOURCE), SERIES 2020B	$ 6,000,000	$ 6,000,000
Total Amount Designated for Obligations	$ 10,300,000	$ 10,300,000

2. Description of Project Costs to be Paid	**Amount of Original Issuance**	**Amount Designated**
Total Amount Designated for Project Costs		$ -

TOTAL AMOUNT DESIGNATED	$ 10,300,000
SURPLUS/(DEFICIT)	$ (7,822,019)

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2023

Name of Redevelopment Project Area:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2023

Name of Redevelopment Project Area:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	

2. The municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	
2b. The total number of NEW projects undertaken by the municipality in fiscal year 2022 and any fiscal year thereafter, within the Revelopment Project area, if any.	

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	$ -	$ -	$ -
Public Investment Undertaken	$ -	$ -	$ -
Ratio of Private/Public Investment	0		0

Project 1 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 7 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

PAGE 3 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 16 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois. SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2023

Name of Redevelopment Project Area:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
			$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	
	Temporary	Permanent	Temporary	Permanent

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

Project Name	Stated Rate of Return

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2023

Name of Redevelopment Project Area:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

Provide a general description of the redevelopment project area using only major boundaries.

Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2023

Name of Redevelopment Project Area:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.

Year of Designation	Base EAV	Reporting Fiscal Year EAV

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

[ ] **Indicate an 'X' if the overlapping taxing districts did not receive a surplus.**

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

VILLAGE OF CRESTWOOD

13800 SOUTH CICERO AVENUE • CRESTWOOD, ILLINOIS 60418 • 708-371-4800 • FAX 708-371-4849

KENNETH W. KLEIN
MAYOR

CATHERINE M. JOHNSON
CLERK

TRUSTEES
ANTHONY J. BENIGNO
LINDA M. MADLENER
KEVIN WASAG
FRANK CALDARIO
BRIAN SKALA
DENISE M. PIETRUCHA

February 5, 2023

Ms. Susan A. Mendoza
Illinois State Comptroller
325 W. Adams Street
Springfield, IL 62704

RE: Certificate of Compliance of the Village of Crestwood Route 83 Redevelopment Project Under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-5(d)(3) and 65 ILCS 5/11-74.6-22(d)(3))

Dear Ms. Mendoza:

I hereby certify that I am the Village Manager of the Village of Crestwood, an Illinois municipal corporation (the "Village"). In my capacity as Village Manager, I further certify that during the preceding fiscal year, the Village has complied with all applicable requirements of the Tax Increment Allocation Redevelopment Act, including but not limited to 65 ILCS 5/11-74.4-5(d)(3) and 65 ILCS 5/11-74.6-22(d)(3), in connection with the Village's Redevelopment Project Area commonly known as the Crestwood Route 83 TIF Project.

Please feel free to contact the Village should you require any additional information or documentation regarding this certification.

Sincerely,

William Graffeo
Village Manager
Village of Crestwood

SOSIN, ARNOLD & SCHOENBECK LTD.
ATTORNEYS AT LAW

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†Also admitted in Wisconsin
◊Also admitted in Indiana
*Also admitted in Florida

PATRICK J. WOYTEK
pwoytek@sosinarnold.com

February 13, 2026

Ms. Susana A. Mendoza
Illinois State Comptroller
555 West Monroe Street; Suite 1400S-A
Chicago, IL 60661

Re: Legal Opinion Regarding Compliance of the Village of Crestwood Route 83 and Cicero Redevelopment Project Pursuant to 65 ILCS 5/11-74.4-5(d)(4).

Dear Ms. Mendoza:

We represent the Village of Crestwood, Cook County, Illinois, an Illinois municipal corporation (the "Village"), and have served as its counsel in connection with the redevelopment project area commonly known as the Route 83 and Cicero Redevelopment Project (the "Redevelopment Project"). Pursuant to Section 5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the "Act"), the Village has requested that we render our opinion as to its compliance with the Act in administering the Redevelopment Project.

For purposes of this letter, we have reviewed the Annual Tax Increment Finance Report (the "Report") for the fiscal year ending April 30, 2023. We have not conducted an independent audit of the Village's reports and activities and have relied upon the assertions of the Report as to its compliance with Section (5)(d)(9) of the Act. Based on the documents supplied to us, we are of the opinion that the Village is now in compliance with the Act.

Our opinions expressed above are limited to the laws of the State of Illinois and we do not express any opinion herein concerning any other laws. In addition, we express no opinion herein concerning any statutes, ordinances, administrative decisions, rules, or regulations of any county, town, municipality, or special political subdivisions (whether created or enabled through legislative action, at the federal, state, or regional level). This opinion is given to the Illinois State Comptroller and shall not be relied upon by any other person or entity, or for purposes other than as intended. The opinions given herein are as of the date hereof.

Very truly yours,

SOSIN, ARNOLD & SCHOENBECK, LTD.

Patrick J. Woytek

Patrick J. Woytek

Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, Georgia 30349-2998
Telephone: 404 765-8000

For Internal Use Only:
Latitude: 41.654365
Longitude:-87.739263

August 7, 2017
VIA EMAIL

Dan Abdo
The Glazier Corp.
824 N. Racine Ave.
Chicago, IL 60042

RE: Proposed Ground Lease between City of Crestwood "Landlord"), as landlord, and Chickfil-A, Inc. ("CFA"), as tenant

Dear Dan:

This letter serves to express our interest in entering into a ground lease ("Lease") regarding the real property described below.

Property:	The property (the "Property") consists of approximately 1 acre located at NWC Cicero Ave. & Cal Sag Rd., Crestwood, IL 60445, as more particularly described on Exhibit "A", together with easements for access, parking and utilities across Landlord's adjacent property described on Exhibit "B" (the "Adjoining Property").
Term and Rent:	Initial term is 15 years with 8 renewal terms of 5 years each. Initial annual rent is $130,000 per annum, subject to a 10 percent increase every 5 years. Option rent increases each term by 10 percent each 5 years.
Taxes:	Beginning on the Rent Commencement Date, CFA will pay the real estate taxes separately assessed on the Property and any property taxes assessed on CFA's improvements and personal property located on the Property, plus its pro rata share of property taxes on the access drives, landscaped areas and other portions of the Adjoining Property used in common with the other occupants thereof (the "Common Access, Signage and Utility Areas"). If the Property is not separately assessed, CFA will pay its pro-rata share of such taxes upon presentation of bills to CFA. Landlord's estimate of real estate taxes is $ $12,000 per annum (unimproved). If the taxes are increased by more than ten percent (10%) due to a re-valuation of the Property after the Effective Date because of any second "change in ownership" during any consecutive ten(10)) year period during the Term, Tenant will not be required to pay or be charged with any increase in the taxes attributable to or arising from such change in ownership above and beyond the ten percent (10%) increase.
Common Area Expenses:	CFA will maintain the Property, including parking and landscaped areas, and will insure its building, improvements and personal property. CFA will contribute its share of the

cost of insuring, maintaining and repairing the Common Access, Signage and Utility Areas. Contribution shall be capped off at $1,500 annually and shall not increase by more than 5% every 5 years

Inspection Period: CFA will have 75 days after the effective date of the Lease (the "Inspection Period") to determine the feasibility, in CFA's sole discretion, of CFA's development, use and operation of the Property. CFA will have the right to terminate the Lease for any reason (or for no reason) at any time prior to the expiration of the Inspection Period.

Permitting Period: Landlord will pursue all un-appealable governmental entitlements and discretionary approvals, such as site plan approval and a conditional use permit, as required by applicable law for CFA's operation of the Property as a Chick-fil-A restaurant with a drive-thru window, pylon or monument sign and a children's play facility, to enable CFA to develop and operate its business in a manner consistent with the site plan approved by Landlord and CFA, as well as any third party approvals and permits (collectively, the "Entitlements") such that the only remaining approvals or permits required for CFA to open and operate are receipt of CFA's Building Permits ("Building Permits"). Landlord will have 120 days following lease execution to secure the Entitlements (the "Entitlement Period") and will keep CFA informed of Landlord's progress.

Other Contingencies: Within 60 days following the later of: (a) written notice to CFA of Landlord's receipt of the Entitlements, or (b) the expiration of the Inspection Period, CFA shall make its initial submittal for Building Permits. CFA will have a specific number of days (the "Permitting Period"; the amount of which to be mutually acceptable to CFA and Landlord consistent with CFA's site investigation report and set forth in the Lease prior to execution) to receive all Building Permits deemed necessary by CFA, without unusual or extraordinary expense. CFA will have the right to terminate the Lease if Landlord's fails to obtain Entitlements prior to the expiration of the Entitlement Period or if CFA fails to receive a Building Permit notwithstanding its compliance with municipal code and the other terms of the lease. CFA may extend the Permitting Period for 2, 45-day periods if CFA has not received Permits before the expiration of the Permitting Period. The Lease will also be expressly contingent upon the following:

(i) The condition of title to the Property must be satisfactory to CFA.

(ii) The completion by Landlord of all work ("Landlord's Work") described on the attached Exhibit "D" ("Work Letter") in the time periods described in the Work Letter.

(iii) CFA obtaining all required internal approvals from its Real Estate Committee during the Inspection Period.

(vi) Landlord is not aware of any consents or approvals which would be required from any parties (other than Landlord or the governmental jurisdiction in which the Property is located) for the development or operation of the Property as a Chick-fil-A restaurant with a drive-thru window, pylon or monument sign and children's play facility ("Third Party Consents"). However, if CFA discovers that Third Party Consents are required, then Landlord will obtain all Third-Party Consents at Landlord's sole cost and expense.

Commencement Date: The Commencement Date of the Lease will occur on the date upon which the later of the two events occurs: (i) the expiration of the Permitting Period or (ii) completion of Landlord's Work

Rent Commencement

Date:	The Rent Commencement Date will be the earlier of (i) 150 days after the Commencement Date, or (ii) the date on which CFA opens for business to the public from the Property. However, if the Commencement Date occurs during the months of November, December, January, or February or March, the Rent Commencement Date will occur 150 days after the earlier of (a) the day CFA starts construction or (b) April 1st following the previous months, but in either case by the date CFA opens for business with the public from the Property.
Use:	CFA will have the right to use the Property as a restaurant and for any other lawful retail use that does not violate certain prohibited uses and existing exclusives to be provided by Landlord to CFA within 10 days after full execution of this letter.
Sign Panel Rights	CFA will have the right to place a panel on the second position of all future pylon or monument signs located along Cal Sag Road. and on Cicero Avenue constructed by Landlord on the property.
Brokers:	CFA and Landlord acknowledge Mid-America Real Estate Corporation as both Landlord & CFA's broker in connection with the lease of the Property. Landlord will be responsible for payment of all commissions due to CFA's Broker and Landlord's Broker pursuant to separate agreements among them ("Broker Agreements"). Landlord will pay commissions in the amounts of three percent (3%) to Landlord's Broker and three percent (3%) to Tenant's Broker in accordance with the terms and conditions of the Broker Agreements. Each party will indemnify the other from claims of other brokers claiming through the indemnifying party.
CFA Exclusive:	No portion of the Adjoining Property will be leased, used or occupied as a restaurant selling or serving chicken as a principal menu item. A "restaurant selling or serving chicken as a principal menu item" means a restaurant deriving 25% or more of its gross sales from the sale of chicken. A "restaurant" includes any business establishment, including, without limitation, a kiosk, stand, booth, food truck or area located inside another business facility. Also, no portion of the Adjoining Property will be leased, used or occupied by or for any of the following: McDonald's, Wendy's, Arby's, Boston Market, Kentucky Fried Chicken, Popeye's, Church's, Bojangle's, Mrs. Winner's, Carl's Jr., Hardee's, Chicken Out, Zaxby's, Ranch One, El Pollo Loco, Pollo Campero, Pollo Tropical, Raising Cane's, Chester's, Bush's Chicken, Biscuitville, Chicken Now, PDQ, ChikWich, Ezell's Famous Chicken, Roy Rogers, Slim Chickens Shake Shack or Habit Burger. These covenants will run with the land during the term of the Lease, benefiting the Property and burdening the Adjoining Property, and be set forth in the short form lease to be recorded upon the effective date of the Lease.
Existing Exclusives And Restrictions:	Landlord acknowledges that it is critically important that CFA be advised of all existing or pending "exclusives," "no build" or "no change" areas or other similar restrictions on CFA's right to develop and operate the Property as a Chick-fil-A restaurant with a broad variety of menu items (which include sandwiches, signature coffees, soup, blended beverages, ice cream, baked goods, bagels, breakfast burritos and wraps). Accordingly, Landlord agrees to carefully review its title files and leases with other tenants of the Adjoining Property (existing and under negotiation) and to make appropriate inquiries of its leasing representatives to provide CFA, within 10 days after full execution of this letter, with accurate and complete copies of all (i) reciprocal easement agreements, declarations, so-called CC&Rs and other similar documents affecting title to the Property and the Adjoining Property, and (ii) use restrictions or exclusives (existing or pending) affecting or intended to affect the Property or the easements rights and restrictions over the Adjoining Property. The Lease will include a representation from Landlord that no consents or other approvals are required to be obtained from any third party (including other tenants of the Adjoining Property) for CFA's proposed use, the construction of a building on the Property, and the restrictions and easements to be imposed on the Adjoining Property.

Right of Entry: To allow CFA to proceed with its due diligence with respect to the Property, by its execution of this letter, Landlord agrees to allow CFA to access the Property and Adjoining Property to conduct at CFA's expense all reasonable tests and investigations, including surveys, soils tests and environmental tests and investigations. CFA agrees to restore any portion of the Property disturbed in connection with any such tests and investigations conducted by CFA. Except for negligence or willful acts by Landlord or its agents, contractors or employees, CFA agrees to indemnify and hold Landlord harmless from and against any and all loss, cost, damage or expense arising out of or due to any entry on the Property by CFA, its employees, agents or contractors. Landlord may terminate this right upon 24 hours prior, written notice if negotiations between CFA and Landlord discontinue. Landlord agrees to terminate this agreement only in good faith and only if such negotiations cease. Notwithstanding the non-binding nature of this letter, the terms of the right of entry granted in this paragraph are binding upon CFA and Landlord.

Exclusivity: Landlord will not negotiate with any third party respecting the sale or lease of the Property while the parties are in good faith and with due diligence negotiating the Lease. Notwithstanding the non-binding nature of this letter, the terms of the exclusivity in this paragraph are binding upon CFA and Landlord.

Miscellaneous: This letter does not constitute an offer by either party and is intended only to determine whether there is a basis acceptable to CFA and Landlord for proceeding toward a legally binding and definitive Lease for the Property. Except for the paragraphs under the headings "Right of Entry" and "Exclusivity" above, this letter is not a binding commitment or agreement by either CFA or Landlord, and there will be no binding agreement between the parties until the Lease, which must be in form and content satisfactory to each party and its counsel, has been fully executed and delivered by each of CFA and Landlord. This letter does not obligate either party to proceed to the completion of an agreement.

If the terms of this letter are acceptable, please sign below and return an executed counterpart to CFA prior to August 11, 2017. In addition, please complete the information questionnaire attached hereto as Exhibit "C" to facilitate CFA's preparation of a draft Lease for your review and comment.

Sincerely,

Brian Jorbin
Sr. Real Estate Representative Chick-fil-A, Inc.

ACCEPTED, _____ this day of _____

"LANDLORD"

_____

By: _____

Title: _____

EXHIBIT "A"

DESCRIPTION OF PROPERTY

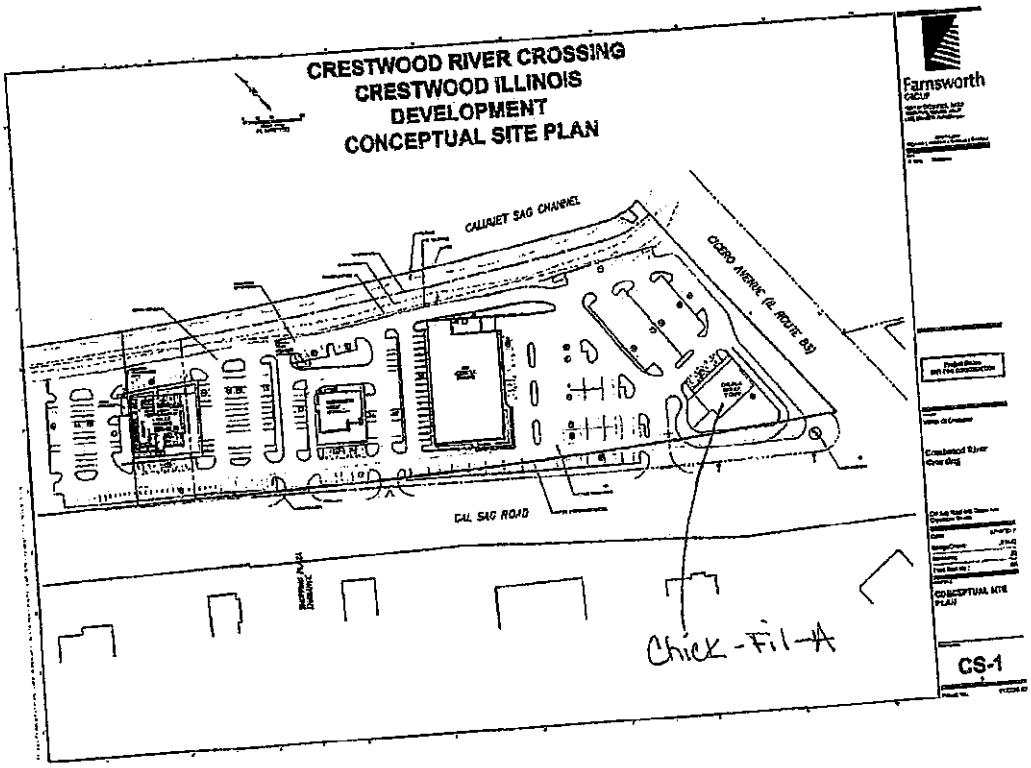


EXHIBIT "B" DESCRIPTION OF ADJONNG PROPERTY

LOI - WORK LETTER EXHIBIT "D"

1. Finished Building Pad Delivery/Curb-in:

Landlord will complete the following work ("Landlord's Work") at its sole cost in accordance with the Landlord's Work plans and specifications mutually approved by Tenant and Landlord as further described in the Lease:

(a) installation of all utilities to a point within five feet of CFA's proposed restaurant building (which utilities must be fully functional and ready for hookup and operation in capacities sufficient for CFA's use except for the payment of customary connection or tap fees with the utility companies as may be required for CFA's work), as well as conduit for electrical service to any CFA freestanding sign;

(b) completion of all necessary and appropriate access drives, driveways and access ways to the common area internal ring road to be delineated on future site plans and attached to the lease ;

(c) demolition of existing improvements and removal of all debris, including any asphalt, concrete slabs, underground foundations or footings;

(d) all cut and fill work and certified, compacted finished grading of the Property free of unsuitable soils (as further defined in the Lease);

(e) construction and installation of storm water retention and water quality facilities for the Property; to be delineated on future site plans and attached to the lease.

(f) construction and installation of all final surface course paved parking areas (including striping), lighting, landscaping, and irrigation systems on the Property and Adjoining access point (including controls for Tenant separate from any Adjoining Property systems).

It is intended that Landlord's Work will provide CFA with a finished building pad whereby CFA is solely responsible for constructing its building and sidewalks immediately surrounding its building, drive-thru, freestanding sign and trash enclosure. Landlord will obtain all permits and approvals necessary to perform Landlord's Work only at Landlord's expense, including the payment of all necessary impact fees, traffic fees, utility connection or capacity fees and other similar development expenses related to landlords work only. Not including any building tap fees or hook up fees. All of landlord required work listed above is to be per code and all tenant requirements above must be completed and approved as per the approval of all governmental entities having code jurisdiction for the development.

EXHIBIT I

FORM OF ESTOPPEL CERTIFICATE

Re: Co-Tenancy Agreement dated _____, 20__ by and between VILLAGE OF CRESTWOOD, an Illinois municipal agency (hereinafter referred to as "**Crestwood**"), and Chick-fil-A, Inc., a Georgia corporation (hereinafter referred to as "**CFA**"), for premises comprised of approximately 1 acre located at [insert street address], Crestwood, Cook County, Illinois (the "**Premises**"), described on Exhibit A of the Declaration and Short Form Agreement dated _____ and recorded in Book____, Pages _____ in _____, _____(the "**Agreement**").

REPRESENTATIONS BY CFA AND CRESTWOOD

TO: Village of Crestwood
13840 South Cicero Avenue
Crestwood, Illinois 60445
Attention: Mayor

Chick-fil-A, Inc., CFA
5200 Buffington Road
Atlanta, Georgia 30349-2998

Ladies and Gentlemen:

CFA and Crestwood certify to the best of their knowledge and belief, as of _____, 20__, the following:

1. The Agreement is in full force and effect and has not been modified, amended, supplemented, or assigned, except as described above.

2. Annual basic rent and other charges due Crestwood under the Agreement have been paid through **[INSERT DATE THROUGH END OF MONTH]** as set forth in the Agreement, excepting only year-end reconciliations of amounts paid on account for the current accounting period. CFA is currently paying monthly basic rent in the amount of **[INSERT MONTHLY AMOUNT]** due and payable as set forth in the Agreement. No rent has been paid more than one month in advance, except payments made on account of CFA pursuant to the specific terms of the Agreement.

3. CFA knows of no condition under the Agreement which on the giving of notice or the passage of time or both would constitute a default under the Agreement by Crestwood and there are no claims, defenses or offsets which CFA has against enforcement of the Agreement by Crestwood, except any credits or refunds due to CFA resulting from the review or audit of any year end reconciliations.

   Crestwood knows of no condition under the Agreement which on the giving of notice or the passage of time or both would constitute a default under the Agreement by CFA and there are no claims, defenses or offsets which Crestwood has against enforcement of the Agreement by CFA.

4. The initial term of the Agreement commenced on **[INSERT DATE]**; rent commenced on **[INSERT DATE]**; and the initial term expires on **[INSERT DATE]**. CFA has the right to extend the term of the Agreement for eight (8) consecutive periods of five (5) years each pursuant to the terms of the Agreement.

5. CFA is in possession of the Premises. CFA has not filed or had filed against it a petition for bankruptcy under the bankruptcy laws of the United States and is not subject to any reorganization, insolvency, or other like proceedings.

6. All statements contained in this Estoppel Certificate are based on the knowledge of the signing representatives below, without investigation. Nothing contained in this Estoppel Certificate will constitute or be deemed to constitute an amendment, modification or waiver of any term or condition of the Agreement or any right or remedy of CFA under the Agreement, or arising in connection with the Agreement, including all appurtenant covenants, restrictions or easements of record. In the event of any conflict between the Agreement and this Estoppel Certificate, the Agreement will control. Further, except with respect to any exclusive use and restrictive covenant violations listed below that CFA hereby waives, this Estoppel Certificate will not be used to evidence CFA's waiver of, or estop CFA from making claims for, exclusive use or other restrictive covenant violations under the Agreement or arising in connection with the Agreement, including all appurtenant covenants, restrictions or easements of record: NONE

7. All capitalized terms will have the meanings set forth in the Agreement, except as otherwise specifically defined in this Estoppel Certificate.

8. This Estoppel Certificate will be of no force or effect until both parties receive a fully executed original counterpart of this Estoppel Certificate.

9. CFA acknowledges that Crestwood will have the right to provide a copy of this Estoppel Certificate to Crestwood's prospective lender or prospective purchaser of the Premises and such lender or purchaser will have the right to rely on CFA's and Crestwood's representations in this Estoppel Certificate in connection with a lending transaction or sale of the Premises. CFA also has the right to rely on Crestwood's representations in this Estoppel Certificate.

The undersigned have executed this Estoppel Certificate on this ____ day of _____, 20__.

CFA:

Chick-fil-A, Inc.,
a Georgia corporation

By: _____
Name: _____
Title: _____

CRESTWOOD:

VILLAGE OF CRESTWOOD
an Illinois Municipal Agency

By: _____
Name: Louis Presta
Title: Mayor

EXHIBIT J

CRESTWOOD'S WORK

Crestwood agrees, at its expense, to complete the "**Crestwood's Work**" in accordance with this Exhibit. If any word in this Exhibit is capitalized but is not defined, the term has the meaning given in the Agreement. All notices between Crestwood and CFA required in this Exhibit will be given and received in accordance with the provision titled "Notices" in the Agreement.

Section 1. Scope of Crestwood's Work. Crestwood will perform all of the site work and utility work required for CFA to proceed with construction of CFA's "curb in" work (e.g., the sidewalk immediately surrounding the restaurant building) and the restaurant building (collectively, the "**Building**"). For clarity, Crestwood's Work does not include the construction of the Building, the construction of CFA's Dumpster Enclosure Area (including the concrete pad in front of same), the curbing around the Building, the drive-thru (including the concrete drive-thru lane(s) and the loop detectors and other related appurtenances, as well as CFA's menu boards and all underground electrical conduit serving same), CFA's outdoor seating area, or CFA's signs to be constructed on the Demised Premises (collectively referred to as "**CFA's Work**").

The work to be performed by Crestwood is referred to as the "**Crestwood's Work**," will be shown on the "**Approved Plans**" as defined in Section 2 below, and will consist of the following:

"**Crestwood's Pre-Commencement Date Work**" consists of the following work:

(a) Demolition and removal of all existing buildings and other improvements on the Land, including foundations and all pavement, sidewalks, and asphalt, and removal of all debris, all as further described on Exhibit J-1 (if applicable).

(b) All excavation, over-excavation, cut and fill work, compaction, and finished grading of the Land to prepare the Land for CFA's Work (including, without limitation, the over-excavation, fill and grading to remove unsuitable materials in and beneath the area of CFA's footings and to prepare the Land for the Building, sufficient to enable CFA to utilize standard spread footings at standard depths). The work by Crestwood will be done under the supervision of a licensed/registered geotechnical engineer acceptable to CFA and in accordance with the "**Earthwork Performance Criteria**" attached to this Agreement as Exhibit J-1. Crestwood will construct retaining walls as necessary in connection with the above-referenced grading level. Crestwood will also install appropriate erosion control measures and fencing around the Land. Crestwood will provide a geotechnical report (the "**Geotechnical Report**") for review by CFA which complies with CFA's criteria to be provided to Crestwood. CFA will have the right to review and approve the recommendations within the Geotechnical Report which relate to the Land.

(c) Construction and installation of all utilities. All utilities must be extended to a point within five feet (5') of the Building pad and CFA's Dumpster Enclosure Area (as applicable) at locations designated by CFA. The work will be done in compliance with the "**Utility Criteria**" in Section 4, below. Utilities include electricity, water (domestic, irrigation, and fire suppression), gas, telephone, internet, storm sewer, and sanitary sewer. CFA will designate the locations for utility installation by delivering CFA's utility plan to Crestwood. This scope of work expressly includes installation of conduit for electrical service to CFA's planned free-standing signage.

(d) Construction and initial binder coat paving of all driveways, accessways and curb cuts which provide access to and from the Demised Premises to public rights of way, including the Protected Drives.

(e) Construction and installation of all necessary improvements for stormwater drainage and retention for the development of which the Land is a part, including, but not limited to, any storm water quality, treatment, controls or systems as may be required by the applicable governmental authorities. The

stormwater improvements must be completed, inspected, and approved by the applicable governmental authority and fully functioning for CFA's immediate use.

"**Crestwood's Post-Commencement Date Work**" consists of the following work:

(a) Final installation of all sidewalks, lighting, landscaping, signage, fire hydrants, and irrigation systems on the Land and the Adjoining Property (including controls for CFA separate from any systems serving the Adjoining Property).

(b) Final surface course of paving and striping of the parking and other non-landscaped areas of the Land and that portion of Adjoining Property located to the east of the Demised Premises in accordance with the Approved Plans.

Section 2. Crestwood's Plans. Crestwood agrees to submit plans and specifications for Crestwood's Work to CFA for CFA's reasonable review and approval within thirty (30) days after the Effective Date of this Agreement. All such plans shall be prepared by an engineer approved by CFA. Crestwood's plans will include, by way of example only and not by way of limitation, the following types of drawings:

(a) Site Plan;
(b) Utility Plan;
(c) Grading Plan;
(d) Drainage Plan;
(e) Paving Plan;
(f) Landscape and Irrigation Plans;
(g) Lighting Plan (including detail as to power source and location of controls); and
(h) Erosion and Sediment Control Plan.

Once CFA approves the plans and specifications in writing (the "**Plans Approved for Permitting**"), Crestwood will not modify the Plans Approved for Permitting (except as provided below) without CFA's prior, written consent, which will not be unreasonably withheld. Agreement on the Plans Approved for Permitting is an express condition precedent to the expiration of the Inspection Period.

Crestwood expressly acknowledges that if the initial Plans Approved for Permitting do not incorporate CFA's designated locations of utilities, Crestwood will have the Plans Approved for Permitting modified after receiving CFA's utility plan. CFA will deliver its utility plan to Crestwood. Crestwood will deliver a revised set of Plans Approved for Permitting to CFA within thirty (30) days after receipt of CFA's plan.

Crestwood agrees that the proper utility location is critical and that any failure by CFA to deliver its plan to Crestwood is not a waiver of this requirement. Crestwood will request the utility plan from CFA, in writing, if CFA fails to deliver it to Crestwood, and CFA will promptly submit them.

Crestwood agrees to submit final permitted plans and specifications for Crestwood's Work to CFA for CFA's reasonable review and approval at least thirty (30) days prior to expiration of the Permitting Period. Once CFA approves the final permitted plans and specifications in writing (the "**Approved Plans**"), Crestwood will not modify the Approved Plans without CFA's prior, written consent, which consent will not be unreasonably withheld. Agreement on the Approved Plans is an express condition precedent to the expiration of the Permitting Period.

Section 3. Standard of Work. All of Crestwood's Work will comply with (i) the Approved Plans, (ii) the Earthwork Performance Criteria, (iii) all applicable laws, codes, ordinances, rules and regulations (including, without limitation, the Americans with Disabilities Act), and (iv) all applicable easements, restrictions, covenants, and agreements of record.

Prior to the Commencement Date, Crestwood and CFA will meet to coordinate construction schedules so as to minimize interference with the construction activities of the other party and to develop a mutually agreeable construction schedule.

Section 4. Utility Criteria. All utilities will be properly stubbed, capped and their locations marked above ground. Crestwood will install all sleeves for piping to CFA's signage, irrigation systems, and CFA's Dumpster Enclosure Area in locations designated by CFA on CFA's plans. CFA will only be required to pay ordinary tap on fees and user charges as are normally and uniformly imposed by the utility provider. The capacity of all utilities must conform to the following criteria:

(a) **Electric**. All electric lines will accommodate a 208/Y/120 volt, 4 phase, 1200 amp service with four (4) sets of 4# 350 kcmil conductors. If the transformer is not within the Land, Crestwood will install a minimum of four (4) four inch (4") PVC conduits from the electric company transformer to a point designated by CFA. CFA is responsible for installing the secondary service from the transformer to the Building unless the secondary service line extends more than 125 feet in length, in which case Crestwood will be responsible for any length of secondary in excess of 125 feet.

(b) **Gas**. Gas service will accommodate a peak gas demand of 1,475 cfh of which 150 cfh is used for water heating and the remainder is for space heating. The required pressure at the Building is seven inch (7") w.c.

(c) **Sanitary Sewer**. All sewer lines will be a minimum of six inches (6") and have capacity to accommodate a total water usage of 1,500 GPD of which 775 GPD is discharged as non-grease waste and 725 GPD is grease waste. CFA will provide its own grease trap in accordance with CFA's specifications, except as otherwise required by the applicable governmental authority.

(d) **Domestic/Fire Water**. Water lines will accommodate minimum 50 psi water pressure at the Building and have a peak water demand of 67 gpm. The water service lateral line will be a minimum of one and one-half inches (1½") in diameter and the fire protection line will be a minimum of four inches (4") in diameter or larger if required by code. The domestic meter size will be one and one-half inches (1½"). If landscaping is by Crestwood, CFA intends to tap off the water line and have a separate one inch (1") irrigation line/meter unless the utility company or applicable governmental authority requires a separate irrigation tap from the main water line, in which case Crestwood will provide a one inch (1") service line and a one inch (1") meter at a location designated by CFA.

(e) **Telephone.** Crestwood will install two (2) two inch (2") Schedule 40 PVC conduits with pull strings from telephone source to a location designated by CFA.

(f) **Internet**. Crestwood will install one (1) three inch (3") Schedule 40 PVC conduit with pull string from the internet service provider's main distribution point to a location designated by CFA.

Section 5. Completion Date for Crestwood's Pre-Commencement Date Work; Evidence of Completion; CFA's Remedies. Crestwood and CFA agree as follows:

(a) Crestwood's Pre-Commencement Date Work will be complete on or before May 31, 2019 (the "**Crestwood's Pre-Commencement Work Completion Date**").

(b) Crestwood acknowledges that CFA will, subject to receipt of the CFA's Permits, establish a construction schedule based upon the Crestwood's Pre-Commencement Date Work Completion Date. CFA will not be required to accept delivery earlier than fifteen (15) business days after the date that Crestwood completes the Crestwood's Pre-Commencement Date Work and delivers the certificates attached to this Agreement as Exhibit J-2 and Exhibit J-3.

(c) If Crestwood misses the Crestwood's Pre-Commencement Date Work Completion Date, CFA will receive one (1) day of free rent for each day of delay. Additionally, CFA may (at any time before actual delivery of the Demised Premises) elect either to (i) terminate this Agreement, or (ii) perform the remaining work on Crestwood's behalf. If CFA terminates this Agreement, Crestwood will be obligated to reimburse CFA for all costs incurred in connection with this Agreement (including due diligence, design, permit fees, and reasonable attorneys' fees). If CFA elects to perform the remaining work on Crestwood's behalf, CFA may set off all costs incurred, plus an administrative fee equal to 20%, against rent due under

this Agreement. During the time CFA performs the work, free rent will continue to accrue as provided in this subparagraph (e). CFA will make the election by written notice to Crestwood. Crestwood will cause its consultants and contractors to cooperate with CFA if CFA elects to complete Crestwood's Pre-Commencement Date Work.

(f) Within five (5) business days after completing Crestwood's Pre-Commencement Date Work Crestwood will deliver the certificates attached to this Agreement as Exhibit J-2 and Exhibit J-3. CFA has the right to inspect Crestwood's Pre-Commencement Date Work. CFA's inspection or acceptance of Crestwood's Pre-Commencement Date Work will not constitute a waiver of any claim against Crestwood for defects in Crestwood's Pre-Commencement Date Work.

(g) Crestwood warrants all of Crestwood's Pre-Commencement Date Work for a period of one (1) year after the Commencement Date ("**Warranty Period**"). The Warranty Period will not limit Crestwood's responsibility for latent defects which are not discovered within such one (1) year period.

(h) CFA's acceptance of the Demised Premises will not constitute a waiver of any of the requirements in this Exhibit. If CFA discovers that any of Crestwood's Pre-Commencement Date Work was not performed in accordance with the terms of this Exhibit, CFA must give written notice to Crestwood within the Warranty Period, then Crestwood will correct the defect. CFA will receive one (1) day of free rent for each day it takes Crestwood to correct a defect in Crestwood's Pre-Commencement Date Work (but only if CFA cannot reasonably operate its business during such time). Crestwood acknowledges that, notwithstanding Crestwood's delivery of the certificates required in this Exhibit, CFA may not actually discover that the Crestwood's Pre-Commencement Date Work is not correct (for example, that utilities are not in the locations required by CFA's plans or that the grading and fill work was not done properly) until CFA commences its construction.

(i) If Crestwood does not promptly commence within two (2) business days after receipt of notice from CFA the work required to correct a defect in Crestwood's Pre-Commencement Date Work and diligently complete it within five (5) business days after commencement of the work, CFA will, in addition to all other rights and remedies, have the same self-help rights set forth in (e), above. Crestwood further acknowledges that any defect in Crestwood's Pre-Commencement Date Work may materially interfere with CFA's ability to complete CFA's Work and open its restaurant to the public. Accordingly, in addition to and without waiving the foregoing provisions or CFA's other rights and remedies under this Agreement, if CFA discovers after the purported completion of Crestwood's Pre-Commencement Date Work (or applicable portion thereof) but prior to completion of CFA's Work that any portion of Crestwood's Pre-Commencement Date Work has not been properly completed or is otherwise defective, then CFA will have the right (but not the obligation) to immediately take such action as CFA reasonably deems prudent to correct all or any portion of such defective work, at Crestwood's sole cost and expense. CFA may immediately undertake such work upon notice to Crestwood without the need for, or giving effect to, the notices or Crestwood cure rights set forth or otherwise required by this clause (i) or elsewhere in this Agreement. If Crestwood does not reimburse CFA for the cost of such work undertaken by CFA pursuant to this clause (i) within thirty (30) days following request, CFA may offset such amounts from rent.

Section 6. Completion Date for Post-Commencement Date Work; CFA's Remedies.

(a) Crestwood's Post-Commencement Date Work must be complete on or before the ninetieth (90th) day following the Commencement Date (the "**Post-Commencement Date Work Completion Date**").

(b) Crestwood acknowledges that CFA will establish a construction schedule based upon the Post-Commencement Date Work Completion Date.

(c) If Crestwood misses the Post-Commencement Date Work Completion Date, CFA will receive one (1) day of free rent for each day of delay for up to ten (10) days of delay, and two (2) days of free rent for every additional day of delay.

(d) After ten (10) days of delay, CFA may elect to perform the remaining work on Crestwood's behalf. CFA may set off all costs incurred, plus an administrative fee equal to 20%, against rent due under this Agreement. During the time CFA performs the work, free rent will continue to accrue as provided in (c), above. CFA will make the election by written notice to Crestwood. Crestwood will cause its consultants and contractors to cooperate with CFA if CFA elects to complete Crestwood's Post-Commencement Date Work.

(e) Within five (5) business days after completing Crestwood's Post-Commencement Date Work, and in all events not later than the Post-Commencement Date Work Completion Date, Crestwood will deliver the certificate attached to this Agreement as Exhibit J-4. CFA has the right to inspect Crestwood's Post-Commencement Date Work. CFA's inspection or acceptance of Crestwood's Post-Commencement Date Work will not constitute a waiver of any claim against Crestwood for defects in Crestwood's Post-Commencement Date Work.

(f) Crestwood warrants all of Crestwood's Post-Commencement Date Work for a period of one (1) year after the Post-Commencement Date Work Completion Date. The warranty period will not limit Crestwood's responsibility for latent defects which are not discovered within such one (1) year period.

(g) CFA's acceptance of the Demised Premises will not constitute a waiver of any of the requirements in this Exhibit. If CFA discovers that any of Crestwood's Post-Commencement Date Work was not performed in accordance with the terms of this Exhibit, CFA must give written notice to Crestwood within the Warranty Period, then Crestwood must correct the defect. CFA will receive one (1) day of free rent for each day it takes Crestwood to correct a defect in Crestwood's Post-Commencement Date Work (but only if CFA cannot reasonably operate its business during such time). Crestwood acknowledges that, notwithstanding Crestwood's delivery of the certificates required in this Exhibit, CFA may not actually discover that the Crestwood's Post-Commencement Date Work is not correct (for example, that utilities are not in the locations required by CFA's plans or that the grading and fill work was not done properly) until CFA commences its construction.

(h) If Crestwood does not promptly commence within two (2) business days after receipt of notice from CFA the work required to correct a defect in Crestwood's Post-Commencement Date Work and diligently complete it within five (5) business days after commencement of the work, CFA will, in addition to all other rights and remedies, have the same self-help rights set forth in (d), above. Crestwood further acknowledges that any defect in Crestwood's Post-Commencement Date Work may materially interfere with CFA's ability to complete CFA's Work and open its restaurant to the public. Accordingly, in addition to and without waiving the foregoing provisions or CFA's other rights and remedies under this Agreement, if CFA discovers after the purported completion of Crestwood's Post-Commencement Date Work (or applicable portion thereof) but prior to completion of CFA's Work that any portion of Crestwood's Post-Commencement Date Work has not been properly completed or is otherwise defective, then CFA will have the right (but not the obligation) to immediately take such action as CFA reasonably deems prudent to correct all or any portion of such defective work, at Crestwood's sole cost and expense. CFA may immediately undertake such work upon notice to Crestwood without the need for, or giving effect to, the notices or Crestwood cure rights set forth or otherwise required by this clause (h) or elsewhere in this Agreement. If Crestwood does not reimburse CFA for the cost of such work undertaken by CFA pursuant to this clause (h) within thirty (30) days following request, CFA may offset such amounts from rent.

EXHIBIT J-1

EARTHWORK PERFORMANCE CRITERIA

Crestwood agrees that all fill and grading work will be done to the standards in this Exhibit, as the same may be modified by the Approved Plans.

1. Initial Site Stripping/Demolition

Initial site preparation includes, if applicable, complete removal and proper disposal of the existing building and all remnants of previous construction. This includes all foundations, floor slabs, septic tanks and underground utilities which are not reused. Disposal of material and debris must be in accordance with local, state and federal regulations for the material type. All excavations must be backfilled with Structural Fill (as defined below) and performed under engineering controlled conditions and benched into the surrounding soils in accordance with this Exhibit. As the soil conditions in the existing building area are not known, the subgrade and the Structural Fill must be observed and tested by a geotechnical engineer.

Initial site preparation also includes the removal of any existing asphaltic concrete pavements; however, these pavements should remain in place as long as possible to serve as a construction entrance and to protect the underlying moisture sensitive soil.

Prior to placement of any new fill, the Land must be stripped of all vegetation, stumps, root balls, topsoil, topsoil fill, root mat, muck, mulch and other organics. Unstable areas must be:

- overexcavated to a stable subgrade,
- scarified, moisture conditioned and recompacted,
- stabilized with coarse aggregate or geotextile, or
- stabilized with chemical admixture such as cement, fly-ash, or hydrated lime.

The Land must be graded with Structural Fill selected, placed, and compacted as outlined in this Exhibit.

2. Structural Fill

All new fill within the areas of the Land that may be used for support of structures, signs, utilities, pavements, walks, walls, etc. must meet the standards of "Structural Fill" as set out in this Exhibit. Structural Fill must be comprised of clean soil or aggregate, free of organics, deleterious materials, ice, snow, and waste of any kind, the fill work must be observed and documented by a reputable soil engineer, and the Structural Fill must be compacted to the standards in this Exhibit.

Structural Fill will be compacted in uniform lifts not exceeding 10 inches loose thickness, to at least 95% of Standard Proctor Maximum Dry Density (ASTM D698). All fill slopes to remain must be placed and compacted beyond the final lines and grades, then cut back to ensure proper compaction at the finish slope face. All existing slopes steeper than 5H:1V must be "benched" at least 8 feet into the slope face, to ensure new fills are placed and compacted in generally uniform, horizontal lifts, eliminating weakened planes within the new fills. The top lift must be compacted to 98% Standard Proctor Maximum Dry density (ASTM D 698).

3. Utility backfill

All underground utilities must be backfilled with the trench spoil, unless the spoils do not meet the Structural Fill requirements above, in which case a suitable Structural Fill must be imported and the unsuitable spoils disposed off site.

4. Subgrade

The original subgrade, and each successive lift of Structural Fill including the final lift, will be stable under the weight of a loaded biaxial dump truck. "Stable" is defined as a firm, unyielding surface, and allowing no yielding, rutting, fanning, pumping, or otherwise deflecting in excess of ½ inch.

In addition, the final subgrade will meet the following parameters:

- Building slab, Exterior Slabs, and Rigid Pavement areas:
  - Modulus of Subgrade Reaction (k) ≥ 200 pci
- Flexible Pavement areas:
  - California Bearing Ratio (CBR) ≥ 10 and;
  - Resilient Modulus (M_R) ≥ 2,000.

5. Drainage

During excavations, all perched or hydrostatic groundwater must be diverted to a suitable dewatering sump or other facility, and discharged to a suitable outlet, in accordance with applicable regulations.

During grading, positive drainage must be maintained toward a lined swale, catch basin, detention area or other suitable stormwater collection area to minimize ponding and retention of water. All subgrades must be compacted with a smooth drum roller in preparation of any anticipated precipitation or periods of site inactivity in excess of 48 hours. Sub-drains, French drains or other suitable structure(s) must be installed to relieve trapped water due to shallow bedrock, springs, and seepage, and to divert water to an appropriate structure or outlet. Surface water must be diverted AWAY from slopes and retaining walls to prevent erosion and hydrostatic pressures.

Shallow groundwater, perched water, trapped water, and or artesian conditions (springs, etc.) will be remediated with the installation of a French drain, burrito drain, or other subsurface drainage system designed to effectively control water from weakening the subgrade, allowing capillary rise to building and pavement subgrades, or otherwise impacting the development of the Land. The drainage system must divert water to a legal, approved discharge point which will not allow back-flushing and will effectively filter soil particles from entering the drain.

6. Grading

The final lift must be graded to within 0.1 foot of design grades as shown on CFA's final grading plan. CFA's final grading plan will be delivered to Crestwood at the time CFA applies for its Permits.

7. Erosion Control

Sediment and erosion control features must be maintained in accordance with the project plans and specifications, all municipal, county, state and federal regulations, and the more stringent of local standards and codes or the 2012 Construction General Permit issued by the United States Environmental Protection Agency, regardless of whether the construction site is greater than or less than one (1) acre.

8. QA/AC Documentation

A testing agency must be retained under the direction of a registered professional engineer to monitor and test the site preparation to confirm and document satisfactory compliance with these criteria. The documentation will be submitted to CFA along with a certification from the registered geotechnical engineer summarizing his services and stating that these criteria have been met.

9. Modification of Information

The information contained in this Exhibit is subject to modification pending completion of site specific geotechnical engineering exploration and analysis by CFA. Modifications will be communicated by CFA to Crestwood for incorporation into the Approved Plans.

EXHIBIT J-2

CONSULTANT'S CERTIFICATE

Project	
Date	
Geotech. Engineer	
Surveyor	
Civil Engineer	
Grading Contractor	
Const. Mgr.	

Each party signing this certificate on behalf of the consultant listed above has been duly authorized to execute and deliver this certificate on behalf of the company providing the services.

GEOTECHNICAL ENGINEER CERTIFICATION

I certify that the fill placement and surface and contour grading of the property being leased or purchased by Chick-fil-A, Inc. has been performed and completed substantially in accordance with the recommendations of the Geotechnical Investigation prepared by _____ dated _____ and Chick-fil-A's Earthwork Performance Criteria attached as Schedule 1 to this certificate. The work was performed under the supervision of the Geotechnical Engineer signing this certification. A final report containing a description of the grading work, on-site recommendations, and the results of testing and inspections has been prepared by _____ and dated _____.

Geotechnical Engineer (signature) _____ Date _____

Print Name: _____

Registration No. _____ AFFIX SEAL HERE

Expiration Date: _____

SURVEYOR CERTIFICATION

I certify that the surface and contour grading of the property being leased or purchased by Chick-fil-A, Inc. is complete and is substantially in accordance with the drawings and specifications by _____ dated _____ and in accordance with the specifications in the Earthwork Performance Criteria attached as Schedule 1 to this certificate. I further certify that the boundaries of such property have been established by pins which as of the date of this Certification are located as described on the survey.

Finished Floor Elevation _____ Date _____

Surveyor (signature) _____

Print Name: _____

Registration No. _____ AFFIX SEAL HERE

Expiration Date: _____

CIVIL ENGINEER CERTIFICATION

I certify that the utility lines serving the property being leased or purchased by Chick-fil-A, Inc. have been constructed and installed substantially in accordance with the drawings and specifications by _____, dated _____, last revised _____. **[Note: Utility lines must be extended to the point designated by Chick-fil-A, Inc.]**

Civil Engineer (signature) _____ Date _____

Print Name: _____

Registration No. _____ AFFIX SEAL HERE

Expiration Date: _____

GRADING CONTRACTOR CERTIFICATION

I certify that the fill placement and surface and contour grading of the property being leased or purchased by Chick-fil-A, Inc. is complete and, to the best of the undersigned's knowledge, has been performed substantially in accordance with the drawings and specifications by _____ dated _____ and in accordance with the specifications in the Earthwork Performance Criteria attached as Schedule 1 to this certificate.

Contractor (signature) _____ Date _____

Print Name: _____

SCHEDULE 1 TO CONSULTANT'S CERTIFICATE

Earthwork Performance Criteria

Crestwood agrees that all fill and grading work will be done to the standards in this Exhibit, as the same may be modified by the Approved Plans.

1. Initial Site Stripping/Demolition

Initial site preparation includes, if applicable, complete removal and proper disposal of the existing building and all remnants of previous construction. This includes all foundations, floor slabs, septic tanks and underground utilities which are not reused. Disposal of material and debris must be in accordance with local, state and federal regulations for the material type. All excavations must be backfilled with Structural Fill (as defined below) and performed under engineering controlled conditions and benched into the surrounding soils in accordance with this Exhibit. As the soil conditions in the existing building area are not known, the subgrade and the Structural Fill must be observed and tested by a geotechnical engineer.

Initial site preparation also includes the removal of any existing asphaltic concrete pavements; however, these pavements should remain in place as long as possible to serve as a construction entrance and to protect the underlying moisture sensitive soil.

Prior to placement of any new fill, the Land must be stripped of all vegetation, stumps, root balls, topsoil, topsoil fill, root mat, muck, mulch and other organics. Unstable areas must be:

- overexcavated to a stable subgrade,
- scarified, moisture conditioned and recompacted,
- stabilized with coarse aggregate or geotextile, or
- stabilized with chemical admixture such as cement, fly-ash, or hydrated lime.

The Land must be graded with Structural Fill selected, placed, and compacted as outlined in this Exhibit.

2. Structural Fill

All new fill within the areas of the Land that may be used for support of structures, signs, utilities, pavements, walks, walls, etc. must meet the standards of "Structural Fill" as set out in this Exhibit. Structural Fill must be comprised of clean soil or aggregate, free of organics, deleterious materials, ice, snow, and waste of any kind, the fill work must be observed and documented by a reputable soil engineer, and the Structural Fill must be compacted to the standards in this Exhibit.

Structural Fill will be compacted in uniform lifts not exceeding 10 inches loose thickness, to at least 95% of Standard Proctor Maximum Dry Density (ASTM D698). All fill slopes to remain must be placed and compacted beyond the final lines and grades, then cut back to ensure proper compaction at the finish slope face. All existing slopes steeper than 5H:1V must be "benched" at least 8 feet into the slope face, to ensure new fills are placed and compacted in generally uniform, horizontal lifts, eliminating weakened planes within the new fills. The top lift must be compacted to 98% Standard Proctor Maximum Dry density (ASTM D 698).

3. Utility backfill

All underground utilities must be backfilled with the trench spoil, unless the spoils do not meet the Structural Fill requirements above, in which case a suitable Structural Fill must be imported and the unsuitable spoils disposed off-site.

4. Subgrade

The original subgrade, and each successive lift of Structural Fill including the final lift, will be stable under the weight of a loaded biaxial dump truck. "Stable" is defined as a firm, unyielding surface, and allowing no yielding, rutting, fanning, pumping, or otherwise deflecting in excess of ½ inch.

In addition, the final subgrade will meet the following parameters:

- Building slab, Exterior Slabs, and Rigid Pavement areas:
  - Modulus of Subgrade Reaction (k) ≥ 200 pci
- Flexible Pavement areas:
  - California Bearing Ratio (CBR) ≥ 10 and;
  - Resilient Modulus (M_R) ≥ 2,000.

5. Drainage

During excavations, all perched or hydrostatic groundwater must be diverted to a suitable dewatering sump or other facility, and discharged to a suitable outlet, in accordance with applicable regulations.

During grading, positive drainage must be maintained toward a lined swale, catch basin, detention area or other suitable stormwater collection area to minimize ponding and retention of water. All subgrades must be compacted with a smooth drum roller in preparation of any anticipated precipitation or periods of site inactivity in excess of 48 hours. Sub-drains, French drains or other suitable structure(s) must be installed to relieve trapped water due to shallow bedrock, springs, and seepage, and to divert water to an appropriate structure or outlet. Surface water must be diverted AWAY from slopes and retaining walls to prevent erosion and hydrostatic pressures.

Shallow groundwater, perched water, trapped water, and or artesian conditions (springs, etc.) will be remediated with the installation of a French drain, burrito drain, or other subsurface drainage system designed to effectively control water from weakening the subgrade, allowing capillary rise to building and pavement subgrades, or otherwise impacting the development of the Land. The drainage system must divert water to a legal, approved discharge point which will not allow back-flushing and will effectively filter soil particles from entering the drain.

6. Grading

The final lift must be graded to within 0.1 foot of design grades as shown on CFA's final grading plan. CFA's final grading plan will be delivered to Crestwood at the time CFA applies for its Permits.

7. Erosion Control

Sediment and erosion control features must be maintained in accordance with the project plans and specifications, all municipal, county, state and federal regulations, and the more stringent of local standards and codes or the 2012 Construction General Permit issued by the United States Environmental Protection Agency, regardless of whether the construction site is greater than or less than one (1) acre.

8. QA/AC Documentation

A testing agency must be retained under the direction of a registered professional engineer to monitor and test the site preparation to confirm and document satisfactory compliance with these criteria. The documentation will be submitted to CFA along with a certification from the registered geotechnical engineer summarizing his services and stating that these criteria have been met.

EXHIBIT J-3

LANDLORD'S PRE-COMMENCEMENT DATE WORK COMPLETION CERTIFICATE

This certification is given in accordance with the requirements of the Co-Tenancy Agreement (the "**Agreement**") between _____ ("**Crestwood**") and CHICK-FIL-A, INC., a Georgia corporation ("**CFA**"). I certify that I have personal knowledge of the subject matter of this certification. I certify that all of the Crestwood's Pre-Commencement Date Work, as that term is defined in the Agreement, has been completed in accordance with the Approved Plans (as defined in the Agreement) and all other requirements of the Agreement. The Crestwood's Pre-Commencement Date Work has been inspected by a qualified representative of Crestwood and has been inspected and approved by all required governmental agencies.

_____,
by its duly authorized representative:

_____

_____
Print name: _____

Date signed: _____, 20__

EXHIBIT J-4

CRESTWOOD'S WORK FINAL COMPLETION CERTIFICATE

This certification is given in accordance with the requirements of the Co-Tenancy Agreement (the "**Agreement**") between _____ ("**Crestwood**") and CHICK-FIL-A, INC., a Georgia corporation ("**CFA**"). I certify that I have personal knowledge of the subject matter of this certification. I certify that all of the Crestwood's Work, as that term is defined in the Agreement, has been completed in accordance with the Approved Plans (as defined in the Agreement) and all other requirements of the Agreement. The Crestwood's Work has been inspected by a qualified representative of Crestwood and has been inspected and approved by all required governmental agencies.

_____,
by its duly authorized representative:

_____

_____

Print name: _____

Date signed: _____, 20__

EXHIBIT K

FORM OF OWNER'S AFFIDAVIT

Fidelity National Title Insurance Company

OWNER'S AFFIDAVIT AND AGREEMENT

State of _____ Commitment No.

_____

County of _____

_____ ("Affiant"), being duly sworn according to law, deposes and says as follows:

1. That Affiant is the _____ of _____, a limited liability company ("the Company"), and that Affiant has personal knowledge of the facts sworn to in this affidavit, and is fully authorized and qualified to make this affidavit.

2. That the Company is the owner of the premises described in the Commitment(s) listed above ("the Property").

3. That there has been no work, services or labor performed or material furnished in connection with repairs or improvements on the property within six (6) months prior to the date of this Affidavit; or, that in the event work has been performed, services rendered, or materials furnished in connection with construction, repair, or improvement on the property during such 6-month period, that all such work performed, services rendered, or materials furnished have been completed and are acceptable to the Owner(s); the Owner(s) have paid in full all contractors, laborers, and materialmen for such work performed, services rendered, or material furnished in connection with construction, repairs, or improvements on the property during such 6-month period, except as shown on exhibit attached hereto. NO EXHIBIT __ SEE EXHIBIT ATTACHED ___

4. That there are no unrecorded tenancies, leases or other occupancies on the Property except as listed below, and that if any such unrecorded leases, tenancies or other occupancies are listed below, they contain no options to purchase, rights of renewal, or other unusual provisions except as shown on exhibit attached hereto.
NO EXHIBIT ___ SEE EXHIBIT ATTACHED ___

5. That no other person has possession or any right to possession of the Property or any interest therein, including oil, gas or other minerals.

6. That there are no financing statements, chattel mortgages, conditional bills of sale or retention of title agreements affecting any fixtures located on the Property.

7. That there are no unrecorded easements or claims of easement; no disputes, discrepancies or encroachments affecting a setback or boundary line; and no contracts, options or rights to purchase other than in the transaction for which this affidavit is given.

8. That there are no unrecorded judgments, liens, mortgages or other claims against the Property.

9. That no proceeding in bankruptcy has ever been instituted by or against the Company (and if a partnership, against the general partner(s) thereof), nor has the Company ever made an assignment for the benefit of creditors).

10. That there is no action or proceeding relating to the Property in any state or federal court in the United States nor any state or federal judgment or any federal lien of any kind or nature whatever which now constitutes a lien or charge upon the Property.

11. That there are no delinquent state, county, city, school district, water district, or other governmental agency taxes due or owing against said property and that no tax suit has been filed by any state, county, city, school district, water district or other government agency for taxes levied against the property.

12. That there has been no notice nor does the Company have any knowledge of any recent or future planned improvements (such as street paving, sidewalks, street lights, etc.) that would result in a special assessment against the property, or any proceeding which could result in an increase tax or assessment liability against the Property.

13. That all management fees, if any, are fully paid, except as shown on exhibit attached hereto.
NO EXHIBIT ___. SEE EXHIBIT ATTACHED ___

The Company, recognizing that funding may occur prior to the transaction documents being officially filed for record in the appropriate Clerk's Office, agrees that in consideration of Fidelity National Title Insurance Company (hereinafter "Fidelity") issuing a policy without exception to any matters which may arise between the effective date of the commitment for title insurance and the date the documents creating the interest being insured are filed for record, which matters may constitute an encumbrance on or affect the title (the "GAP"), to promptly defend, remove, bond or otherwise dispose of any encumbrance, lien or objectionable matter to title which may arise or be filed, as the case may be, against said property during the GAP. The Company further agrees to hold harmless and indemnify Fidelity against all losses, expenses, costs and fees, including, but not limited to, attorney fees, which may arise out of the Company's failure to so remove, bond or otherwise dispose of any said liens, encumbrances or objectionable matters.

This Affidavit is given to induce Fidelity to issue its policy or policies of title insurance with full knowledge that Fidelity will rely upon the accuracy of same. The Company does hereby indemnify and hold Fidelity harmless of and from any and all loss, cost, damage, and expense of every kind, including attorneys' fees, which Fidelity shall suffer or incur or become liable for under its said policy or policies directly or indirectly, due to its reliance on the accuracy of the foregoing statements or in connection with its enforcement of its rights under this Agreement.

(See Attached Signature Page)

X

By:_____
Name:
Title:

Sworn, subscribed to and acknowledged before me this ____ day of _____, 20__.

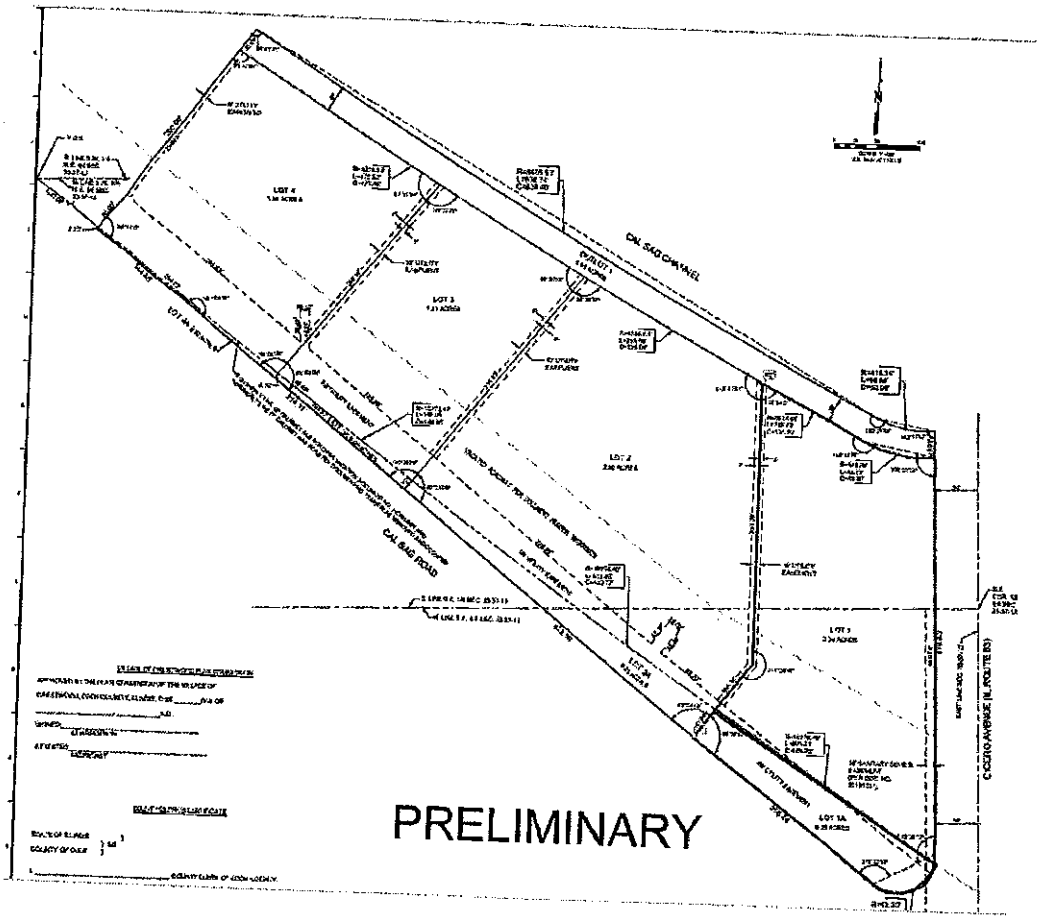
_____
Notary Public

My Commission expires:

EXHIBIT L

PRIME LEASE

[Please see attached]



Crestwood and CFA entered into a Co-Tenancy Agreement of even date herewith (the "**Co-Tenancy Agreement**"), for that portion of the Center identified as Lot 1, which Co-Tenancy Agreement was consented to by the Metropolitan Water Reclamation District pursuant to that certain *Consent to Partial Assignment of Lease Agreement* recorded as of even date herewith.

Crestwood and CFA desire to record this Short Form Agreement to provide record notice of the Co-Tenancy Agreement and its terms and conditions during CFA's co-tenancy under the Co-Tenancy Agreement (including any extensions thereof).

In consideration of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged by Crestwood and CFA, Crestwood and CFA agree as follows:

Section 1. Recitals. The foregoing recitals are hereby incorporated into the body of this Short Form Agreement as if fully set forth herein.

Section 2. Granting Clause. Pursuant to the Co-Tenancy Agreement, Crestwood has assigned, and CFA has accepted, a portion of the Prime Lease covering the "**Land**" described on Exhibit A hereto, consisting of approximately 2.04 acres located in Cook County, Crestwood, Illinois, together with all rights-of-way, servitudes, licenses, tenements, rights, privileges, and easements benefitting or appurtenant thereto, and all improvements located thereon now or in the future, including, without limitation, those rights and easements set forth in that certain Declaration of Rights and Obligations recorded in the land records of Cook County, Illinois, as Document 1809229022 (collectively, the "**Demised Premises**").

#936-17

DOCUMENT PREPARED BY AND AFTER RECORDING, RETURN TO:

Metropolitan Water Reclamation District
Of Greater Chicago
Law Department/Real Estate Division
100 E. Erie St.
Chicago, IL 60611
Attn:

P.I.N.s:
24-33-202-004-0000 (portion)
24-33-202-005-0000 (portion)

This space reserved for recorder's use only.

LEASE AGREEMENT

(Commercial Form)

THIS INDENTURE ("Lease"), made this 15th day of June, 2017, by and between THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO, a body corporate and politic organized and existing under the laws of the State of Illinois, with principal offices at 100 East Erie Street, Chicago, Illinois 60611 (hereinafter designated the "Lessor"), and the VILLAGE OF CRESTWOOD, an Illinois municipal agency with principal offices at 13840 S. Cicero Avenue , Crestwood, Illinois 60445 (hereinafter designated the "Lessee").

WITNESSETH THAT:

ARTICLE ONE

1.01 PREMISES LEASED

The Lessor for and in consideration of the rents hereinafter reserved and of the covenants and agreements hereinafter contained, does hereby demise and lease unto said Lessee all of the premises legally described and depicted in the plat of survey in Exhibit "A" which is attached hereto and made a part hereof, located south of the Cal-Sag Channel and west of Cicero Avenue in Crestwood, Cook County, Illinois and known as the eastern portion of Cal-Sag Channel Parcel 11.04 for those purposes, as more specifically described in Article Three, Paragraph 3.07 hereof, pursuant to 70 ILCS 2605/8 and 8c consisting of approximately seven (7) acres of vacant real estate.

For the purposes of this Lease, the terms "Leased Premises", "Leasehold Premises", "Demised Premises," or similar terms may be used interchangeably, and shall be used synonymously

to mean the real property which is the subject hereof and any improvements located thereon at the time of leasing or placed thereon by Lessee during the term of this Lease.

1.02 TERM OF LEASE

The term of this Lease is sixty (60) years, beginning on September 15, 2017, and ending on September 14, 2077, unless said term shall end sooner under the provisions hereof.

1.03 LEASE EXECUTED BY LESSOR WITHOUT WARRANTIES

It is expressly covenanted and agreed by the parties hereto that the Lessor executes and delivers this Lease without representation or warranties concerning Lessor's title to the Premises and authority to execute this Lease, the size of the Demised Premises, the useable areas of the Demised Premises, and building and zoning laws affecting the Demised Premises. During the Due Diligence Period (as hereafter defined), the Lessee shall (i) examine the title to the Demised Premises and Lessor's authority to enter into this Lease, the size of the Demised Premises and the useable areas of the Demised Premises, (ii) examine the building and zoning laws concerning the Demised Premises and obtain all required governmental approvals, including without limitation, the negotiation of a redevelopment agreement with the Village of Crestwood (the "Village"), (iii) obtain any required access and utility easements, and (iv) become satisfied that Lessee may construct the improvements which are hereinafter set forth in Section 6.01 of this Lease and that said Lessee may use the Demised Premises in accordance with the uses set forth in Section 3.07 of this Lease, subject to the following:

A. In the event on the date hereof or any time hereafter, the building and zoning laws do not permit the use set forth in Section 3.07 hereof or the construction set forth in Section 6.01 hereof, the Lessee agrees, at its own expense within a period of one (1) year of the date of this Lease (the "Due Diligence Period"), to take such action as may be necessary to obtain such zoning change and building permits.

B. If prior to the expiration of the Due Diligence Period, (i) Lessee is not able to obtain any required governmental approvals, or (ii) if Lessee elects not to proceed with this Lease for the Demised Premises for any reason in Lessee's sole discretion, Lessee may terminate this Lease by giving Lessor written notice thereof prior to 5:00 p.m. Central time on the last date of the Due Diligence Period, in which event this Lease will become null and void and Lessee and Lessor shall have no further obligations hereunder; provided, any rents paid by Lessee to Lessor hereunder prior to such termination shall not be refundable to Lessee.

C. Lessor and Lessee acknowledge that Lessor, at its cost and expense, is performing a so-called Phase II study of the Demised Premises and shall provide Lessee with the results and report generated by such study promptly upon completion. In the event Lessee conducts or obtains its own Phase I, Phase II or any other report or data on the environmental or other site conditions of the Demised Premises, then Lessee shall provide Lessor with a copy of all

such reports and data.

1.04 EFFECT OF CONDEMNATION OF DEMISED PREMISES

It is expressly covenanted by the parties hereto that in the event of any condemnation of the Demised Premises herein leased, or any part thereof, the entire condemnation award shall be allocated and paid in accordance with applicable condemnation and/or eminent domain law; and in the event the whole tract is taken or so much of the tract is taken as to prohibit the operation or use of the Demised Premises by Lessee for the purpose set forth in Section 3.07 hereof on the portion remaining impracticable in Lessee's sole reasonable discretion, the Lessee shall be entitled to the cancellation of this Lease.

ARTICLE TWO

2.01 RENT AND ADDITIONAL COMPENSATION

The Lessee covenants and agrees, in consideration of the leasing of the Premises aforesaid, to pay to the Lessor as rent for the said Demised Premises:

A. BASIC ANNUAL RENTAL PAYMENT: During the ten year period from September 15, 2017 through September 14, 2027, the annual rental shall be ONE HUNDRED FIFTY EIGHT THOUSAND and NO/100 ($158,000.00) Dollars per annum, payable in annual installments each, to be due on the anniversary date of the commencement date of this Lease throughout the term hereof with the first installment being due on the 15th day of September, 2017.* The annual rent for the first year shall be equal to 6.077% of the appraised fair market value of the fee simple estate of the land upon which the Demised Premises is located. The annual rent so established shall remain in force and effect for a period of ten (10) years, subject to adjustments as hereinafter provided. * **LESSEE HAS DEPOSITED $79,000.00 WITH LESSEE AS ITS BID DEPOSIT IN CONNECTION WITH THIS LEASE ON MAY 23, 2017. LESSEE'S BID DEPOSIT SHALL BE APPLIED TOWARD ITS FIRST ANNUAL RENTAL PAYMENT IN THE AMOUNT OF $158,000.00 DUE SEPTEMBER 15, 2017. LESSEE THEREFORE OWES $79,000.00 ON SEPTEMBER 15, 2017, AS ITS REMAINING PORTION OF ITS ANNUAL RENTAL PAYMENT FOR THE PERIOD OF SEPTEMBER 15, 2017 THROUGH SEPTEMBER 14, 2018.**

B. TEN-YEAR PERIODIC RENTAL ADJUSTMENT: Reappraisal on each periodic ten-year anniversary following the effective date of this Lease, and every ten-year periodic anniversary thereafter shall be made. The fixed annual rental to be paid by Lessee to Lessor for the next ten-year period shall be adjusted and predetermined in accordance with the conclusions of a review of the fair market value of the fee simple estate upon which the Demised Premises are located (independent of the improvements constructed by Lessee on the property subsequent to the effective date of this Lease), in accordance with 70

ILCS 2605/8c (including a statutory cap on the fair market value) by not less than two (2) appraisals prepared by appraisers who are members of the American Institute of Real Estate Appraisers or a similar equivalently recognized professional organization, which shall be procured and paid for by the Lessee and delivered to the Lessor. The annual rental payment for each following ten-year period will be increased or decreased, by multiplying the fair market value of the fee simple estate upon which the Demised Premises is located by the same percentage used to determine the annual rental payment for the first ten-year period. The Lessor shall have the right to procure and pay for a third appraisal, which may be considered in determining the fair market value of the fee simple estate. The fair market value of the fee estate and the rental for the Demised Premises shall be established by the Board of Commissioners of the Lessor. Such fair market value shall not be less than the lowest appraisal nor higher than the highest appraisal, including the appraisal if any, procured, by the Lessor. The appraisals required of the Lessee shall be made and dated within the last ninety (90) days of the ten-year period of this Lease which will be expiring. Said appraisals shall be delivered to the Lessor not later than forty-five (45) days prior to the end of the ten-year period. In the event that fair market value and/or the annual rent for the next ten-year period has not been established by the Board of Commissioners of the Lessor before the commencement of any new period, the Lessee shall continue to pay the annual rent established for the last year of the prior ten-year period until such re-appraisal and decennial rent adjustment. (Annual rent adjustments shall also apply to any deferred decennial rent adjustment, which is not made in a timely manner). ALL TEN-YEAR PERIODIC ANNUAL RENT ADJUSTMENTS PURSUANT TO THIS SUBPARAGRAPH, WHEN EXECUTED SHALL BE MADE WITHOUT REGARD TO THE ANNUAL RENT IN EFFECT FOR THE LAST YEAR OF THE PRECEDING TEN-YEAR PERIOD. Upon the establishment of fair market value and the adjusted annual rental to be paid for that ten-year period, at any time later than the end of any period of this Lease, such fair market value and rent shall take effect as of the first (1st) day of the period; the Lessee shall, within thirty (30) days, after notice, pay such additional rent as may be required if fair market value is higher than the previous period; if fair market value is lower than the previous period, the Lessee shall be given credit to apply on the next rental payment when said payment is due.

(1) TEN-YEAR PERIODIC RENTAL ADJUSTMENT OF LEASEHOLDS CONSISTING OF IMPROVED (AT THE TIME OF LEASING) REAL ESTATE

Lessee and Lessor acknowledge and agree, at the commencement of this Lease, the Demised Premises consists of raw land with no improvements, and all decennial reappraisals of the Demised Premises for the purpose of making a decennial rental adjustment shall be appraised as unimproved except for existing utilities, if any, and "as-is" and "as-found."

C. All annual rental payments required to be made by Lessee hereunder, shall be paid in annual installments, in advance, to be due on the anniversary of the commencement date of this Lease throughout the term of this Lease.

D. INTERIM ANNUAL RENTAL PAYMENT ADJUSTMENTS. On the first-through ninth-year anniversary of the effective date of this Lease, and the first to ninth-year anniversary of a decennial rent adjustment, the annual rent to be paid by Lessee to Lessor shall be adjusted by multiplying the initial annual rental or the rental in effect for the previous one-year term (except for the one-year period following a decennial rent adjustment based on appraisals as set forth in Paragraph 2.01 Section (b) hereof by the percentage of change in the Consumer Price Index for the Chicago Metropolitan Area, published by the United States Department of Labor, Bureau of Labor Statistics, as established for the month of October immediately preceding the term of this Lease (in the case of the first annual rental adjustment hereunder) and every October thereafter during the term hereof. In the event the Consumer Price Index is discontinued, the Board of Commissioners of the Lessor shall, in its sole discretion select and utilize any other economic activity index of the United States government which reasonably reflects economic activity in the Metropolitan Chicago Area. If the percentage of change in the CPI decreases to an amount less than zero for any given year, then the change will treated as zero percent for that year and in no event shall the annual rent decrease from the rental in effect for the previous one year term.

E. ADDITIONAL COMPENSATION -- (NON-RENT):

(1) Cash: In addition to the foregoing cash rent to be paid by Lessee to Lessor, in the event gaming operations are conducted on the Demised Premises (subject to the prior written consent of Lessor), and regardless whether Lessee or its subtenants receive revenue from such gaming operations conducted on the Demised Premises, then Lessee shall pay in cash to Lessor TBD* percent (__%) of the amount of any such revenues derived from such gaming operations, to the extent permitted by law. *To be determined and further approved by the Lessor pursuant to a lease amendment in the event Lessee requests to allow gaming on the leasehold.

Within sixty (60) days following each anniversary of the effective date of this Lease, Lessee shall furnish to Lessor an audited and certified statement of all items of income attributable to Lessee's use of the Demised Premises and simultaneously remit its check to Lessor in an amount equal to the aforesaid percentage multiplied by the Excess Rent set forth in the audited and certified statement for that one-year period. All such audited and certified statements shall be subject to confirmation by Lessor. Lessee shall furnish certified copies of books and records necessary to confirm such statements, upon reasonable demand by Lessor, at no cost to Lessor.

(2) Services: In the event Lessee is engaged in the business of solid waste disposal (whether on the Demised Premises or elsewhere), as additional consideration for the granting of this Lease, Lessee covenants and agrees to collect from those facilities and installations of Lessor, as designated by Lessor's Executive Director, transport and dispose of 0 tons/cu. yds. of

Lessor's solid waste, including, but not limited to dewatered sludge, grit, screenings refuse, and other non-hazardous solid wastes, in a lawful manner, at Lessee's sole cost, risk, and expense.

NOTE: THE VALUE OF ADDITIONAL COMPENSATION REQUIRED TO BE PAID FOR SERVICES PERFORMED BY LESSEE PURSUANT TO THIS SUBPARAGRAPH E SHALL NOT BE CONSIDERED IN DETERMINING THE HIGHEST RESPONSIBLE BIDDER FOR LEASE AWARD PURPOSES.

F. In addition, the Lessee shall pay all legal costs incurred by the Lessor in collecting any arrearage in rent including, but not limited, to payment for legal work for the preparation of lawsuits and for the issuance of notices.

ARTICLE THREE

GENERAL PROVISIONS

3.01 INTEREST ON RENT NOT PAID WHEN DUE

Lessee agrees that any and all installments of rent accruing under the provisions of this Lease, which shall not be paid when due, shall bear interest at the rate of two percent (2%) per annum in excess of the prime rate charged by a principal bank in Chicago, Illinois, to its commercial borrowers as determined on the first date of a delinquency from the day when the same is or are payable by the terms of this Lease, until the same shall be paid; provided if any installment or installments of said rent shall become due on a Sunday or legal holiday the same shall be paid without interest on the next succeeding regular business day.

3.02 RENT RESERVED TO BE LIENS ON ALL BUILDINGS, ETC. ERECTED ON DEMISED PREMISES

It is agreed by Lessee that the whole amount of rent reserved and agreed to be paid for the Demised Premises and each and every installment thereof shall be and is hereby declared to be a valid lien upon all buildings and other improvements on the Demised Premises owned by Lessee or that may at any time be erected, placed, or put on the Demised Premises by the Lessee and upon the interest of said Lessee in this Lease and in the Demised Premises hereby leased.

3.03 FORCIBLE COLLECTION OF RENT BY LESSOR NOT TO AFFECT RELEASE OF OBLIGATIONS

It is expressly understood and agreed that the forcible collections of the rent by any legal proceedings or otherwise by the Lessor or any other action taken by Lessor under any of the provisions hereof, except a specific termination or forfeiture of this Lease, shall not be considered as releasing the Lessee from its obligation to pay the rent as herein provided for the entire period of this Lease.

3.04 WAIVER OF COUNTERCLAIM

In the event Lessor commences any legal proceedings for non-payment of rent, forcible detainer, or violation of any of the terms hereof, Lessee will not interpose any counterclaim or set off of any nature or description in any such proceedings.

3.05 RIGHT OF LESSOR TO RE-ENTER DEMISED PREMISES UPON EXPIRATION OF NOTICE

It is understood and agreed by and between the parties hereto that if the Lessee shall default in the payment of any of the rent herein provided for upon the day the same becomes due and payable, and such default shall continue for thirty (30) days after notice thereof in writing given by the Lessor or its agent or attorneys to the Lessee in the manner hereinafter provided, or in case the Lessee shall default in or fail to perform and carry out any of the other covenants and conditions herein contained, and such default or failure shall continue for ninety (90) days after notice thereof (or such longer period as may be necessary to cure a non-monetary default so long as Lessee is diligently and in good faith pursuing such cure) and provided that Lessee has not initiated corrective action with respect to the default which is the subject of said notice within the initial thirty (30) days of said notice in writing given in like manner, then and in any and either of such events, it shall and may be lawful for the Lessor, at its election, at or after the expiration of said thirty (30) days or said ninety (90) days (or such longer period, as the case may be) after the giving of said notice to declare said term ended, with process of law, to re-enter, to expel, remove, and put out the Lessee or any other person or persons occupying the Demised Premises, using such force as may be necessary and lawful in so doing, and repossess and restore Lessor to its first and former estate, and to distrain for any rent that may be due thereon upon any of the property of the Lessee located on the Demised Premises, whether the same shall be exempt from execution and distress by law or not; and the Lessee, for itself and its assigns, in that case, hereby waives all legal right, which it now has or may have, to hold or retain any such property, under any exemption laws now in force in this State, or any such property, under any exemption laws now in force in this State, or in any other way; meaning and intending hereby to give the Lessor, its successors and assigns, a valid lien upon any and all the goods, chattels or other property of the Lessee located on the Demised Premises as security for the payment of said rent in a manner aforesaid. And if at the same time said term shall be ended at such election of the Lessor, its successors or assigns, or in any other way, the Lessee for itself and its successors and assigns, hereby covenants and agrees to surrender and deliver up said Premises and property peaceably to the Lessor, its successors or assigns, immediately upon the termination of said term as aforesaid; and if the Lessee or the successors or assigns of the Lessee shall remain in possession of the same on the day after the termination of this Lease, in any of the ways above named, it shall be deemed guilty of a forcible detainer of the Demised Premises under the statutes and shall be subject to all the conditions and provisions above named, and to eviction and removal, forcible or otherwise, with process of law, as above stated.

3.06 LESSEE TO PAY TAXES, ASSESSMENTS AND WATER RATES

As a further consideration for granting this Lease, the Lessee further covenants, promises and agrees to bear, pay and discharge (in addition to the rent specified) on a cash basis on or before the penalty date, all water rates, taxes, charges for revenue and otherwise, assessments and levies, general and special, ordinary and extraordinary, of any kind whatsoever, which may be taxed, charged, assessed, levied or imposed upon the Demised Premises or upon any and all of which may be assessed, levied or imposed upon the Demised Premises estate hereby created and upon the

reversionary estate in said Demised Premises during the term of this Lease.

And it is further understood, covenanted and agreed by the parties hereto that all of said water rates, taxes, assessments and other impositions shall be paid by said Lessee before they shall respectively become delinquent, and in any case within adequate time to prevent any judgment, sale or forfeiture. Lessee shall submit to the Lessor proof of payment of the real estate tax applicable to the Demised Premises property within sixty (60) days of the date said tax is due.

3.07 USE OF DEMISED PREMISES

It is understood that the Demised Premises are to be used by said Lessee for mixed use retail development, subject to the restrictions set forth in Section 3.08 below.

3.08 PROHIBITED USES AND ACTIVITIES

Lessee specifically agrees not to use the said Demised Premises or any part thereof, or suffer them to be used for tanneries, slaughter houses, rendering establishments, or for any use of similar character or for gambling in any form (excluding video gaming so long as Lessee obtains all required governmental licenses, permits and approvals including the approval of the Lessor's Board of Commissioners which consent may be subject to sharing in a % of revenues derived), or for the conducting thereon of any business which shall be unlawful. Lessee also specifically agrees that no alcoholic beverages of any kind shall be sold, given away, or consumed with the knowledge and consent of Lessee on the Demised Premises unless this Lease is for a term of more than twenty (20) years and then only with the prior written consent of Lessor's Board of Commissioners and the furnishing of dram shop insurance or other applicable insurance protection, with respect to such activities with policy limits, form and carrier approved by Lessor and naming Lessor, its Commissioners, officers, agents and employees as additional insureds, said insurance shall provide that said policy shall not be canceled without twenty (20) days advance written notice thereof, in addition to any insurance provided pursuant to paragraph 4.03 for which the Lessor is the named insured. Hunting and the manufacture, sale, distribution, discharge, and unauthorized use of guns and firearms on the leasehold premises is expressly prohibited unless otherwise approved by Lessor's Board of Commissioners.

3.09 LESSEE TO YIELD UP DEMISED PREMISES, ETC., UPON EXPIRATION OF LEASE AND DEMOLISH ANY IMPROVEMENTS IF NOTIFIED BY LESSOR

The Lessee agrees at the expiration of the term hereby created or the termination of this Lease under the provisions hereof, to yield up said Demised Premises, together with any buildings or improvements which may be constructed or placed upon the Demised Premises, to the Lessor in as good condition as when said buildings or improvements were constructed or placed thereon, ordinary wear and tear excepted. Lessee agrees to remove any and all storage tanks from the Demised Premises including aboveground and belowground storage tanks and restore the Demised Premises to its same condition as of the effective date of this Lease as described in the environmental report described on attached Exhibit "B"; provided, to the extent Lessee causes any contamination of the Demised Premises with Hazardous Materials (as defined in Article Ten herein), Lessee agrees to restore the Demised Premises to TACO Tier I Residential Standards set forth in 35 IAC 742.500 and as may be amended prior to the expiration of this Lease. However, Lessee shall not be responsible

to remediate any pre-existing environmental contamination on the Demised Premises that pre-date the commencement date of this Lease. Notwithstanding the foregoing sentence, Lessor shall not be liable for any incremental costs that Lessee incurs or sustains as a result of excavating and removing or otherwise remediating any environmental contamination on the Demised Premises while making any site improvements, excavating any areas of the site for development or otherwise improving the Demised Premises. Lessee agrees to remove any and all asbestos contained on Demised Premises, prior to the expiration of the Lease, including but not limited to, asbestos contained in any fixture, improvements or buildings located on the Demised Premises. One-hundred-twenty (120) days prior to the expiration of this Lease, Lessor will determine which, if any, improvements constructed by Lessee during the term of this Lease on the Demised Premises shall be demolished. Lessee will, within ninety (90) days following receipt of written notice from Lessor given within the foregoing one hundred twenty (120) day period, demolish at Lessee's sole cost and expense, the improvements identified by Lessor. Should Lessee fail to timely demolish the improvements after the foregoing notices from Lessor, Lessor will have these improvements demolished and Lessee will be required to pay all costs therefor. This requirement survives expiration or termination of this Lease Agreement.

3.10 FAILURE OF LESSOR TO INSIST ON PROVISIONS NO WAIVER

The Lessee covenants and agrees that if the Lessor shall one or more times waive its right to insist upon prompt and satisfactory performance according to the terms of this Lease of any of the obligations of the Lessee, no such waiver shall release the Lessee from its duty promptly and strictly to satisfy at all times after such waiver each and every obligation arising under the provisions of this Lease, and especially any of such provisions with respect to which such waiver may previously have been made by the Lessor as aforesaid; and the Lessee covenants and agrees that if the Lessor shall for any length of time waive any right or rights accruing to Lessor under the provisions of this Lease, such waiver shall be construed strictly in Lessor's favor and shall not estop Lessor to insist upon any rights, subsequently accruing to it under this Lease not in terms specifically waived; and the Lessee covenants and agrees that if Lessee violates any of the obligations under this Lease, no waiver by the Lessor of its right to take advantage of such violation shall estop Lessor from insisting upon its strict rights in case of and as to any subsequent violation by the Lessee of the same or any other obligation; and the Lessee covenants and agrees that this provision of this Lease shall apply especially (but not exclusively) to the right of the Lessor to require prompt payment of the rent in this Lease and that neither acceptance by the Lessor of any payment of any other unpaid installment or installments of rent, nor any endorsement or statement on any check or letter accompanying any check or payment be deemed an accord and satisfaction and Lessor may accept such check or payment without prejudice to Lessor's right to recover the balance of rent or pursue any other remedy provided in this Lease.

3.11 VARIOUS RIGHTS, CUMULATIVE, ETC.

The Lessee agrees that the various rights and remedies of the Lessor contained in this Lease shall be construed as cumulative, and no one of them as exclusive of the other or exclusive of any rights or remedies allowed by law, and that the right given in this Lease to the Lessor to collect any additional rent, monies or payments due under the terms of this Lease by any proceedings under this Lease or the right herein given the Lessor to enforce any of the terms and provisions of this Lease,

shall not in any way affect the right of the Lessor to declare this Lease terminated and the term hereby created ended, as herein provided, upon the default of the Lessee, or failure of the Lessee to perform and carry out, all of the provisions in this Lease provided to be performed and carried out by the Lessee.

3.12 RIGHT TO MORTGAGE LEASEHOLD PREMISES INTEREST

A. The Lessee (and any sublessee) is hereby expressly given the right at any time and from time to time, to mortgage its leasehold interest in the Demised Premises, by mortgage or trust deed, but any such mortgage or trust deed shall in no way create any lien or encumbrance on the fee of the Demised Premises and the interest of the Lessor therein and the interest of the Lessor in any improvements which may be placed on the Demised Premises by the Lessee; and it is further mutually covenanted and agreed that the mortgagee or trustee in any such mortgage or trust deed and the holder or owner of the indebtedness secured by said mortgage or trust deed shall not be personally liable upon the covenants in the Lease unless and until it or its assignee(s) shall acquire the Demised Premises estate created by this Lease. It is further covenanted and agreed that any mortgage or trust deed must be paid in full and a duly executed and recordable release thereof issued therefor prior to the expiration of the term of said Lease. Notwithstanding anything in this Lease to the contrary:

(i) Lessor will give, as a courtesy, any such mortgagee or holder of such indebtedness simultaneously with service on the Lessee, a duplicate of any and all notices of default given by Lessor to Lessee. Such notices shall be given in the manner and shall be subject to the terms of the notice provisions of this Lease. Lessee shall provide Lessor with the current mortgagee's contact information.

(ii) The mortgagee or holder of such indebtedness shall have the right to perform any of Lessee's covenants under this Lease and to cure any default of Lessee pursuant to the terms of this Lease within the same time periods afforded Lessee after notice of such default, and, if the mortgagee or holder of such indebtedness cures all other defaults, this Lease shall remain in full force and effect.

B. DEMISED PREMISES MORTGAGEE - TAX ESCROW: If any Demised Premises Mortgagee while the holder of any Leasehold Mortgage with respect to the Demised Premises shall require Lessee to deposit with such Demised Premises Mortgagee the amounts necessary to pay the general real estate taxes and/or special assessments against the Demised Premises pursuant to Paragraph 3.06 hereof, Lessee may make such deposits directly with said Mortgagee, provided, however, that such Demised Premises Mortgagee or Lessee shall notify Lessor of said requirement in advance of Lessee's making the first such deposit and Lessee or Lessee's Mortgagee documents to Lessor's satisfaction the fact of the establishment and annual maintenance of the required escrow deposits hereunder. In any event, where Lessee is required to deposit with the Demised Premises Mortgagee the amounts necessary to pay the general real estate taxes and/or special assessments,

the same to be paid as and when the same become due and payable, and the Lessee shall cause to be delivered to Lessor the receipted bills or photostatic copies thereof showing such payment within thirty (30) days after such receipted bills shall have been received by Lessee.

3.13 DISCLOSURE OF LEASE TO COUNTY TAX ASSESSOR AND RECORDING OF LEASE WITH THE RECORDER OF DEEDS

Within thirty (30) days from the effective date of this Lease, Lessee shall deliver to the Assessor of the County in which the Demised Premises are situated, either a copy of this Lease or a Memorandum of Lease and take such steps as Lessee determines necessary to subject the interest of the Lessee to general real estate taxation and will record a Memorandum of Lease in the form attached hereto as Exhibit "C" with the Recorder of Deeds of the county in which the Demised Premises are situated.

3.14 NO NUISANCE PERMITTED

The Lessee covenants and agrees not to maintain any nuisance on the Demised Premises or permit any noxious odors to emanate from the Demised Premises which shall be in any manner injurious to or endanger the health, safety and comfort of the persons residing or being in the vicinity of the Demised Premises.

3.15 DEMISED PREMISES TO REMAIN CLEAN AND SANITARY

The Lessee covenants and agrees to keep the Demised Premises in a clean and sanitary condition in accordance with all applicable laws, ordinances, statutes and regulations of the county, city, village, town, or municipality (wherein the Demised Premises are located), the State of Illinois, the United States of America, and the Metropolitan Water Reclamation District of Greater Chicago.

3.16 LESSEE SHALL ABIDE BY LAW

The Lessee covenants and agrees that it shall abide by any and all applicable laws, ordinances, statutes and regulations of the county, city, village, town, or municipality (wherein the Demised Premises are located), the State of Illinois, the United States of America, and enforcement and regulatory agencies thereof and the Metropolitan Water Reclamation District of Greater Chicago which regulate or control the Demised Premises, the Lessee and/or Lessee's use of the Demised Premises.

ARTICLE FOUR

4.01 INDEMNIFICATION

The Lessee for itself, its executors, administrators, successors and assigns agrees to and does hereby expressly assume all responsibility for and agrees to defend, indemnify, save and keep harmless the Lessor, its Commissioners, officers, agents, servants, and employees against any claim

(whether or not meritorious), loss, damage, cost or expense which the Lessor, its Commissioners, officers, agents, servants and employees may suffer, incur or sustain or for which it may become liable, growing out of any injury to or death of persons or loss or damage to property which shall at any time during the term of this Lease be caused by or in connection with the use, occupancy or possession of the Demised Premises, and for any such loss, damage, cost or expense which shall at any time during the term of this Lease be caused by or in the performance of any work or construction, installation, maintenance, removal or repair of any buildings or structures placed upon the Demised Premises, whether the same be caused by the negligence of Lessee, any contractor employed by Lessee, or as a penalty or claim for the sale or giving away of any intoxicating liquors on or about the Demised Premises, or the use of the Demised Premises for illegal purposes. In case any action, suit or suits shall be commenced against the Lessor growing out of any such claim, loss, damage, cost or expense, the Lessor may give written notice of the same to the Lessee, and thereafter the Lessee shall attend to the defense of the same and save and keep harmless the Lessor from all expense, counsel fees, costs, liabilities, disbursements, and executions in any manner growing out of, pertaining to or connected therewith.

4.02 INDEMNIFICATION AGAINST MECHANICS LIENS

The Lessee agrees to indemnify, save and keep harmless the Lessor of and from any claims for mechanics' liens by reason of any construction work, repairs, replacements or other work or for any improvements made to or placed upon the Demised Premises by or in behalf of Lessee or at Lessee's instance.

4.03 INSURANCE

The Lessee, prior to entering upon the Demised Premises and using the same for the purposes for which this Lease is granted, shall procure, maintain and keep in force at Lessee's expense, public liability property damage insurance in which the Lessor, its Commissioners, officers, agents, and employees are a named insured and upon construction of any improvements, shall procure, maintain and keep (or cause to be procured, maintained or kept by any sublessee) fire and extended coverage and all risk property insurance from a company to be approved by the Lessor. ("CLAIMS MADE" policies are unacceptable). Each afore-referenced policy shall have limits of not less than:

COMPREHENSIVE GENERAL LIABILITY

Combined Single Limit Bodily Injury Liability
Property Damage Liability
(Including Liability for Environmental Contamination of Adjacent Properties)
in the amount of not less than $4,000,000.00 per occurrence
and
ALL RISK PROPERTY INSURANCE
(Including Coverage for Environmental Contamination of Demised Premises)
in the amount of not less than $4,000,000.00 per occurrence
INCLUDING
FIRE AND EXTENDED COVERAGE

in an amount not less than the replacement cost of driveway, parking lot and other common area improvements located on the premises (specifically excluding buildings and other improvements

which shall be insured by Lessee's sublessees)

Prior to entering upon said Demised Premises, the Lessee shall furnish to the Lessor certificates of such insurance or other suitable evidence that such insurance coverage has been procured and is maintained in full force and effect. Upon Lessor's written request, Lessee shall provide Lessor with copies of the actual insurance policies within ten (10) days of Lessor's request for same. Such certificates and insurance policies shall clearly identify the Demised Premises and shall (to the extent available from the applicable insurer) provide that no change, modification in or cancellation of any insurance shall become effective until the expiration of thirty (30) days after written notice thereof shall have been given by the insurance company to the Lessor. Lessee shall have the right to maintain any insurance required hereunder under a blanket policy, provided that the amount of the total insurance available shall be at least the protection equivalent to separate policies in the amounts herein required, and provided further that in all other respects, any such policy or policies shall comply with the provisions of this Section. The provisions of this paragraph shall in no way limit the liability of the Lessor as set forth in the provisions of 4.01 above.

4.04 INSURANCE ON IMPROVEMENTS

The Lessee (or its sublessees) shall keep any buildings and improvements erected, constructed or placed on the Demised Premises fully insured to the replacement cost thereof against loss by explosion, fire and/or windstorm or other casualty loss for their full replacement cost at Lessee's (or its sublessee's) own expense at all times during the term of this Lease.

4.05 APPLICATION OF INSURANCE PROCEEDS

It is covenanted and agreed by and between the parties hereto that in case of damage to the buildings and improvements to be erected, constructed or placed on the Demised Premises, as aforesaid, or the destruction thereof (or loss or damage to any buildings or other improvements thereafter standing upon the Demised Premises) the Lessee (or its applicable sublessee) shall in its sole discretion, within one year from such destruction or damage, either (a) repair, restore or rebuild the same, or (b) demolish same and place the applicable area within a safe condition in compliance with all applicable governmental laws, codes and ordinances. In the event Lessee demolishes same under (b), then Lessee shall remove and dispose of offsite all such debris, ruble, material, buildings or improvements destroyed from the Leasehold Premises. Additionally, Lessee shall pay or otherwise cause to be released any and all mechanic's liens that may exist relating to the Leasehold Premises.

4.06 LESSOR NOT RESPONSIBLE FOR RESTORATION OF IMPROVEMENTS

It is covenanted and agreed that the Lessor shall not be liable to contribute or pay any sum of money toward the restoration, repair or rebuilding of said buildings or other improvements

4.07 SECURITY DEPOSIT

Lessee as further consideration for the granting of this Lease, agrees that in addition to the payment of any rents hereinabove required, and to further secure the performance by it of all of the covenants herein contained, shall deposit with the Lessor, prior to its occupancy of the

Demised Premises a sum of money equal to two (2) months' rent ($26,333.00). Said security deposit shall be returned to the Lessee upon its satisfactory performance of all the covenants and conditions herein contained. Provided, however, in the event of a default in the performance of any such covenant by the Lessee, the Lessor shall use said security deposit to satisfy and discharge any such covenant. Any unused portion of said security deposit shall be returned to the Lessee within one hundred eighty (180) days following the termination or expiration of this Lease. Said security deposit shall be maintained at no less than its initial funded balance at all times during the term of the Lease.

ARTICLE FIVE

5.01 GENERAL ENGINEERING RESERVATIONS AND REQUIREMENTS

A. The Lessor has heretofore executed various agreements with governmental agencies, public utility companies, private corporations and individuals for the installation of pipelines, duct lines, sewers, cables, electric transmission lines and other surface and subsurface structures, constructions and improvements. Pursuant to those agreements, the various grantees have installed and are operating their respective surface and underground plant facilities which may lie within or otherwise affect the Demised Premises. Lessee shall, at its own initiative during the Due Diligence Period, inquire and satisfy itself as to the presence or absence of all such facilities on the Demised Premises, and waives all claims which it might otherwise have against Lessor on account of the presence of such facilities on the Demised Premises as same may affect Lessee's use and enjoyment of the Demised Premises.

B. The Lessee expressly agrees that within an area delineated by a line parallel with and 50 feet distant from the top of the edge of the water of any waterway which traverses or is adjacent to the Demised Premises (Corporate Use Reserve Area) and all areas within the Demised Premises below the lowest elevation of development thereon as reflected in the Lessee's approved development plans for the Demised Premises, the Lessor and anyone acting under its authority shall have the right, without payment therefor, to construct, operate, maintain, repair, renew and relocate any and all pipe, sewer, structure, facility power, and communications lines and appurtenances upon, under and across the Demised Premises. All such work shall be performed in such a manner so as to cause the least amount of interference with Lessee's use of the Demised Premises.

C. Lessee expressly understands and agrees that the Lessor may have installed various sewers, shafts, ducts, pipes, and other facilities upon, over or beneath the Demised Premises. Lessor shall cooperate with Lessee to ascertain, identify and locate all of Lessor's improvements, structures and constructions on the Demised Premises. Lessee covenants and agrees that at no time shall its use and occupancy of the Demised Premises damage or interfere with said facilities; provided, if feasible and upon Lessor's sole discretion Lessor agrees that it shall not unreasonably withhold, delay or condition its consent to Lessee's relocation of any such facilities at Lessee's sole cost and expense.

D. Lessor reserves unto itself a perpetual right, privilege, and authority to construct, maintain, operate, repair and reconstruct intercepting sewers (with its connecting sewers and appurtenances), and any other drains or structures constructed or operated in the furtherance of Lessor's corporate purpose upon, under and through the Lessor's Corporate Use Reserve Area and below the lowest elevation of Lessee's approved development plan for the Demised Premises. The District's Calumet 18D (Extension B) and Cal-Sag Relief Interceptor Sewers run through a portion of the Demised Premises. Sheets 20-23 of Cal-Sag Relief, Contract 70-232-2S, are attached hereto as Exhibit "D". The Lessor shall also have the right, privilege and authority to enter upon and use such portions of said Demised Premises as may be necessary in the opinion of the Executive Director of the Lessor, for the purpose of constructing, maintaining, operating, repairing and reconstructing intercepting sewers, connecting sewers, drains or other structures, appurtenances, parking areas and access drive which do not unreasonably interfere with Lessee's and its sublessee's use of the Demised Premises.

It is expressly understood that no blockage or restriction of flow in the water will be tolerated at any time. No construction or improvements of any kind can project into the waterway during construction or after permanent repairs are completed.

From and after the construction of the initial improvements and buildings on the Demised Premises which have been approved by Lessor, it is expressly understood and agreed by the Lessee that no additional buildings, materials, or structures shall be placed or erected and no work of any character done on said Demised Premises so as to injure or damage in any way said intercepting sewer, connecting sewers, drains or other structures and appurtenances located at any time on the Demised Premises, or so as to interfere with the maintenance, operation or reasonable access thereto without obtaining Lessor's prior approval, which approval shall not be unreasonably withheld, delayed or conditioned.

E. It is expressly understood and agreed that the Lessor shall not be liable to the Lessee for any loss, cost or expense which the Lessee shall sustain by reason of any damage at any time to its property caused by or growing out of the failure of the sewers, structures, or other equipment of the Lessor located on the Demised Premises, or by any other work which the Lessor may perform on the Demised Premises under the terms hereof, or adjacent to the Demised Premises.

F. The Lessor (or any other applicable governmental agency with the power of eminent domain) may be entitled to relocate or remove the improvements existing or constructed upon the Demised Premises, in the event of a condemnation action successfully conducted pursuant to Section 1.04 hereof as a result of the following instances:

(1) In the event that the Demised Premises are adjacent to any channel or waterway, and said channel or waterway is to be widened by the District or any other governmental agency pursuant to a condemnation action; or

(2) In the event that any agency of government, having jurisdiction over said channel or waterway, requires the relocation or removal of said improvements pursuant to a condemnation action; or

(3) In the event that said relocation or removal is required for the corporate purposes of the District pursuant to a condemnation action.

Such relocation or removal shall be diligently prosecuted to the conclusion following the applicable condemnation action.

G. If any time in the future, any portions of the Demised Premises are required for the construction of highways and roadways, or adjuncts thereto, such as interchanges, ramps and access roads, for the use of any other governmental agency engaged in the construction of highways and roadways, or adjuncts thereto in the event of a condemnation action successfully conducted pursuant to Section 1.04, then in such event, it is understood and agreed by the parties hereto, that the Lessee shall surrender possession of such part of the Demised Premises that may be so required.

H. The Lessor reserves to itself or to its assignees or permittees at any time during the term of this Lease, upon no less than ninety (90) days prior written notice given by the Lessor to the Lessee, the right to construct, reconstruct, maintain, and operate additional force mains, intercepting sewers, drains, outlets, pipe lines, pole lines, and appurtenances thereto; and such other apparatus, and water control equipment as may be needed for the corporate purposes of the Lessor upon, under, and across unimproved portions of the Demised Premises. Any such construction shall be located and performed by Lessor at its cost and expense in a manner so as to cause the least interference with any equipment, or improvements, that the Lessee may then have on the Demised Premises or the conduct of business on the Demised Premises.

I. The Lessee agrees that if at any future date it desires to dispose of sewage, industrial wastes or other water-carried wastes from the Demised Premises, it will discharge the said sewage, industrial wastes or other water-carried wastes into an intercepting sewer owned by or tributary to the sewerage system of the Lessor. Lessee will make application and secure the necessary permit from the Metropolitan Water Reclamation District of Greater Chicago and all governmental and regulatory agencies having jurisdiction thereof before discharging any of the aforesaid sewage, industrial waste or other water-carried wastes into any intercepting sewers.

J. It is agreed by and between the parties hereto that the Lessee shall submit to the Executive Director of the Lessor for his approval, including but not limited to the Lessor's Watershed Management Ordinance (which approval shall not be unreasonably withheld, delayed or conditioned), the general plans for handling the sewerage, grading, and drainage of the Demised Premises; and for any roadways, water supply, telephone and electric service, if any, and of all improvements or any

other construction to be erected thereon, before the commencement of any work thereon.

K. The Lessor reserves to itself the right of access to the Channel as well as right of access to the Demised Premises for inspection by the Lessor and its duly accredited agents at all times, and for such surveys or any other purposes as the Executive Director of the Lessor may deem necessary, so long as any such access causes the least interference with any equipment, or improvements, that the Lessee may then have on the Demised Premises or the conduct of business on the Demised Premises.

L. Any blockage or restriction of flow in the waterway will not be tolerated at any time. No construction or improvements of any kind can project into the waterway during construction or after permanent repairs are contemplated.

5.02 STORMWATER MANAGEMENT REQUIREMENTS

The Lessee shall submit to the Lessor for its review and approval written plans detailing the Lessee's plans for managing stormwater and drainage on the Demised Premises. The approval of the Lessee's stormwater management plans shall be within the sole discretion of the Lessor.

The Lessee's plans shall provide for the separate collection of all roof water and surface run off from grounds and roadways; shall comply with all applicable rules, regulations, ordinances, statutes, and laws pertaining to stormwater management, wetlands management, and flood plains; provided, Lessor acknowledges that such collection facilities may be maintained offsite and used in common with parcels adjacent to the Demised Premises so long as such offsite collection facilities are approved by the Lessor and are in compliance with Lessor's Watershed Maintenance Ordinance

5.03 SPECIFIC ENGINEERING, DESIGN AND OPERATING RESERVATIONS AND RESTRICTIONS. (CLARIFICATION -- NOT LIMITATION)

Lessee is encouraged to participate in the District's Green Infrastructure Program, which offers reductions in rent for a period of up to the first ten years of the life of the Lease. Participation in the program is completely voluntary, but in order to receive such benefits, a "Green Infrastructure Program" form must be filled out completely and signed by the authorized representatives of both Lessee and the District concurrent with the signing of this Lease. The form, if completed and signed, shall be attached hereto as Exhibit "E".

The details of the program are as follows. The District will provide Lessee with a credit equal to $0.50 on the $1.00, up to 10% of the annual rent owed to the District, capped at the first ten years of the Lease, for expenditures and improvements on the leasehold of pre-approved green infrastructure. Such credit applies towards expenditures related to constructing and installing green infrastructure, not towards subsequently maintaining or replacing it.

The amount of green infrastructure credited will be determined by what is referred to as "Design Retention Capacity" or "DRC". DRC shall mean the maximum available retention capacity

of a project in any individual storm event as stated in project plans stamped by a licensed Professional Engineer or, in the absence of such statement, a project specific capacity calculated using the following table:

Technology	Quantity	Unit	Design Retention
Rain Gardens	100	sq. ft.	200
Native	100	sq. ft.	150
Stormwater Trees	100	Trees	1000
Porous Pavement	100	sq. ft.	1000
Bio-Swales	100	sq. ft.	500
Green Roofs	100	sq. ft.	300
Greenways	100	sq. ft.	63

In lieu of, or in addition to, Lessee installing green infrastructure on its leasehold with the District, and subject to the same DRC standards enunciated above, Lessee can, and is encouraged to, design, implement, operate, and maintain green infrastructure in partnership with, and on lands owned by, the local municipality where the leasehold is located. The responsibility for ongoing maintenance and operation shall be borne exclusively by Lessee, and credit will only be given for Lessee's own expenditures, not the municipality's. Such factors that the District will consider in whether or not to grant credit for off-site green infrastructure include, but are not necessarily limited to, where green infrastructure can mitigate local flooding, reduce infiltration and inflow, or educate the public about green infrastructure and benefit the community as a whole. Whenever approved off-site green infrastructure is provided, Lessee shall prominently install appropriate signage on the off-site location indicating that such green infrastructure is being provided in partnership with the District.

The District must pre-approve in writing all green infrastructure projects under this section before any credit sought hereunder may be given, and any invoices seeking monetary credit shall specifically set forth the green infrastructure component of the project, with the District only providing an offset credit for that component of the project. For purposes of the offset credit, acceptable green infrastructure technologies include, but are not limited to, rain gardens, native plants/landscaping, stormwater trees, porous/permeable pavement, bio-swales, green roofs and greenways. Any credit given for green infrastructure hereunder is solely at the District's discretion.

No credit will be given for site conditions in existence before this Lease was entered into. Nor will be credit be given for compliance with the minimum requirements of the District's ordinances, regulations, or policies. Accordingly, compliance with the District's Waterway Strategy and the

District's Watershed Management Ordinance ("WMO") will not qualify Lessee for any credit under this section. Lessee is reminded in particular that Article 503 of the WMO requires non-residential development or redevelopment greater than one-half acre to provide volume control storage for the first inch of runoff from newly created impervious surfaces. For purposes of this section, the District's ordinances, regulations, and policies, including the WMO, shall apply to all District properties, whether located in Cook County (including the city of Chicago) or other counties in the state of Illinois. Lastly, no credit will be given for compliance with the minimum requirements under federal, state, or local law or regulation, nor to the extent it results in the annual rent under this Lease to be less than the minimum rent provisions of Section 8c of the District's Enabling Act (70 ILCS 2705/8c).

Lessee shall provide the District with an annual certification, due on each anniversary of the date of this Lease, attesting that approved green infrastructure has been properly maintained. The certification shall be made on a form prepared by the District. Failure to maintain approved green infrastructure, whether pertaining to the Demised Premises or locations off-site, throughout the term of this Lease, and failure to properly and accurately certify to the maintenance of approved green infrastructure, shall entitle the District, in its sole discretion, to full reimbursement from Lessee of any amount credited to Lessee under this section, and shall disqualify Lessee, in the District's sole discretion, from obtaining any future credit for such unmaintained green infrastructure. Similarly, providing untrue or inaccurate information in the "Green Infrastructure Program" form shall likewise entitle the District, in its sole discretion, to full reimbursement from Lessee of any amount credited to Lessee under this section. The District reserves the right to inspect the Demised Premises throughout the duration of this Lease to verify approved green infrastructure has been properly installed and maintained.

The District further reserves the right to require Lessee to amend its green infrastructure plan, even if previously approved by the District. Once notified of an amendment pursuant to the notice provisions of this Lease, Lessee will be entitled to future credit for green infrastructure only to the extent the design of the Demised Premises conforms to the amended plan approved by the District.

ARTICLE SIX

PROVISIONS FOR BUILDING AND IMPROVEMENTS

6.01 CONSTRUCTION REQUIREMENT

The Lessee agrees within three (3) years from the date hereof to improve the Demised Premises by the construction thereon of the infrastructure improvements necessary for the development of the Demised Premises for the Permitted Uses (e.g., grading, compaction, underground utilities, detention and storm water facilities) (hereinafter called "Improvements"), free and clear of all mechanics' and materialman's liens, claims, charges or unpaid bills capable of being made liens and to design, construct, operate and maintain in full compliance with all applicable building and zoning laws of any agency having jurisdiction thereof. All plans must be approved in writing by the Executive Director of the Lessor prior to commencement of construction, which approval shall not be unreasonably withheld, delayed or conditioned.

6.02 TIME OF CONSTRUCTION

Lessee shall obtain the required building permits for the Improvements from the Village of Crestwood and any other applicable government agency for the construction of the Improvements prior to the expiration of the Due Diligence Period. All of said Improvements shall be completed within three (3) years of the effective date of the Lease. In the event said Improvements are not completed or construction is not commenced as provided above, then the Lessor may at its option terminate this Lease upon giving one hundred eighty (180) days' prior notice, in writing, to the Lessee (and any leasehold mortgagee) within thirty (30) days following the expiration of such three (3) year period; provided, in the event Lessee completes the Improvements prior to the expiration of the one hundred eighty (180) day period, Lessor's exercise of its option to terminate shall be null and void and this Lease shall continue in full force and effect.

6.03 IMPROVEMENTS REVERT TO LESSOR AT LEASE TERMINATION OR EXPIRATION

It is expressly understood and agreed by and between the parties hereto that upon the termination of this Lease by forfeiture, lapse of time or by reason of the failure by the Lessee to keep and perform the covenants, agreements or conditions herein contained, any buildings or other improvements then existing upon the Demised Premises, if any, shall become and be the absolute property of the Lessor and no compensation therefor shall be allowed or paid to the Lessee except as stated in Article 3.09. Lessee shall surrender same in good and safe condition, reasonable wear and tear excepted, subject to the terms of Section 4.06 hereof. Lessee shall not commit waste during the term hereof or in the course of vacating same.

ARTICLE SEVEN

7.01 NOTICES

All notices herein provided for from the Lessor to the Lessee or Lessee to Lessor shall be personally served or mailed by nationally recognized overnight courier (e.g., Fed Ex) or by U. S. Registered or Certified Mail, Return Receipt Requested, First Class Postage Prepaid addressed to the Lessee at:

Village of Crestwood
13840 S. Cicero Avenue
Crestwood, Illinois 60445
ATTN: Mayor
708-371-4800
FAX 708-371-4849

Or to Lessor at: Metropolitan Water Reclamation District of Greater Chicago
100 East Erie street
Chicago, Illinois 60611
Attn: Executive Director

or any other address either party may designate in writing. Any notice so mailed by one party hereto

to the other shall be and is hereby declared to be sufficient notice for all the purposes of this Lease and that a post office registry receipt showing the mailing of such notice and the date of such mailing shall be accepted in any court of record as competent prima facie evidence of those facts

7.02 RIGHT TO DECLARE LEASE TERMINATED

It is understood and agreed by the Lessee that neither the right given in this Lease to the Lessor to collect rent or such other compensation as may be due under the terms of this Lease by sale nor any proceedings under this Lease shall in any way affect the right of the Lessor to declare this Lease terminated and the term hereby created ended as above provided, upon default of or failure by the Lessee to perform and carry out any of the provisions of this Lease, as herein provided beyond applicable notice and cure periods, after notices as aforesaid. And the Lessee, for itself and its assigns, hereby waives its right to any notice from the Lessor of its election to declare this Lease at an end under any of the provisions hereof or to any demand for the payment of rent or the possession of the Demised Premises, except as otherwise provided herein or required by law.

7.03 RIGHTS OF LESSOR IN EVENT OF FORFEITURE OR TERMINATION

In the event of the termination of this Lease by reason of forfeiture by the Lessee arising from a default by or failure of it to carry out and perform any of the covenants herein contained, the Lessor shall not be obligated to refund to the Lessee any sums of money paid by the Lessee to the Lessor as rentals under the terms of this Lease, and such sums of money shall be retained by the Lessor as liquidated damages. Lessor shall only be required to obtain one judgment for the full amount of all such annual rent and additional rent due under this Lease and shall not be required to sue each month, or from time to time, therefor; provided that Lessee shall be required to pay such judgment, in installments, at the respective times such annual rent and additional rent would have become due under this Lease thereafter if this Lease had not then been terminated. Any monies collected shall be applied to payment of annual rent and additional rent due from Lessee to Lessor. Lessor shall use good faith efforts to mitigate its damages in the event of any Lessee default hereunder.

7.04 ABANDONMENT

Lessee shall be permitted to cease to operate any business thereon so long as Lessee is not in default under the terms of this Lease beyond applicable notice and cure periods.

7.05 TERMS OF LEASE BINDING ON SUCCESSOR AND ASSIGNS

The parties hereto agree that all of the terms and conditions of this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors, lessees, sub-lessees and assigns; and whenever in this Lease reference to either of the parties hereto is made, such reference shall be deemed to include, where applicable, also a reference to the successors, lessees, sub-lessees and assigns of such party; and all the conditions and covenants of this Lease shall be construed as covenants running with the land during the term of this Lease.

7.06 ASSIGNMENT OR SUBLEASE

It is agreed by and between the parties that the Lessee shall not sublet any part of Demised Premises to any other governmental agency, individual, partnership, joint venture, corporation, land trust or other entity, nor shall Lessee have the right to assign this Lease, without obtaining the prior written consent of the Lessor, which consent shall not be unreasonably withheld, conditioned or delayed. Lessor hereby recognizes that Lessee's use of the Premises may be as a retail/commercial development that may consist of one or more subleases of the Premises and that the approval of such subleases is an integral party of the intended development of the Premises and that Lessor agrees to cooperate and work in good faith with Lessee to promptly review and approve any proposed sublessee of Lessee.

Lessee shall notify Lessor in writing not less than sixty (60) days prior to any proposed assignment, or a sublease for a use other than the Permitted Uses and Lessor agrees to respond in writing with its approval or disapproval (and if disapproval, clearly set forth the reasons for such disapproval) within twenty-one (21) days following Lessor's receipt of Lessee's request for approval (or 30 days following such request to the extent such request is received in the calendar months of July or August). Lessee shall identify the name and address of the proposed assignee and deliver to Lessor original or certified copies of the proposed assignment; a recital of assignee's personal and financial ability to comply with all the terms and conditions of the Lease and any other information or documentation requested by Lessor. Lessor shall not unreasonably withhold the consent to (i) assignment or (ii) sublease for a use that is not included in the Permitted Uses.

It is agreed that reasonable grounds for withholding consent shall include but not be limited to the following:

A. The proposed activity of the assignee/sublessee does not conform with the terms of this Lease or policies established by the Lessor.

B. The proposed assignee/sublessee does not have either substantial experience in the business provided for in the Lease or the financial resources to comply with the requirements of the Lease.

C. There is an existing violation of or uncured default by Lessee with respect to the Lease.

In addition to the payment of all cash rent or additional compensation otherwise herein required to be paid by or performed by the Lessee, Lessee will pay to the Lessor, as additional compensation hereunder in the event Lessee assigns this Lease or sublets all or part of the Demised Premises, fifteen percent (15%) of all value it receives from its assignee/sublessee for the use and occupancy of the Demised Premises as a result of the sublease or assignment in excess of the cash rent which Lessee is currently paying with respect to the subleased portion of the leasehold as a tract, if assigned.

It is agreed that this Lease shall not pass by operation of law to any trustee or receiver in bankruptcy or for the assignment for the benefit of creditors of the Lessee.

Any attempted sublease or assignment not in compliance with this section shall be void and without force and effect. Additionally, Lessor shall retain 100% of all sublease fees received by

Lessor under any unauthorized sublease.

ARTICLE EIGHT

MISCELLANEOUS PROVISIONS

8.01 LESSEE MAY IMPLEAD THE METROPOLITAN WATER RECLAMATION DISTRICT IN REAL ESTATE LITIGATION

The Lessee may, after notice in writing to the Lessor, implead the Lessor as a party at any time during the term of this Lease, in any litigation concerning the Demised Premises in which Lessor is a necessary party.

8.02 LESSEE TO PAY ALL COSTS OF ENFORCEMENT

The Lessee agrees to pay and discharge all costs and reasonable attorney's fees and expenses, which the Lessor shall incur in enforcing the covenants of this Lease.

8.03 HEADINGS ARE FOR CONVENIENCE OF PARTIES

All paragraph headings of this Lease are inserted for purposes of reference and convenience of the parties only, and do not constitute operative provisions of the Lease.

8.04 COMPLIANCE WITH WATERWAY STRATEGY RESOLUTION

To the extent that the Demised Premises embrace or abut a waterway regulated by Lessor or in which Lessor asserts property rights, Lessee shall to the extent applicable, comply with the Waterway Strategy Resolution and Implementation Criteria therefor, of the Lessor's Board of Commissioners in the execution of its development plan for the Demised Premises which abut any such waterway and Demised Premises which afford Lessee direct access thereto may be utilized by the Lessee for the purpose of waterborne commerce. However, the Lessee will be responsible for the construction and maintenance of any docking facility at its own cost and expense which is compatible with the Waterway Strategy Resolution to maintain the bank in an aesthetically pleasing condition. Permanent storage of bulk commodities, unsightly materials and/or debris on waterway side of the scenic berm or the docking area is prohibited.

It is the intent of the Lessor to maintain, where possible, a "natural" appearance to its properties by retaining existing vegetative cover. However, the Lessor recognizes that site development will sometimes necessitate the removal of existing vegetative cover. In those cases the Lessor will require the Lessee to reestablish vegetative cover in the same quantities and qualities as those removed. The re-established plant materials are to be considered as an addition to the landscaping required within the scenic easement.

Lessee will comply with all applicable local zoning and setback requirements. The Lessor reserves the right to traverse the Demised Premises to access the waterway which abuts the

Demised Premises, provided, Lessor agrees to use commercially reasonable efforts not to interfere with the operation of any businesses on the Demised Premises.

The Lessor's Board of Commissioners has heretofore adopted its Waterway Strategy Resolution relating to the development of leased waterways property. The Lessee shall implement the beautification plan described in the attached Exhibit "F". Lessee shall comply with all applications of said Resolution in its use and development of the Demised Premises. Lessee's method of compliance therewith shall be approved by Lessor's Executive Director in writing. The setback for the Waterway Strategy Resolution for this leasehold has been reduced to 30 feet wide.

8.05 TREE MITIGATION

A. No alterations, construction or maintenance work upon the premises involving any material change in the location, installation or construction of facilities, or involving the removal of any trees on District property, shall be performed by any person or municipality without having first obtained District approval. However, Grantee may conduct routine trimming of trees, brush or other overgrown vegetation to the extent it interferes with the safety or proper functioning of any improvements.

B. If the proper maintenance and operation of facilities or improvements on the premises necessitates the removal of any trees on District property, Grantee shall give no less than 14-day written notice, exclusive of Saturdays, Sundays and holidays, of its intent to remove any trees on the premises, setting forth the number, location and species of trees to be removed.

C. Grantee shall submit to the District a plan to replace any trees removed that provides for planting the same or greater number and quality of trees on the premises, or on alternate areas owned by the District as designated and approved in writing by the District.

D. Grantee is responsible for obtaining any local permits necessary for tree removal.

ARTICLE NINE

LEASEHOLDS WITH EXISTING IMPROVEMENTS AS OF THE EFFECTIVE DATE (WHICH IS NOT THE CASE UNDER THIS LEASE)

9.01 LESSEE WILL NOT ALLOW WASTE TO IMPROVEMENTS

The Lessee will keep the leasehold improvements existing as of the effective date of this Lease safe, clean and in good order, repair and condition which shall include all necessary replacement, repair and decorating. Lessee will not allow the improvements existing as of the date of this Lease to become damaged or diminished in value, ordinary wear and tear excepted, by anyone or by any cause.

9.02 CONDITION OF PREMISES AND IMPROVEMENTS NOT WARRANTED

Lessee expressly acknowledges that the Lessor has made no representations, warranties express or implied, as to the adequacy, fitness or condition of Demised Premises or the improvements upon the Demised Premises for the purpose set forth in Article Three, Paragraph 3.07 hereof or for any other purpose or use express or implied by the Lessee. Lessee accepts the Demised Premises and the improvements thereon, if any, "AS-IS" and "WITH ALL FAULTS". Lessee acknowledges that it has inspected the Demised Premises and has satisfied itself as to the adequacy, fitness and condition thereof.

9.03 MODIFICATION OF IMPROVEMENTS

No modification of the leasehold improvements existing as of the effective date of this Lease shall be made by Lessee without the prior written approval of the Lessor and compliance by Lessee with all other terms of this Agreement.

9.04 PLAT OF SURVEY AND LEGAL DESCRIPTION

Lessee understands and agrees that in the event the legal description and plat attached hereto are not legally sufficient for acceptance for recordation of this Lease by the Recorder of Deeds of the county in which the Demised Premises are located, Lessee shall procure, at its own expense, a plat of survey and legal description of the Demised Premises prepared and certified in writing by a Registered Illinois Land Surveyor, within sixty (60) days of the execution date hereof. Said plat of survey and legal description shall be reasonably satisfactory to and approved by the Lessor's Executive Director in writing. Failure to timely procure and receive approval of said plat of survey and legal description shall be grounds for immediate termination of this Lease. The Lessor reserves the right and Lessee concurs that Lessor shall insert said legal description and plat of survey into this Lease Agreement as Exhibit A and the Memorandum of Lease, respectively, upon the approval thereof by District's Executive Director, without further affirmative act by either party hereto.

ARTICLE TEN

GENERAL ENVIRONMENTAL PROVISIONS

10.01 DEFINITIONS

A. "Environmental Laws" shall mean all present and future statutes, regulations, rules, ordinances, codes, licenses, permits, orders, approvals, plans, authorizations and similar items, of all government agencies, departments, commissions, boards, bureaus, or instrumentalities of the United States, state and political subdivisions thereof and all applicable judicial, administrative, and regulatory decrees, judgments, orders, notices or demands relating to industrial hygiene, and the protection of human health or safety from exposure to Hazardous Materials, or the protection of the environment in any respect, including without limitation:

(1) all requirements, including, without limitation, those pertaining to

notification, warning, reporting, licensing, permitting,investigation, and remediation of the presence, creation, manufacture, processing, use, management, distribution, transportation, treatment, storage, disposal, handling, or release of Hazardous Materials;

(2) all requirements pertaining to the protection of employees or the public from exposure to Hazardous Materials or injuries or harm associated therewith; and

(3) the Comprehensive Environmental Response, Compensation and Liability Act (Superfund or CERCLA) (42 U.S.C. Sec. 9601 et seq.), the Resource Conservation and Recovery Act (Solid Waste Disposal Act or RCRA) (42 U.S.C. Sec. 6901 et seq.), Clean Air Act (42 U.S.C. Sec 7401 et seq.), the Federal Water pollution Control Act (Clean Water Act) (33 U.S.C. Sec, 1251 et seq.), the Emergency Planning and Community Right-to-Know Act (42 U.S.C. Sec. 11001 et seq.), the Toxic Substances Control Act (15 U.S.C. Sec, 2601 et seq.), the National Environmental Policy Act (42 U.S.C. Sec. 4321 et seq.), the Rivers and Harbors Act of 1988 (33 U.S.C. Sec. 401 et seq.), the Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the Safe Drinking Water Act (42 U.S.C. Sec. 300(f) et seq.), the Illinois Environmental Protection Act (415 ILCS 5/1 et seq.) and all rules, regulations and guidance documents promulgated or published hereunder, Occupational Safety and Health Act (29 U.S.C. Sec. 651 et seq.) and all similar state, local and municipal laws relating to public health, safety or the environment.

B. "Hazardous Materials" shall mean:

(1) any and all asbestos, natural gas, synthetic gas, liquefied natural gas, gasoline, diesel fuel, petroleum, petroleum products, petroleum hydrocarbons, petroleum by-products, petroleum derivatives, crude oil and any fraction of it, polychlorinated biphenyls (PCBs), trichioroethylene, urea formaldehyde and radon gas;

(2) any substance (whether solid, liquid or gaseous in nature), the presence of which (without regard to action level, concentration or quantity threshold) requires investigation or remediation under any federal, state or local statute, regulation, ordinance, order, action, policy or common law;

(3) any substance (whether solid, liquid or gaseous in nature) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous or dangerous;

(4) any substance (whether solid, liquid or gaseous in nature) the presence of which could cause or threaten to cause a nuisance upon the Demised Premises or to adjacent properties or pose or threaten to pose a hazardous threat to the health or safety of persons on or about such properties;

(5) any substance (whether solid, liquid or gaseous in nature) the presence in of which on adjacent properties could constitute trespass by or against Lessee or Lessor;

(6) any materials, waste, chemicals and substances, whether solid, liquid or gaseous in nature, now or hereafter defined, listed, characterized or referred to in any Environmental Laws as "hazardous substances," "hazardous waste," "infectious waste," "medical waste," "extremely hazardous waste," "hazardous materials," "toxic chemicals," "toxic substances," "toxic waste," "toxic materials," "contaminants," "pollutants," "carcinogens," "reproductive toxicants," or any variant or similar designations;

(7) any other substance (whether solid, liquid or gaseous in nature) which is now or hereafter regulated or controlled under any Environmental Laws (without regard to the action levels, concentrations or quantity thresholds specified herein); or

(8) any result of the mixing or addition of any of the substances described in this Subsection B with or to other materials.

C. "Phase I Environmental Assessment" shall mean:

(1) an assessment of the Demised Premises performed by an independent and duly qualified, licensed engineer with experience and expertise in conducting environmental assessments of real estate, bedrock and groundwater of the type found on the Demised Premises, and said assessment shall include, but not necessarily be limited to a historical review of the use (abuse) of the Demised Premises, a review of the utilization and maintenance of Hazardous Materials on the Demised Premises, review of the Demised Premises' permit and enforcement history (by review of regulatory agency records), a site reconnaissance and physical survey, inspection of Demised Premises, site interviews and site history evaluations, basic engineering analyses of the risks to human health and the environment of any areas of identified concerns, and preparation of a written report which discusses history, site land use, apparent regulatory compliance or lack thereof and which includes historical summary, proximity to and location of USTs, LUSTs, TSDFs, CERCLA site flood plain, maps, photograph log, references, conclusions and recommendations.

D. "Phase II Environmental Assessment" shall mean:

(1) an assessment of the Demised Premises performed by an independent and duly qualified, licensed engineer with experience and expertise in conducting environmental assessments of real estate, bedrock and groundwater of the type found on the Demised Premises, and said assessment shall include, but not necessarily be limited to, extensive

sampling of soils, ground waters and structures, followed by laboratory analysis of these samples and interpretation of the results, and preparation of a written report with boring logs, photograph logs, maps, investigative procedures, results, conclusions and recommendations.

10.02 MANUFACTURE, USE, STORAGE, TRANSFER OR DISTRIBUTION OF HAZARDOUS MATERIALS UPON OR WITHIN THE DEMISED PREMISES

Lessee, for itself, its heirs, executors, administrators, successors and assigns, covenants that to the extent that any Hazardous Materials are manufactured, brought upon, placed, stored, transferred or distributed upon or within the Demised Premises by Lessee, or its subtenant or assigns, or any of their agents, servants, employees, contractors or subcontractors, same shall be done in strict compliance with all Environmental Laws.

Construction or installation of new or reconstruction of existing underground storage tanks and underground interconnecting conveyance facilities for any material or substance is not permitted without the advance written consent of the Executive Director of the District.

10.03 USE OF PREMISES (RESTRICTIONS - ENVIRONMENTAL)

Lessee shall use the Demised Premises only for purposes expressly authorized by Article 3.07 of this Lease. Lessee will not do or permit any act that may impair the value of the Demised Premises or any part thereof or that could materially increase the dangers, or pose an unreasonable risk of harm, to the health or safety of persons to third parties (on or off the Demised Premises) arising from activities thereon, or that could cause or threaten to cause a public or private nuisance on the Demised Premises or use the Demised Premises in any manner (i) which could cause the Demised Premises to become a hazardous waste treatment, storage, or disposal facility within the meaning of, or otherwise bring the Demised Premises within the ambit of, the Resource Conservation and Recovery Act of 1976, Section 6901 et seq. of Title 42 of the United States Code, or any similar state law or local ordinance, (ii) so as to cause a release or threat of release of Hazardous Materials from the Demised Premises within the meaning of, or otherwise bring the Demised Premises within the ambit of, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, Section 9601 et m. of Title 42 of the United States Code, or any similar state law or local ordinance or any other Environmental Law or (iii) so as to cause a discharge of pollutants or effluents into any water source or system, or the discharge into the air of any emissions, which would require a permit under the Federal Water Pollution Control Act, Section 1251 of Title 33 of the United States Code, or the Clean Air Act, Section 741 of Title 42 of the United States Code, or any similar state law or local ordinance.

10.04 CONDITION OF PROPERTY (ENVIRONMENTAL)

(1) In the event Lessee has been the prior occupant/tenant of the Demised Premises under a prior occupancy/use authorization, Lessee warrants and represents that the Demised Premises and improvements thereon, including all personal property, are free from contamination by any Hazardous Materials, that there has not been thereon a release, discharge, or emission, of any Hazardous Materials

during its occupancy of the Demised Premises as defined by any Environmental Laws, and that the Demised Premises does not contain, or is not affected by underground storage tanks, landfills, land disposal sites, or dumps. *(This provision is applicable only to tenants seeking a new lease for the same property).

(2) In the event of a release, emission, discharge, or disposal of Hazardous Materials in, on, under, or about the Demised Premises or the improvements thereon, Lessee will take all appropriate response action, including any removal and remedial action, either before or after the execution date of this Lease.

10.05 INDEMNIFICATION (ENVIRONMENTAL)

A. In consideration of the execution and delivery of this Lease Agreement, the Lessee indemnifies, exonerates, and holds the Lessor and its officers, officials, Commissioners, employees, and agents ("Indemnified Parties") free and harmless from and against any and all actions, causes of action, suits, losses, costs, liabilities and damages and expenses incurred in connection with any of these (irrespective of whether any such Indemnified Party is a party to the action for which indemnification is here sought), including reasonable attorney's fees, costs and disbursements, incurred by the Indemnified Parties as a result of or arising out of or relating to (i) the imposition of any governmental lien for the recovery of environmental cleanup costs expended by reason of Lessee's activities, or (ii) any investigation, litigation, or proceeding related to any environmental response, audit, compliance, or other matter relating to the protection of the environment, or (iii) the release or threatened release by Lessee, its subsidiaries, or its parent company, of any Hazardous Materials, or the presence of Hazardous Materials on or under the Demised Premises, or any property to which the Lessee, its parent company or any of its subsidiaries has sent Hazardous Materials, (including any losses, liabilities, damages, injuries, costs, expenses, or claims asserted or arising under any Environmental Law), regardless of whether caused by or within the control of the Lessee, its parent company or its subsidiaries, provided that, to the extent Lessor is strictly liable under any Environmental Laws, Lessee's obligation to Lessor under this indemnity shall be without regard to fault on the part of the Lessee with respect to the violation of law which results in liability to Lessor, except as to conditions that exist on the Demised Premises prior to the effective date of this Lease.

B. Lessee shall defend, indemnify, save and keep harmless the Indemnified Parties against any loss, damage, cost, lien or expense which they may suffer, incur or sustain or for which it may become liable, growing out of any injury to or death of persons or loss or damage to property which shall at any time during the term of this Lease be caused by or resulting from the migration of Hazardous Materials from the Demised Premises to adjacent properties. In case any action, suit, proceeding or investigation shall be commenced against one or more of the Indemnified Parties growing out of any such loss, damage, cost or expense, the Lessee shall give

immediate written notice of the same to the Lessor, and Lessee shall attend to the defense of the same and save and keep harmless the Indemnified Parties from all expense, reasonable attorney's fees, costs, disbursements and liabilities in any manner growing out of, pertaining to or connected therewith.

C. Lessee shall be responsible for all costs for remediation of the Demised Premises for contamination that migrates from adjacent property during the term of the Lease but Lessee may seek recovery from any responsible third party

10.06 SITE RESTORATION/REMEDIATION BOND (ENVIRONMENTAL)

On or before the commencement of the last five-year period of the leasehold term hereunder, Lessee shall lodge with the Lessor its Environmental Site Restoration/Remediation Bond in the sum of $10,000.00, secured either by cash, irrevocable letter of credit or a commercial bond with surety to secure Lessee's performance of and compliance with the provisions and intent of Article 10 of this Lease. A cash payment securing the bond hereunder will be placed in an interest bearing account established by the Lessor specifically for this purpose. Any interest paid on account of said deposit shall be the property of and payable periodically to the Lessee. Such account shall be drawable only by Lessor upon its unilateral act. At no time shall the amount on deposit in said account be less than the penal sum of this Bond. Any commercial bond with surety shall be fully prepaid by the Lessee and documented as such at the time it is lodged with the Lessor. Said Bond shall be in a form approved by the Lessor and shall be maintained in full force and effect until such time as Lessee has demonstrated and documented to the reasonable satisfaction of Lessor (and Lessor has executed its written release thereof to the issuer), full compliance with all Environmental Laws, relating to Lessee's use or occupancy of the Demised Premises and its environmental restoration or remediation. This provision shall survive the termination/expiration of this Lease.

10.07 ENVIRONMENTAL COVENANTS

Lessee agrees to and covenants as follows:

A. It has no knowledge of any pending or threatened:

(1) claims, complaints, notices, or requests for information directed to Lessee with respect to any alleged violation of any Environmental Laws, or

(2) complaints, notices, or requests for information directed to Lessee regarding potential liability under any Environmental Law, relating to or arising from the Demised Premises.

B. Lessee covenants and agrees that, throughout the term of the Lease, all Hazardous Materials which may be used by any person for any purpose upon the Demised Premises shall be used or stored thereon only in a safe, approved manner, in accordance with all generally accepted industrial standards and all Environmental Laws.

C. Lessee has been issued and is in compliance with all permits, certificates,

approvals, licenses, and other authorizations relating to environmental matters and necessary for its business, if any.

D. Lessee, to the best of its knowledge, is not a potentially responsible party with respect to any other facility receiving waste of the Lessee (from the Demised Premises) under CERCLA or under any statute providing for financial responsibility of private parties for cleanup or other actions with respect to the release or threatened release of any Hazardous Materials.

E. None of the manufacturing or distribution facilities of Lessee is subject to any environmental lien. "Environmental Lien" means a lien in favor of any government entity for any liability under any law relating to the environment or costs incurred by such government entity in response to the release or threatened release of any substance into the environment.

F. Lessee will take all reasonable steps to prevent and has no knowledge of any conditions on the Demised Premises that is or was alleged by any government entity or third party to be in violation of any Environmental Laws. There will be no spill, discharge, leaks, emission, injection, escape, dumping, or release of any toxic or Hazardous Materials by any persons on the Demised Premises.

G. Except as disclosed on Exhibit "G" hereto, Lessee and its parent company, if any, have not received from any government entity since 1980, any written complaint or written notice asserting potential liability, written request for information, or written request to investigate any site under the CERCLA of 1980, as amended, or under any domestic state law comparable to CERCLA or any foreign law comparable to CERCLA.

H. Lessee, to the best of its knowledge after due inquiry, since November 15, 1971, represents that there has not been any discharging, spilling, leaking, dumping, or burying of hazardous substances, as defined in CERCLA, or disposal of hazardous wastes, as defined in RCRA, or of any other pollutant or contaminant at the Demised Premises that is likely to form the basis for any written claim by any government entity seeking to impose liability for remedial action under CERCLA or RCRA. *(This provision applicable only to occupants/tenants seeking a new lease for the same property).

I. Lessee will not allow the installation of asbestos on the Demised Premises, or any item, article, container or electrical equipment, including but not limited to transformers, capacitors, circuit breakers, reclosers, voltage regulators, switches, electro-magnets and cable, containing PCBs.

J. Within 60 days after execution of the Lease, the Lessee shall prepare and submit a general statement to Lessor of its operations and maintenance program for any activities conducted on Demised Premises other than retail, office, restaurants and lodging, describing its layout, process, method of inspections, reporting procedure, and maintenance of equipment, which shall be updated annually and

submitted to Lessor on the anniversary date of the execution of the Lease.

K. Upon request by Lessor, Lessee agrees to conduct daily monitoring and to maintain a daily log book to ensure compliance with all Environmental Laws which may be inspected by Lessor at its option.

L. After the initial construction of all of the buildings on the Demised Premises, the Lessee shall notify Lessor in writing of any proposed significant renovation or improvement on or to the Demised Premises (excluding interior building renovations or improvements), which notice shall include any drawings, plans and specifications thereof, at least 30 days prior to beginning construction of any such renovation or improvement. For purposes of this subsection (L), renovation shall be deemed significant when the total cost exceeds $100,000.00 or otherwise interferes with or has the potential to interfere with Lessor facilities or operations.

M. In the event Lessee installs underground utilities, Lessee shall be responsible to install "plugs" of compacted impermeable soil material at intervals of no greater than 100 feet between such plugs along any new utility trenches installed by Lessee which have been backfilled with compacted granular materials in order to minimize cross-site and off-site environmental contaminant migration. The spacing of these plugs should be based on the characteristics of the site, the configuration of the trench or trenches, the characteristics (nature and extent) of the site environmental contamination, and/or the potential for site contamination should a surface of subsurface chemical release occur. Special emphasis should be placed on locating these plugs at all utility trenches where they cross: other utility trenches, containment berms or walls, property boundaries, and lease boundaries.

N. The aforesaid representations and warranties shall survive the expiration or termination of the Lease.

10.08 DEFAULT (ENVIRONMENTAL)

The occurrence of any one or more of the following events shall constitute a default under this Lease Agreement, but said default shall not terminate the Lease unless Lessor notifies Lessee of termination in writing:

A. The Demised Premises are listed or proposed for listing on the National Priorities List pursuant to Section 1.05 of the CERCLA, 42 U.S.C. Section 9605, on the CERCLIS, or on any other similar state list of sites or facilities requiring environmental investigation or cleanup.

B. Lessee is determined to have liability for underground storage tanks, active or abandoned, including petroleum storage tanks, on or under the Demised Premises, including any release of Hazardous Materials therefrom, that, singly or in the aggregate, have or may reasonably be expected to have a

material adverse effect on the financial condition, operations, assets or business, properties or prospects of Lessee or its parent company.

C. Lessee is determined to have liability for polychlorinated biphenyls (PCBs) that require immediate remediation or cleanup or friable asbestos in such condition to cause or threaten to cause, a present health hazard at any property previously leased by Lessee that, singly or in the aggregate, has or may reasonably be expected to have a material adverse effect on the financial condition, operations, assets, business, properties, or prospects of Lessee, or its parent company.

D. Lessee is determined to have liability under any Environmental Laws for any condition that exists at, on, or under any property previously leased by Lessee that, with the passage of time or the giving of notice, or both, gives rise to liability that, singly or in the aggregate, has or may reasonably be expected to have a material adverse effect on the financial condition, operations, assets, or business properties or prospects of Lessee, or its parent company.

10.09 COVENANTS (ENVIRONMENTAL)

Lessee shall cause each of its respective subsidiaries, contractors, subcontractors, employees and agents to:

A. (1) Use and operate all of the Demised Premises in compliance with all applicable Environmental Laws, keep all material permits, approvals, certificates, and licenses in effect and remain in material compliance with them;

(2) Undertake reasonable and cost-effective measures to minimize any immediate environmental impact of any spill or leak of any Hazardous Materials;

(3) Provide notice to the Lessor of the operation of any on-site non-hazardous waste disposal facility. For purposes of this subsection (A)(3), the term "waste" means any discarded or abandoned material, and the term "disposal facility" means any facility in which wastes are placed for disposal or storage, in each case, for longer than three (3) months.

B. Notify Lessor by telephone within two hours of the release of Hazardous Materials, including the extent to which the identity of the Hazardous Materials is known, the quantity thereof and the cause(s) of the release, and provide Lessor within 72 hours of the event, with copies of all written notices by Lessee, its parent and its subsidiaries that are reported to government regulators or received from the government regulators.

C. Provide such information that Lessor may reasonably request from time to time to determine compliance by the Lessee with this Article.

D. Lessee covenants and agrees to cooperate with Lessor in any inspection, assessment, monitoring or remediation instituted by Lessor during the Lease term and to allow prospective tenants or purchasers reasonable access to the Demised Premises one year prior to the expiration of the Lease.

10.10 COMPLIANCE (ENVIRONMENTAL)

The Lessee will cause each of its subsidiaries, if any, to exercise due diligence to comply with all applicable treaties, laws, rules, regulations, and orders of any government authority

A. Subject to the approval of the Lessor's Board of Commissioners, Lessee shall conduct a Phase I Environmental Assessment, at its own expense, with respect to the Demised Premises every tenth anniversary, as opposed to every fifth anniversary of the execution of this Lease and submit the written report to the Lessor within 90 days after each tenth anniversary. After review of each Phase I Environmental Assessment, or at any other time, upon receipt of any information or report that determines the possible presence of Hazardous Materials contamination on the Demised Premises in violation of Environmental Laws, Lessor, at its sole discretion, may require Lessee, at Lessee's expense, to obtain a Phase II Environmental Assessment with respect to the Demised Premises. The written report of the Phase II Environmental Assessment shall be submitted to Lessor within 120 days of Lessor's request for same. If the Phase II Assessment discloses the presence of any Hazardous Materials contamination on the Demised Premises in violation of Environmental Laws, Lessee shall take immediate action to remediate the contamination and to restore the Demised Premises to a clean and sanitary condition and to the extent required by any and all environmental laws. In the event of a breach by Lessee of the environmental covenants set forth in Section 10.09, Lessor may require Lessee to obtain a Phase I and Phase II Environmental Assessment with respect to the Demised Premises at any other time.

B. Lessee agrees to implement its own building maintenance and operations program for asbestos inspections on an annual basis and to report its findings to Lessor annually on the anniversary date of the Lease to the extent any buildings constructed by Lessee on the Demised Premises contain asbestos materials.

C. Capacitators, transformers, or other environmentally sensitive installations or improvements shall be removed at the end of the Lease at Lessor's election.

D. In addition to the Environmental Assessments required in paragraph A of this Article, Lessor, at its cost and expense, shall have the right, but is not required to cause an independent environmental consultant, chosen by the Lessor at its sole discretion, to inspect, assess and test the Demised Premises for the existence of any and all environmental conditions and any and all violations of Environmental Laws (Environmental Assessment). The scope, sequence and timing of the Environmental Assessment shall be at the sole discretion of Lessor.

E. If any Environmental Assessment reveals, or Lessor otherwise becomes aware of, the existence of any violation of any Environmental Laws that either Lessee is unwilling to remediate or that Lessor is unwilling to accept, Lessee shall be in default under this Lease and Lessor shall have the right and option to terminate this Agreement and to declare it null and void upon one hundred eighty (180) days prior notice to Lessee and Lessee's approved leasehold mortgagee; provided, the exercise of such termination option shall be null and if the remediation is performed (or is diligently being pursued) prior to the expiration of such 180 day period.

F. Not less than one (1) year prior to the expiration of the Lease, Lessee shall have caused to be prepared and submitted to the Lessor a written report of a site assessment in scope, form and substance, and prepared by an independent, competent and qualified professional and engineer, registered in the State of Illinois, satisfactory to the Lessor, and dated not more than eighteen (18) months prior to the expiration of the Lease, showing that:

(1) The Demised Premises and any improvements thereon do not materially deviate from any requirements of the Environmental Laws, including any licenses, permits or certificates required thereunder;

(2) The Demised Premises property and any improvements thereon do not contain: (i) asbestos in any form; (ii) urea formaldehyde; (iii) items, articles, containers, or equipment which contain fluid containing polychlorinated biphenyls (PCBs); or (iv) underground storage tanks which do not comply with Environmental Laws;

(3) The engineer has identified, and then describes, any Hazardous Materials utilized or maintained on the Demised Premises, the exposure to which is prohibited, limited, or regulated by any Environmental Laws;

(4) If any Hazardous Materials were utilized and maintained on the Demised Premises, the engineer has conducted and submitted a Phase II Environmental Assessment of the Demised Premises, which documents that the Demised Premises and improvements are free of contamination by Hazardous Materials

(5) The engineer has identified and then describes, the subject matter of any past, existing, or threatened investigation, inquiry, or proceeding concerning environmental matters by any federal, state, county, regional or local authority, (the "Authorities"), and describes any submission by Lessee concerning said environmental matter which it intends to give, has been given or should be given with regard to the Demised Premises to the Authorities; and

(6) The engineer includes copies of the submissions made pursuant to the requirements of Title III of the Superfund Amendments and

Reauthorization Act of 1986, (SARA) Section 11001 et seq. of Title 42 of the United States Code.

G. In the event Lessee should receive a Notice of Environmental Problem, Lessee shall promptly provide a copy to the Lessor, and in no event later than seventy-two (72) hours from Lessee's and any tenant's receipt or submission thereof. "Notice of Environmental Problem" shall mean any notice, letter, citation, order, warning, complaint, inquiry, claim, or demand that: (i) the Lessee has violated, or is about to violate, any Environmental Laws; (ii) there has been a release, or there is a threat of release, of Hazardous Materials, on the Demised Premises, or any improvements thereon; (iii) the Lessee will be liable, in whole or in part, for the costs of cleaning up, remediating, removing, or responding to a release of Hazardous Materials; or (iv) any part of the Demised Premises or any improvements thereon is subject to a lien in favor of any governmental entity for any liability, costs, or damages, under any Environmental Laws, arising from or costs incurred by such government entity in response to a release of a Hazardous Material.

10.11 INSPECTION AND RIGHT OF INSPECTION (ENVIRONMENTAL)

A. In the event Lessee receives a Notice of Environmental Problem as defined in Paragraph 10.10G, Lessee shall, within ninety (90) days, submit to Lessor a written report in scope, form and substance, and prepared by an independent, competent and qualified, professional, registered engineer, satisfactory to the Lessor, showing that the engineer made all appropriate inquiry consistent with good commercial and customary practice, such that consistent with generally accepted engineering practice and procedure, indicating whether any evidence or indication came to light which would suggest there was a release of substances on the Demised Premises which could necessitate an environmental response action, and which describes the Demised Premises compliance with, or lack thereof, and with all applicable Environmental Laws or certificates required thereunder, and the Lessee's compliance with the representations and warranties previously set forth in this Lease. After review of the written report, lessor may require Lessee to submit a written Phase II Environmental Assessment pursuant to provisions set forth in paragraph 10.10A.

B. Lessor hereby expressly reserves to itself, its agents, attorneys, employees, consultants, and contractors, an irrevocable license and authorization to enter upon and inspect the Leased Premises and improvements thereon, and perform such tests, including without limitation, subsurface testing, soils, and groundwater testing, and other tests which may physically invade the Demised Premises or improvements thereon, as the Lessor, in its sole discretion, determines is necessary to protect its interests; provided, any such entry onto the Premises pursuant to this paragraph shall be performed in a manner to minimize any disruption to the conduct of the businesses operating on the Demised Premises.

IN WITNESS WHEREOF, THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO has caused this instrument to be executed in triplicate by the Chairman of the Committee on Finance of its Board of Commissioners and attested by its Clerk, and its corporate seal to be hereunto affixed; and the Lessee has caused this instrument to be executed in triplicate by its President and attested by its Secretary and its corporate seal to be hereunto affixed all the day and year first above written.

METROPOLITAN WATER RECLAMATION DISTRICT
OF GREATER CHICAGO

By: _____
Frank Avila
Chairman of Committee on Finance

ATTEST:

_____
Jacqueline Torres, Clerk

VILLAGE OF CRESTWOOD

By: _____

Title: Mayor, Louis Presta

ATTEST

By: _____

Title: Village Clerk, Catherine Johnson

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the state aforesaid, DOES HEREBY CERTIFY that Louis Presta (name), personally known to me to be the Mayor (title), of Village of Crestwood (village/town/city), a municipal corporation, and Catherine Johnson (name), personally known to me to be the Village Clerk (title) of said municipal corporation and personally known to me to be same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Mayor (title) and Village Clerk (title cont'd.) of said corporation, duly executed said instrument in behalf of said municipal corporation and caused its corporate seal to be affixed thereto pursuant to authority given by the corporate authority of said municipal corporation, as its free and voluntary act and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

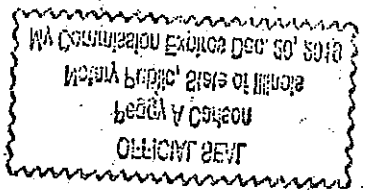
GIVEN under my hand and Notarial Seal this 18th day of August, A.D. 2017.

Peggy A. Carlson
Notary Public

My Commission expires:

12/20/2019

OFFICIAL SEAL
Peggy A Carlson
Notary Public, State of Illinois
My Commission Expires Dec. 20, 2019


OFFICIAL SEAL
Peggy A Carlson
Notary Public, State of Illinois
My Commission Expires Dec 30, 2018

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Brenda F. Holmes Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Avila, personally known to me to be the Chairman of the Committee on Finance of the Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago, a body corporate and politic, and Jacqueline Torres, personally known to me to be the Clerk of said body corporate and politic, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Chairman of the Committee on Finance and such Clerk, they signed and delivered the said instrument as Chairman of the Committee on Finance of the Board of Commissioners and Clerk of said body corporate and politic, and caused the corporate seal of said body corporate and politic to be affixed thereto, pursuant to authority given by the Board of Commissioners of said body corporate and politic, as their free and voluntary act and as the free and voluntary act and deed of said body corporate and politic, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th *day of* September *A.D. 20* 17.

Notary Public

My Commission expires:

3/30/18

BRENDA F. HOLMES
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 30, 2018

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, being Commissioners and Executive Director of the Metropolitan Water Reclamation District of Greater Chicago, being first duly sworn upon oath, individually deposes and says that he/she is not and has not been a party to any collusive agreement with the Lessee or Lessees of the Premises described herein.

President Mariyana T. Spyropoulos

Vice President Barbara J. McGowan

Chairman Committee on Finance
Frank Avila

Commissioner Timothy Bradford

Commissioner Martin J. Durkan

Commissioner Josina Morita

Commissioner Debra Shore

Commissioner Karl K. Steele

Commissioner David J. Walsh

Executive Director

SUBSCRIBED AND SWORN to
before me this 12th day
of September, 2017.

Notary Public

BRENDA F. HOLMES
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 30, 2019

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

LESSEE'S NON-COLLUSION AFFIDAVIT

Louis Presta _, the Village of Crestwood Mayor, Catherine M. Johnson and The Village of Crestwood Village Clerk, Lessee in the above and foregoing Lease, being first duly sworn on oath depose and say that they are the Mayor and Village Clerk respectively of Lessee hereunder, and that neither they nor any agent of Lessee have been a party to any collusive agreement with Lessor hereunder or with Lessor's Commissioners, Executive Director or officers with respect to the leasing of the Demised Premises which are the subject of the above and foregoing Lease.

Louis Presta, Mayor

Catherine M. Johnson, Village Clerk

SUBSCRIBED AND SWORN to before me this 29th day of August, 2017.

Notary Public

OFFICIAL SEAL
Peggy A Carlson
Notary Public, State of Illinois
My Commission Expires Dec. 20, 2019

APPROVED AS TO FORM AND LEGALITY:

Head Assistant Attorney

Acting General Counsel

APPROVED:

Executive Director

RECEIVED:

Fee ✓

Insurance ✓

Bond N/A

EXHIBIT "A"

PLAT OF SURVEY CONTAINING LEGAL DESCRIPTION

Leased Premises = 7.61609 acres (riparian area not included)

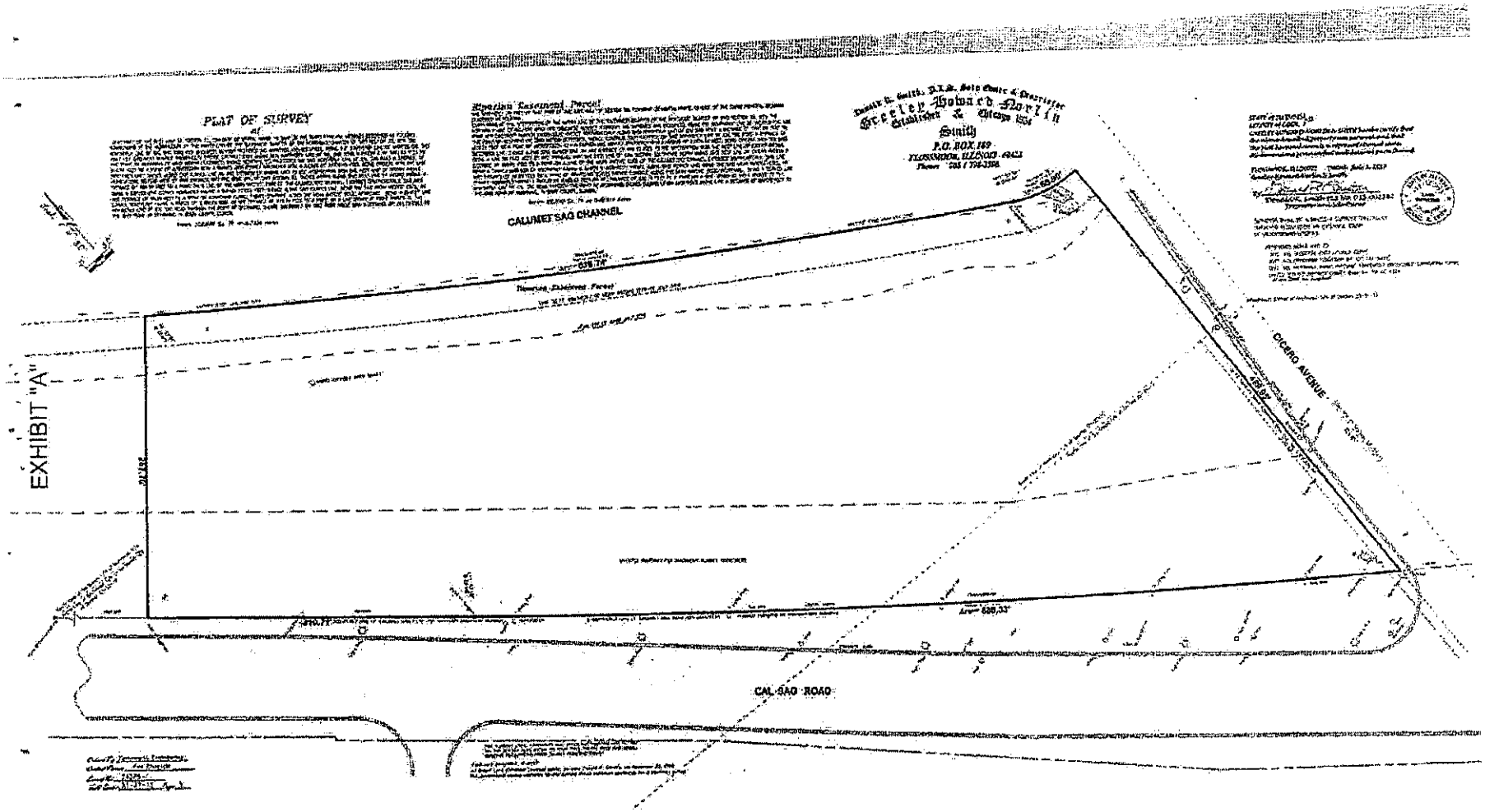


EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11240510 (AS IMPROVED AND OCCUPIED), BEING THE SOUTHERLY LINE OF VACATED CAL SAG ROAD PER DOCUMENT NUMBER 1609018026; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 1441.08 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHEASTERLY ON SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 310.71 FEET TO A POINT OF INTERSECTION WITH A CURVED LINE CONVEX SOUTHERLY WITH A RADIUS OF 10776.40 FEET, BEING TANGENT WITH THE LAST DESCRIBED LINE; THENCE ALONG SAID CURVED LINE AN ARC DISTANCE OF 888.33 FEET TO ITS' INTERSECTION WITH THE WEST LINE OF CICERO AVENUE, BEING A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH ALONG SAID WEST LINE OF CICERO AVENUE A DISTANCE OF 489.95 FEET TO A POINT ON A LINE OF THE MEAN WATERS' EDGE OF THE CALUMET SAG CHANNEL, EXTENDED SOUTHEASTERLY, SAID LINE BEING A CURVED LINE CONVEX SOUTHERLY HAVING A RADIUS 118.02 FEET; THENCE ALONG SAID CURVED LINE, BEING THE SAID MEAN WATERS' EDGE, AN ARC DISTANCE OF 66.99 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUE ALONG THE MEAN WATERS' EDGE, AFORESAID, BEING A CURVED LINE CONVEX SOUTHERLY HAVING A RADIUS OF 8,488.63 FEET AN ARC DISTANCE OF 838.74 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERLY LINE OF CAL SAG ROAD THROUGH THE POINT OF BEGINNING; THENCE SOUTHERLY ON SAID RIGHT ANGLE LINE A DISTANCE OF 287.76 FEET TO THE SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PREPARED BY
AND RETURN TO:

David B. Sosin
Sosin, Arnold & Schoenbeck, Ltd.
Suite 205
9501 W. 144th Place
Orland Park, IL 60462

P.I.N.'S: 24-33-202-004-0000 (partial)
24-33-202-005-0000 (partial)

1726946154
Doc# 1726946154 Fee $44.00
RHSP FEE:$9.00 RPRF FEE: $1.00
KAREN A.YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 09/26/2017 10:05 AM PG: 1 OF 4

MEMORANDUM OF LEASE

THIS MEMORANDUM, dated as of September 15, 2017, is intended to put all third parties on notice of the existence of a lease (the "Lease") of those certain premises located on the real property legally described on **Exhibit "A"** attached hereto and made a part hereof (the "Property") between **METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO**, a body corporate and politic organized and existing under the laws of the State of Illinois ("Landlord"), having its principal place of business at 100 East Erie Street, Chicago, Illinois 60611 and the **VILLAGE OF CRESTWOOD**, an Illinois municipal agency ("Tenant"), having its principal place of business at 13840 S. Cicero Avenue, Crestwood, Illinois 60418.

1. The Effective Date of the Lease is June 15, 2017.

2. The Rental Commencement Date is September 15, 2017 as set forth in Section 1.02 of the Lease.

3. The initial term of the lease is for sixty (60) years.

4. The rent and additional compensation shall be as set for the in Article Two of the Lease.

5. The Tenant has a right to mortgage the leasehold premises interest as set forth in Section 3.12 of the Lease.

6. The Lease contains various other terms and conditions. In the event of any conflict between the terms and conditions of the Lease and the terms and provisions of this Memorandum, the terms and provisions of the Lease shall govern. Copies of the Lease may be obtained from the Landlord or the Tenant.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the day and year first above written.

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO,
A body corporate and politic

By: _____
Frank Avila
Its: Chairman of Committee on Finance

Attest:

_____
Jacqueline Torres, Clerk

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Frank Avila, the Chairman of Committee on Finance of the Metropolitan Water Reclamation District of Great Chicago, a body corporate and politic ("Landlord"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Chairman, he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Chairman, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13th day of September, 2017.

_____
Notary Public

☒ Personally known **OR** ☐ Produced Identification
Type of Identification Produced _____

BRENDA F. HOLMES
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 30, 2018

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

VILLAGE OF CRESTWOOD,
An Illinois municipal agency

By: _____
Louis Presta
Its: Mayor

Attest:

_____
Catherine M. Johnson, Village Clerk

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Louis Presta, the Mayor of the Village of Crestwood, an Illinois municipal agency ("Tenant"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Mayor, he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Mayor, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 29th day of August, 2017.

_____
Notary Public

☒ Personally known OR ☐ Produced Identification
Type of Identification Produced _____

OFFICIAL SEAL
Peggy A Carlson
Notary Public, State of Illinois
My Commission Expires Dec. 20, 2019

EXHIBIT "A"

LEGAL DESCRIPTION OF THE DEMISED PREMISES:

THAT PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11240510 (AS IMPROVED AND OCCUPIED), BEING THE SOUTHERLY LINE OF VACATED CAL SAG ROAD PER DOCUMENT NUMBER 1609018026; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 1441.08 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHEASTERLY ON SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 310.71 FEET TO A POINT OF INTERSECTION WITH A CURVED LINE CONVEX SOUTHERLY WITH A RADIUS OF 10776.40 FEET, BEING TANGENT WITH THE LAST DESCRIBED LINE; THENCE ALONG SAID CURVED LINE AN ARC DISTANCE OF 888.33 FEET TO ITS' INTERSECTION WITH THE WEST LINE OF CICERO AVENUE, BEING A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH ALONG SAID WEST LINE OF CICERO AVENUE A DISTANCE OF 489.95 FEET TO A POINT ON A LINE OF THE MEAN WATERS' EDGE OF THE CALUMET SAG CHANNEL, EXTENDED SOUTHEASTERLY, SAID LINE BEING A CURVED LINE CONVEX SOUTHERLY HAVING A RADIUS 118.02 FEET; THENCE ALONG SAID CURVED LINE, BEING THE SAID MEAN WATERS' EDGE, AN ARC DISTANCE OF 66.99 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUE ALONG THE MEAN WATERS' EDGE, AFORESAID, BEING A CURVED LINE CONVEX SOUTHERLY HAVING A RADIUS OF 8A88.63 FEET AN ARC DISTANCE OF 838.74 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERLY LINE OF CAL SAG ROAD THROUGH THE POINT OF BEGINNING; THENCE SOUTHERLY ON SAID RIGHT ANGLE LINE A DISTANCE OF 287.76 FEET TO THE SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 7 ACRE PARCEL LOCATED AT THE NW CORNER OF
CAL-SAG ROAD AND CICERO AVENUE, CRESTWOOD, IL 60418
PERMANENT INDEX NUMBER: 24-33-202-004-0000 (partial)
24-33-202-005-0000 (partial)

CO-TENANT AGREEMENT

THE VILLAGE OF CRESTWOOD
"Village"

and

ALDI INC.
"Aldi"

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CO-TENANT AGREEMENT

THIS INDENTURE OF CO-TENANT AGREEMENT (hereinafter referred to as the "Agreement") is made and entered into this ____ day of _____, 2018 (hereinafter referred to as the "Contract Date") by and between THE VILLAGE OF CRESTWOOD, an Illinois Corporation, having offices at 13840 S. Cicero Avenue, Crestwood, IL 60445 (hereinafter referred to as the "Village"), and ALDI INC., an Illinois corporation, with offices at 197 E. Division Road, Valparaiso, Indiana 46383 (hereinafter referred to as the "Aldi").

WITNESSETH

WHEREAS, the Village has executed a ground lease of the real estate described on attached Exhibit "B" (the "Center"), pursuant to a Lease Agreement dated June 15, 2017 (the "Underlying Lease") between the Village, as lessee, and The Metropolitan Water Reclamation District of Greater Chicago (hereinafter referred to as the "MWRD"), as lessor; and

WHEREAS, Aldi is a nationally recognized limited selection grocery or food store and is desirous of leasing from the Village a portion of the Center and to construct thereon certain improvements described herein upon the terms, conditions and stipulations set forth; and

WHEREAS, the Village is desirous in subleasing to Aldi, a portion of the Center upon the agreed terms, conditions and stipulations; and

WHEREAS, the Center includes adjacent real estate which is not leased to Aldi herein, but all of which is part of a planned shopping center (including, without limitation, a portion of the Common Areas (defined below); and

NOW THEREFORE, the undersigned Village and Aldi, in consideration of the mutual covenants and promises made herein, the receipt and sufficiency of which are hereby acknowledged, do hereby agree as follows:

1. Aldi Leasehold Portion. The Village has demised and leased from MWRD, and Village and MWRD have assigned a portion of the Underlying Lease to Aldi, together with all rights of way, servitudes, licenses, tenements and appurtenances thereto, and Aldi hereby

accepts such assignment, a portion of the Center comprising approximately 2.60 acres of land located at or near the Northwest corner of Cal Sag Road and Cicero Avenue in Crestwood, Illinois together with all improvements located on the real estate, now or in the future (herein referred to collectively as the "Aldi Leasehold Portion"). The Aldi Leasehold Portion is depicted on Exhibit "A" attached hereto and made a part hereof. The legal description of the Aldi Leasehold Portion shall be subject to a survey to be conducted pursuant to this Agreement.

2. Construction of Project by Aldi. Aldi shall complete the construction of the improvements on the Aldi Leasehold Portion consisting of a typical "Aldi" retail grocery or food store building and parking facilities generally as laid out on Exhibit "A", the preliminary concept plan, attached hereto and made a part of this Agreement, together with related drainage, ingress and egress, building and site signs, and other improvements (hereinafter referred to as the "Project"). The Village understands that minor changes and deviations from the concept plan are likely to occur when final engineering and governmental permits and approvals are issued and granted. The entire cost and expense of the Project shall be borne and paid by Aldi, including all liability and property (including so-called "builder's risk") insurance. From and after the Delivery Date, Aldi shall construct the Project on the Aldi Leasehold Portion, including, without limitation, refrigeration equipment, solar panels (and related equipment) and satellite communication equipment on the roof of the building.

3. Contingency. The Village understands that Aldi's commitment to be bound by this Agreement is contingent upon the approval of the transaction contemplated herein by Aldi's President within thirty (30) days of the Contract Date. In the event that the President shall disapprove of this Agreement, in his sole and complete discretion, then Aldi shall promptly provide the Village with notice (a "Disapproval Notice") of such disapproval, and upon receipt of the Disapproval Notice, this Agreement shall, as of the date the Village receives the Disapproval Notice, be null and void and of no further force or effect and the parties shall have no further obligations hereunder except for such obligations that expressly survive the termination of this Agreement. In the event that Aldi does not give a Disapproval Notice within the thirty (30) day period provided herein, this Agreement shall continue in full force and effect and Aldi's right to terminate it in connection with this Section 3(a) shall be deemed waived.

4. Further Conditions Precedent to Construction. Aldi is granted a period of ninety (90) days from the Contract Date (the "Investigation Period") to investigate or secure the items (the "Investigation Items") described in clauses (a) – (k) below as they affect the Aldi's intended use of the Aldi Leasehold Portion. If any of the Inspection Items are unsatisfactory in the sole opinion of the Aldi, Aldi shall promptly give Village notice on or before the expiration of the Inspection Period (a "Dissatisfaction Notice") and upon receipt of same by the Village, this Agreement shall become null and void (and the parties shall have no further obligations hereunder except for such obligations that expressly survive the termination of this Agreement). During the Investigation Period, Aldi may determine that one or more Inspection Items are unsatisfactory, but may be remedied

during the Approval Period (as defined in Section 5 below), in which case Aldi shall provide a reasonably detailed notice (a "Pending Approval Notice") to the Village of same. No waiver of Aldi's right to send a Dissatisfaction Notice with regard to any Inspection Item(s) shall be implied so long as Aldi promptly and diligently seeks (and is denied) such permits, licenses or approvals in connection with such Inspection Item(s) that are listed in the Pending Approval Notice. Aldi, however, reserves the right to waive all of the contingencies set forth in this Section 4 and Section 5 below and proceed with construction of the Project within ten (10) days of notice to the Village of such waiver, which notice shall be delivered prior to the expiration of the Investigation Period or the Approval Period, as the case may be. If requested by either party, Aldi and the Village shall enter into an addendum to this Agreement that identifies the items included in the Pending Approval Notice, describes agreed cure(s) therefore, and sets forth the responsibilities of each party with respect thereto.

(a) Ground Compaction and Soil Suitability. Aldi shall determine the suitability of the soil and ground compaction for construction and/or Aldi's intended use of the Aldi Leasehold Portion based solely on reports to be provided by Aldi's engineer. Upon completion of any such report, Aldi shall promptly provide a copy thereof to the Village.

(b) Curb Cuts. Aldi shall determine whether satisfactory access can be obtained from the appropriate governmental agencies to provide for commercially reasonable ingress and egress to the Aldi Leasehold Portion.

(c) Zoning, Subdivision Control and Sign Ordinances. Aldi shall determine (i) whether the Aldi Leasehold Portion is properly zoned for Aldi's intended use as a Retail Grocery Store (as defined in Section 16(a) herein) and if rezoning or other special use permits or variances are required, such re-zoning, permits or variances are likely to be approved by the Village of Crestwood ("Village") during the Approval Period; (ii) whether the conveyance or sublease of the Aldi Leasehold Portion requires approval pursuant to Village ordinance; and (iii) whether the Aldi's anticipated signage violates any Village sign ordinances. Aldi's anticipated signage is developed and selected specifically for the Aldi Leasehold Portion and its unique characteristics. If the Aldi Leasehold Portion cannot be rezoned and/or platted in the time allotted, Aldi will include such circumstances in the Dissatisfaction Notice and/or the Pending Approval Notice, as the case may be.

(d) Survey. Aldi, at its expense, shall order a survey of the Aldi Leasehold Portion no later than the tenth (10^{th}) business day after the Contract Date, which shall (i) be prepared by a licensed surveyor or engineer licensed in the State of Illinois, (ii) be received no less than twenty days (20) prior to the end of the Investigation Period, (iii) be satisfactory to Chicago Title Insurance Company (the "Title Company") to provide for the standard exceptions to be removed from Aldi's leasehold title insurance policy thereby insuring the Aldi Leasehold Portion with extended

coverage, (iv) be certified as of a current date to those parties designated by both Aldi and the Village, (v) show the location of all then existing improvements, easements, highways, rights-of-way and other matters affecting or abutting the Aldi Leasehold Portion together with other data as Aldi determines necessary, and shall include a Certificate of Minimum Standard Detail -- ALTA form, (vi) reflect the exact acreage of the Aldi Leasehold Portion; and that the Aldi Leasehold Portion contains not less than the number of acres described, if any, exclusive of any portion lying within the right-of-way of any public street or highway; and (vii) be in reasonable conformity with Aldi's intended use and development of the Aldi Leasehold Portion consistent with Exhibit "A". If the Aldi Leasehold Portion is comprised of two (2) or more parcels, said survey must reflect and expressly certify that all such parcels are contiguous, that there are no gaps, gores or spaces, and that when taken together such parcels form a single tract of land.

(e) Grade and Elevation. Aldi shall determine the suitability of existing and proposed grades and elevations of the Aldi Leasehold Portion. Said elevations shall be satisfactory for all of Aldi's development criteria including but not limited to buildable area, traffic design and safety, and surface water drainage.

(f) Utilities. Aldi shall determine the location of all existing and proposed sanitary sewers, storm sewers, water, natural gas, telephone and electric lines and the cost of securing their service to the Aldi Leasehold Portion.

(g) Building Permits. Aldi shall determine the requirements for all necessary and requisite approvals of the Site Plan and other plans and specifications for the Project by any and all federal, state, and local authorities, agencies, officers, and departments having jurisdiction thereof.

(h) Local Ordinances. Aldi shall determine and verify that no Village ordinance, rule, regulation or law shall restrict the Aldi's operation of the intended use consistent with established policy and practice for a standard Aldi store, including without limiting the generality of the foregoing, the securing of a business license.

(i) Easements and Rights-of-Way. Aldi shall determine where all easements and rights-of-way lie on and adjacent to the Aldi Leasehold Portion and how they affect Aldi's intended use of the Aldi Leasehold Portion.

(j) Environmental Hazard. Aldi may determine any potential liability for hazardous substances or conditions, relating to the Aldi Leasehold Portion. Subject to the terms of the Underlying Lease, Aldi may, at Aldi's sole option and expense, undertake inspection, testing or investigation of the Aldi Leasehold Portion to determine the nature or extent of any hazardous substances or conditions in, or under the Aldi Leasehold Portion. Aldi, its agents or consultants, may enter upon the Aldi Leasehold Portion, provided that if more removal or displacement of earth is required than that resulting from soil borings, Aldi shall obtain the Village's prior

written approval which approval shall not unreasonably be withheld. The Village shall cooperate with Aldi's investigation, at Aldi's expense, and the Village shall, upon Aldi's request, or that of Aldi's agents or designates, furnish such knowledge or information as the Village has relating to the condition or history of the Aldi Leasehold Portion (including any abstract of title or title commitment relating to the Aldi Leasehold Portion which may be in the possession of the Village) as it might bear upon hazardous substances or conditions relating to the Aldi Leasehold Portion. Aldi will provide copies of all test/investigation reports to the Village promptly upon completion.

(k) Title and Title Evidence. Aldi's leasehold interest in the Aldi Leasehold Portion shall be insurable by Title Company, at the Title Company's regular rates. The Village, at the Village's expense, shall obtain a leasehold title insurance policy on the current form of the American Land Title Association (or its equivalent) insuring the Aldi's leasehold interest in the Aldi Leasehold Portion in the amount of the Ground Rent for the initial term of twenty (20) years. The Village shall order the title commitment immediately upon execution of this Agreement, together with legible and complete copies of all recorded documents evidencing the title exceptions raised in Schedule B of the title commitment, and provide Aldi with copies of same upon receipt.

(i) Said policy shall provide for endorsements (a) to insure against violations, encroachments and other matters (a "comprehensive endorsement"), and (b) to insure Aldi's intended use of the Aldi Leasehold Portion as a retail food store under all local zoning ordinances and regulations (a 3.0 ALTA zoning endorsement).

(ii) The title policy issued by the Title Company shall be dated no later than seventy-five (75) days from the later of the expiration or earlier waiver of the Investigation Period and the Approval Period.

Aldi shall be liable for any damage or injury caused to the Aldi Leasehold Portion or Center and/or to any persons or any personal property located thereon in connection with the surveys, inspections, assessments, studies, examinations, tests and other acts of Aldi and/or its contractors, agents and/or representatives with respect to the Aldi Leasehold Portion or Center, and shall indemnify, defend, and hold harmless the Village, MWRD and their respective successors and affiliates from and against any and all such damage or injury and from any claims and causes of action resulting therefrom. Aldi shall, at its cost and expense, restore the Aldi Leasehold Portion and Center to substantially the same condition in which it existed immediately prior to Aldi's surveys, inspections, assessments, studies, examinations, tests and other acts of Aldi and/or its engineers, employees, servants, contractors, agents, and/or representatives. Aldi's obligations as set forth in the preceding sentences shall survive any termination of this Agreement.

Aldi shall maintain, and shall ensure that its contractors, agents and other representatives maintain, commercial liability and property damage insurance insuring against any liability or damage arising out of any such entry onto, and such surveys, assessments, studies, tests, inspections, examinations or other acts with respect to, the Aldi Leasehold Portion or Center. Such insurance shall be at least in the amount of Two Million Dollars ($2,000,000.00) combined single limit for injury to or death of one or more persons in any single occurrence, and for damage to personal property (including without limitation loss of use) in any single occurrence. The insurance policy or policies shall name the Village, MWRD and their respective successors and assigns as additional insureds and contain a provision to the effect that any such coverages shall be primary to any other insurance that may be available to Village and/or MWRD.

5. Aldi's Approval Period. Aldi is granted a period of one hundred and twenty (120) days commencing on the day following the expiration of the Inspection Period (the "Approval Period") to obtain all permits, licenses and approvals which may be necessary, in Aldi's sole and absolute discretion, to enable it to engage in any permitted uses and the businesses related thereto. This Agreement is subject to and conditioned upon Aldi's obtaining prior to the expiration of the Approval Period, all permits, licenses and approvals which may be necessary for (a) zoning and land use codes and restrictions for use and development standards, (b) health and building codes, (c) the construction of free-standing and wall signs which are satisfactory to it for the purpose of conducting its customary business as aforesaid; and (d) and other permit, license or approval necessary for the intended use. If the permits, licenses, approvals have not been secured during the Approval Period, Aldi or the Village, at any time within thirty (30) days after Approval Period, may terminate this Agreement and its rights under the Underlying Lease by giving written notice of such election to the Village and MWRD (and in the case of MWRD, pursuant to the notice provisions in the Underlying Lease). Aldi covenants to act in good faith and use due diligence to secure all permits, licenses and approvals. If the Village elects to terminate this Agreement as provided for in this section, Aldi will have thirty (30) days after receiving the Village's termination notice to waive, in a written notice to the Village, all conditions in this section and continue this Agreement without the conditions set forth in this section. If Aldi does not waive the conditions in this section or Aldi exercises its right to terminate pursuant to this paragraph, this Agreement will terminate and be of no further force or effect thirty (30) days after the Village's notice of termination is received by Aldi and thereafter the parties shall have no further obligations hereunder except for such obligations that expressly survive the termination of this Agreement. Upon the expiration of the Approval Period, at the Village's request, Aldi will acknowledge in writing that the Approval Period has expired and that Aldi has waived its right to terminate this Agreement as permitted in this Section 5 (the "Go Ahead Notice"). The "Ready For Construction Date" shall be the date that the Approval Period expires.

6. The Village's Work and Delivery of Aldi Leasehold Portion.

(a) The Village's Work Defined. The Village, at its sole cost and expense, shall perform or cause to be performed to completion, the following work (hereinafter collectively referred to as the "Village's Work"):

(i) the installation of off-site storm water catch basins and all drainage facilities required to properly manage storm water generated from the Aldi Leasehold Portion and the other parcels in the center as a result of the development of the Aldi Leasehold Portion and the completion of the Project and the performance of the Village's Work. The storm drain outlet for the Aldi Leasehold Portion shall be stubbed to within five (5) feet of the Aldi Leasehold Portion (with an easement or legal access to allow Aldi to extend the same). The Village's Work shall include construction of underground piping for the main storm water stub, manholes (and other facilities) that are not located on the Aldi Leasehold Portion required by any and all governmental and quasi-governmental agencies and utilities having jurisdiction over the Aldi Leasehold Portion (with Aldi being responsible for any storm water branch lines to be constructed on the Aldi Leasehold Portion) to direct storm water drainage to the drainage facilities serving the Aldi Leasehold Portion and the Center. Aldi's work shall include the construction of all storm water related improvements within the Aldi Leasehold Portion, including manholes and catch basins and any other structures required by any governmental and quasi-governmental agencies and utility providers having jurisdiction over the Aldi Leasehold Portion.

(ii) the installation of public utility lines for sanitary sewer, potable water, fire water service, electric and others utilities stubbed to within five (5) feet of the building pad proposed on the Aldi Leasehold Portion (lot 2). All utilities shall provide service consistent Aldi's requirements shown on Exhibit "D" attached hereto and incorporated herein.

(iii) rough grade the Aldi Leasehold Portion in accordance with the soils report for the Aldi Leasehold Portion at rough grades approved by Aldi. The final grade and elevation of the Aldi Leasehold Portion shall be properly rough graded consistent with a level transition from the Aldi Leasehold Portion to other portions of the Center for the orderly passage of automobiles to and from the Aldi Leasehold Portion.

(iv) The site shall be rough graded and the building pad compacted to 95% proctor with a 3,000 lbs per square foot bearing capacity.

(v) The erection of the "Cal Sag Monument" and the "Cicero Monument" signs, as they are identified and depicted within the Declaration of Rights and Obligations (Exhibit K hereto) and at the locations indicated therein.

Not less than sixty (60) days prior to commencement of the Village's Work, Village shall propose and deliver to Aldi final civil plans and specifications for the Village's Work (herein referred to collectively as the "Development Plans"). Not less than thirty (30) days after receipt of the Development Plans, Aldi shall approve, comment upon or disapprove the same. In the event Aldi does not give its unconditional approval of the Development Plans, Aldi shall provide to Village its reasons or comments for disapproval of the Development Plans. Village and Aldi shall use their best efforts to agree on modified Development Plans. Village shall comply with all local and state code requirements with regard to the Development Plans. In the event that Aldi does not respond to Village following receipt of the Development Plans within thirty (30) days, the Development Plans shall be deemed approved by Aldi.

(b) Completion of the Village's Work. The Village's Work shall be completed no later than one hundred twenty (120) days (not counting the period of time between November 1 and March 1) following the Ready For Construction Date, subject to Force Majeure Events. If the Village is delayed at any time in the progress of the Village's Work by labor disputes, fire, adverse weather, acts of God or other events beyond the Village's control ("Force Majeure Events"), then the time shall be extended for a reasonable time.

(c) Delivery Date. The "Delivery Date" of this Agreement shall be the date when all of the following have been satisfied:

(i) The Village's Work is done and completed pursuant to this Agreement.

(ii) Aldi receives a certificate from the Village's civil engineer certifying to Aldi that the Village's Work has been substantially completed and performed substantially in accordance with the requirements of this Agreement. The certificate shall include a certified soil compaction report for the Village's Work, if and to the extent applicable.

(iii) Village shall deliver evidence satisfactory to Aldi that Section 3.08 of the Underlying Lease has been amended to permit Aldi to sell alcoholic beverages.

(iv) The Title Company has issued its Owner's Policy to Aldi insuring Aldi's leasehold interest in the Aldi Leasehold Portion consistent with the terms of this Agreement.

(d) Performance of the Village's Work. The Village's Work shall be performed utilizing customary and standard design, engineering and construction methods, standards and specifications for first class shopping centers in Crestwood, Illinois and utilizing customary and standard design, engineering and construction methods, standards and specifications to provide for ingress and egress to the Aldi

Leasehold Portion. The Village's Work shall be performed in accordance with all local ordinances.

(e) Aldi Oversight of the Village's Work. Aldi shall have the right to inspect and monitor the performance of the Village's Work to verify that the same is being completed in accordance with the requirements and standards of this Agreement; provided, Aldi agrees that it shall not interfere with the performance of the Village's Work during the period of any inspections or monitoring.

(f) Aldi's Self-Help. Notwithstanding anything in this Agreement to the contrary, in the event that the Village fails to complete the Village's Work within one hundred fifty (150) days following the later of (i) sixty (60) days after the expiration of the Approval Period and (ii) the Ready For Construction Date, Aldi shall have the right to perform the portion of the Village's Work that is incomplete and/or improperly performed and charge Aldi's actual out of pocket cost to the Village together with a management fee payable to Aldi equal to ten percent (10%) of the cost and expense to complete such items. If Aldi performs any portion of the Village's Work and the Village fails to reimburse Aldi for such costs within thirty (30) days following billing from Aldi, Aldi may recover such costs by deducting such costs from up to 50% of the monthly Ground Rent next coming due until such costs are fully credited.

(g) Right to Terminate Agreement. Regardless of the excused completion of the Village's Work, if the Delivery Date has not occurred within three hundred sixty-five (365) days following the later of (i) the expiration of the Approval Period and (ii) the Ready For Construction Date, then Aldi shall have the right to terminate this Agreement by thirty (30) days prior written notice to the Village, unless the Delivery Date occurs prior to the expiration of such thirty (30) day period.

7. Aldi's Improvements.

(a) Aldi, using its contractor or contractors, shall construct the site improvements, and other improvements comprising the Project in a good and workmanlike manner, in accordance with the Final Building Plans and in compliance with all governmental laws, codes and ordinances. At all times, the Village shall have the right to enter upon Aldi Leasehold Portion for the purpose of inspecting the same. All improvements to the Aldi Leasehold Portion shall remain a part of the Aldi Leasehold Portion, and (except for trade fixtures and personal property including merchandise of every kind, nature and description, furniture, furnishings, equipment, refrigeration equipment, check lanes) be surrendered at the end of the Term or earlier termination of this Agreement in good condition and repair, at which time the same shall become the property of the Village. Aldi shall cause its contractors to work in harmony with any workers and contractors performing work on behalf of the Village or any other tenant or occupant in the Center, and Aldi's improvements shall be performed in a manner that shall not unreasonably interfere with or disrupt the construction of any other improvements in the Center or the operation of any other tenant's business in the Center. Aldi shall perform all improvements in a good faith and diligent manner

so that the Project is completed on or before two hundred seventy (270) days following the Delivery Date (as defined in Section 10(a) below) (not counting the period of time between November 1 and March 1). If Aldi is delayed at any time in the progress of the construction of the Aldi improvements by labor disputes, fire, acts of God or other events beyond Aldi's control ("Force Majeure Events"), then the time shall be extended for a reasonable time.

(b) Aldi has provided its Aldi's preliminary plans (including without limitation, floor plans) for the Project ("Aldi's Prototype Plans") for the Village's review which are attached hereto as Exhibit "E" and the Village has and does hereby unconditionally approve the Aldi's Prototype Plans (subject to Aldi securing all legally required permits, licenses and approvals). Final plans and specifications for the Aldi Leasehold Portion based upon Aldi's Prototype Plans (herein referred to as the "Final Building Plans") shall be prepared by Aldi and shall be submitted to the Village for the approval of the Village and MWRD. The Aldi's Final Building Plans shall be submitted to the Village for approval no later than one hundred and fifty (150) days after the Contract Date. Aldi's Final Building Plans shall either be approved by the Village and MWRD or revised and returned to Aldi within fifteen (15) days after receipt by the Village and MWRD, and Aldi shall have thirty (30) days from receipt thereof to make the revisions requested by the Village and/or MWRD and resubmit them to the Village for approval, which approval shall be given to Aldi provided Aldi has satisfactorily revised the Aldi's Final Building Plans. The Village's approval of Aldi's Final Building Plans shall be evidenced by only the Village's signature on such plans. The Village agrees that approval of the Final Building Plans shall not be unreasonably withheld so long as such plans are substantially consistent with Aldi's Prototype Plans and all applicable law. It is understood and agreed that although Aldi is furnishing Aldi's Final Plans to the Village for its approval, the Village shall have no liability whatsoever for any defects, errors or omissions in the documentation furnished by it to Aldi or as a result of its approval of the Final Building Plans prepared by Aldi.

(c) Aldi agrees to install Aldi's trade fixtures and equipment and stock the Aldi Leasehold Portion for the operation of the Aldi Leasehold Portion for the initial use on or before the date that is two hundred seventy (270) days after the Delivery Date (not counting the period of time between November 1 and March 1), subject to Force Majeure Events, and to open for business to the public fully stocked and staffed in the Aldi Leasehold Portion in such operating condition for at least one (1) day.

8. Indemnification Against Liens. It is agreed and understood that no party shall permit or allow others to permit the Aldi Leasehold Portion or related easements or rights-of-way referred herein to provide access to the Aldi Leasehold Portion to be encumbered with a lien or claim of a mechanic or materialman. Each party does hereby indemnify, protect, defend and hold the other party harmless from and against any claims, losses, demands, liabilities, suits, costs, and direct damages, (specifically excluding consequential damages) and reasonable attorney's fees of counsel selected by the indemnified party and other costs of defense, incurred, arising against, or suffered by the indemnified party or its assigns as a direct or indirect consequence of the filing of a mechanic or materialman lien. If such lien is filed against the Aldi Leasehold Portion or the Center as a result of Aldi's actions

(or inactions), Aldi shall, within thirty (30) days after notice from the Village of its filing, discharge or bond over such lien. If Aldi shall fail to remove or discharge, or bond over with a title insurer reasonably acceptable to the Village, any notice of unpaid balance, mechanic's lien claim or construction lien claim within thirty (30) days after notice or knowledge of the filing of same, then in addition to all other rights of the Village hereunder, the Village may, at its option, and after providing Aldi with ten (10) business days' prior written notice and opportunity to cure, procure the removal or discharge of same. Any amount paid by the Village for such purpose, including all reasonable attorney's fees and other expenses therefor, together with interest thereon at the Default Rate, shall become due and payable by Aldi to the Village as additional rent, and in the event of Aldi's failure to pay therefor within thirty (30) days after demand, the same shall be due and payable with the next month's Ground Rent.

9. Term. The term of this Agreement shall commence on the Contract Date, and unless the term is terminated sooner as provided in this Agreement, shall terminate on the date that is twenty (20) Occupancy Years following the Occupancy Date (hereinafter referred to as the "Term"). As used herein, "Occupancy Year" means a period of 12 consecutive calendar months, with the first Occupancy Year commencing on the Occupancy Date and expiring on the last day of the month that is 12 full calendar months next following the Occupancy Date, except that, if the Occupancy Date occurs on the first day of the calendar month, then the first Occupancy Year shall end on the day immediately preceding the first anniversary of the Occupancy Date and subsequent Occupancy Years shall be each consecutive 12 calendar month period thereafter.

10. Ground Rent. Village shall be primarily responsible for all rent and additional compensation due to MWRD pursuant to the Underlying Lease and Village shall pay such rent, additional compensation and all other monetary payments due from Village and Aldi pursuant to the Underlying Lease and the Consent to Partial Assignment of Lease Agreement directly to MWRD without demand or notice from Aldi. Such payments shall be made timely by Village directly to MWRD. It is anticipated that Aldi will be treated as a subtenant as between the Village and Aldi only; therefore, Aldi shall pay to the Village the following rent, per annum (the "Ground Rent") for its occupancy and use of the Aldi Leasehold Portion:

(a) No Ground Rent Until Occupancy Date. No Ground Rent shall be due from Aldi to Village for the period that commences on the Contract Date and ends on the earlier to occur of (i) the date that is two hundred seventy (270) days following the Delivery Date (not counting the period of time between November 1 and March 1), or (ii) the date Aldi opens for business on the Aldi Leasehold Portion (the earlier of such two dates is hereinafter referred to as the "Occupancy Date").

(b) Amount of Ground Rent. During the period that commences on the Occupancy Date and ends twenty (20) Occupancy Years thereafter, Aldi will pay the annual Ground Rent set forth below:

Occupancy Years	Annual Ground Rent	Monthly Ground Rent
1-5	$127,000.00	$10,583.33
6-10	$139,700.00	$11,641.67
11-15	$153,670.00	$12,805.83
16-20	$169,037.00	$14,086.42

(c) Equal Monthly Installments. The Ground Rent shall be payable in equal monthly installments in advance on the first (1st) day of each month, at such place as the Village shall designate. For the calendar year and month in which the Occupancy Date falls, the Ground Rent for the Aldi Leasehold Portion shall be prorated to reflect that portion of the year or month during which such Ground Rent was accruing on the Aldi Leasehold Portion pursuant to this section of this Agreement.

(d) Rent to Net to the Village. The Ground Rent, Additional Rent and all other monetary obligations of Aldi payable pursuant to this Agreement (collectively, the "Rent") shall be net to the Village, and all costs, expenses and obligations of every kind and nature whatsoever relating to the Aldi Leasehold Portion, Aldi's Work and Aldi's operations shall be paid by Aldi, without abatement, deduction or setoff whatsoever, in the manner set out above for payment of Rent, and under no circumstances or conditions, whether now existing or hereafter arising, or whether beyond the present contemplation of the parties, shall the Village be expected or required to make any payment of any kind whatsoever relating to the Aldi Leasehold Portion or be under any other obligation or liability hereunder or otherwise, except as herein otherwise expressly set forth. Except as otherwise specifically provided in this Agreement, Aldi's obligation to pay any Rent hereunder shall not terminate prior to the Expiration Date, notwithstanding the exercise by the Village of any or all of its rights under Section 29 herein or otherwise, and all the obligations of Aldi hereunder shall be absolute and shall not be affected for any reason whatsoever, including, without limitation, by any damage to or destruction of the Aldi Leasehold Portion or any part thereof, any taking of the Aldi Leasehold Portion or any part thereof or interest therein by condemnation or otherwise, any prohibition, limitation, restriction or prevention of Aldi's use, occupancy or enjoyment of the Aldi Leasehold Portion or any part thereof, or any interference with such use, occupancy or enjoyment by any person or for any reason, any matter affecting title to the Aldi Leasehold Portion, any default by the Village hereunder, the impossibility, impracticability or illegality of performance by the Village, Aldi or both, any action of any governmental authority, Aldi's acquisition of ownership of all or part of the Aldi Leasehold Portion (unless this Agreement shall be terminated by a writing signed by all persons, including any holder of the a mortgage, having an interest in the Aldi Leasehold Portion), any breach of warranty or misrepresentation, or any other cause whether similar to or dissimilar from the foregoing and whether or not Aldi shall have notice or knowledge thereof and whether or not such cause shall now be foreseeable. The parties intend that the

obligations of Aldi under this Agreement shall be separate and independent covenants and agreements and shall continue unaffected unless such obligations have been modified or terminated pursuant to an express provision of this Agreement.

(e) Monetary Remedies. Independent to the remedies set forth in Section 29 herein, in the event Aldi does not pay any monetary amounts on the due date thereof, and if such amounts remain outstanding ten (10) days after written notice of such delinquency is provided to Aldi by the Village (with no more than one (1) such notices required in any one Occupancy Year), Aldi shall pay interest to the Village on such delinquent amounts, calculated from the original due date thereof, at the maximum lawful interest rate or 5% in excess of the then prime rate available at Chase Bank, N.A. (or its successor) per annum, whichever is less (the "Default Rate"), until the date full payment of the delinquent amounts and such interest are received by the Village. In the event interest is owed pursuant to the preceding sentence, Aldi shall also pay to the Village an administrative fee equal to 10% of the delinquent amount. Late charges and interest are in addition to all other rights and remedies for late payment set forth in this Agreement, the Village and Aldi agreeing that late payment by Aldi will cause the Village to incur other costs not contemplated in this Agreement, the exact amount of which will be extremely difficult and impracticable ascertain.

11. Automatic Lease Extensions. It is mutually agreed that Aldi shall have the option to extend the Term of this Agreement for five (5) additional periods of five (5) years each upon the same terms and conditions as are provided with respect to the original twenty (20) year Term of this Agreement, provided, however, that the Ground Rent during the extended Terms shall be increased as follows:

Occupancy Years	Annual Ground Rent	Monthly Ground Rent
21-25	$185,941.00	$15,495.08
26-30	$204,535.00	$17,044.58
31-35	$224,989.00	$18,749.08
36-40	$247,488.00	$20,624.00
41-45	$272,237.00	$22,686.42

Aldi shall be deemed to have exercised its option to extend, and the Term of this Agreement shall automatically be extended, unless Aldi notifies the Village in writing of its election not to extend this Agreement at least nine (9) full calendar months prior to the expiration of the Term then in effect.

12. Additional Rent. During the term of this Agreement, or any part thereof, Aldi shall pay, as "Additional Rent", an amount equal to Aldi's Proportionate Share of the Operating Expenses for the Center and Real Estate Taxes for the Aldi Leasehold Portion as set forth in Section 18 hereof. Aldi shall pay the Operating Expenses at such times and in the

manner provided herein. If such amounts or charges are not paid at the time provided in this Agreement, they shall, nevertheless, if not paid when due, be collectible as Additional Rent with the next installment of Ground Rent thereafter falling due and shall be subject to the terms of Section 10(e) above.

(a) Budget. The Village shall provide to Aldi with an itemized estimate of the Operating Expenses for each calendar year after the Occupancy Date (hereinafter referred to as the "Budget"). The Village shall submit the Budget to Aldi within sixty (60) days after the Delivery Date and within sixty (60) days prior to the beginning of each calendar year thereafter. In the event that the Village does not timely provide the Budget, Aldi's next payment of Additional Rent shall be equal to that of the preceding month until such Budget is rendered by the Village to Aldi. After the Village renders such Budget, the Village may send a corrected Budget to Aldi. In that event, all time limits specified below shall date from when such corrected Budget is rendered. Operating Expenses (excluding Non-Controllable Expenses) shall not increase more than five percent (5%) on an annual cumulative basis after the second full calendar year after the Occupancy Date. As used herein, "Non-Controllable Expenses" shall mean Operating Expenses incurred for removal of snow and ice, insurance premiums, Real Estate Taxes (by definition), scavenger service and refuse removal, and utilities, and costs that are not customarily incurred every year such as landscape replacement, parking lot restriping, etc.

(b) Payment. Aldi's payment of Additional Rent under the provisions of this section shall be made on the first day for the payment of Ground Rent under this Agreement (provided, in no event shall Aldi be required to make the initial Additional Rent payment prior to the date that is at least ten (10) days after delivery to Aldi of the initial Budget). Upon such date, Aldi shall pay to the Village a sum equal to one-twelfth of the amount shown on the Budget (prorated for any partial period) as Aldi's estimated annual Proportionate Share of the Operating Expenses, and on the first day of each month thereafter until the Budget is updated by the Village. Upon receipt of such updated Budget, the new amount of Additional Rent shall be paid on the first day of each calendar month thereafter throughout the continuation of this Agreement until the Budget is further updated by the Village.

(c) Partial Year Adjustment. In addition to the rental adjustments provided for hereunder, if the term of this Agreement shall terminate on a date other than December 31st, then for the fractional portion of such calendar year at the end of this Agreement, the Additional Rent for such period shall be adjusted prorata for the partial calendar year.

(d) Recapitulation. Within One Hundred Twenty (120) days after the conclusion of each calendar year during the term of this Agreement, the Village shall provide to Aldi a statement of the Operating Expenses for the preceding calendar year. In the event that Aldi's payments of Additional Rent for the calendar year in question

exceed the actual Operating Expenses, the Village shall allow and permit a credit to Aldi for future Additional Rent for each of the next and forthcoming monthly payments of Additional Rent until such amount is repaid. In the event that the Agreement has terminated, the Village shall pay to Aldi the amount of the overage payment of Additional Rent made by Aldi. In the event that the actual Additional Rent exceeds the estimated payments of Additional Rent for the subject calendar year, Aldi shall pay to the Village the difference within thirty (30) days following receipt of an invoice from the Village for such amount. This obligation shall survive the expiration or earlier termination of this Agreement.

(e) Records. The Village shall maintain, or cause to be maintained, complete and accurate records and accounts in such manner and detail as to provide proper basis for analysis of the statements to be furnished by the Village as provided herein. Not more than once a year with respect to each calendar year, and at Aldi's request, the Village shall furnish to Aldi copies of bills and receipts for the purpose of verifying the information set forth on any statement; provided, that a written request for copies of bills and receipts is made within six (6) months after receipt of the statement.

(f) Audit Rights. \Whether or not Aldi has requested copies of bills and receipts for a particular statement as described above, within nine (9) months after receipt of any such statement, Aldi shall have the right to audit the Village's books and records (or, in the event that the Center is managed by a third-party real estate company, the records of such company) pertaining to the operation and maintenance of the Common Area for the calendar year covered by such statement, subject to the following conditions: (1) there is no uncured default under this Agreement; (2) in no event shall any audit be performed by a firm retained on a "contingency fee" basis; (3) the audit shall commence within 30 days after the Village makes the Village's books and records available to Aldi's auditor and shall conclude within ninety (90) days after commencement; (4) the audit shall not unreasonably interfere with the conduct of the Village's business; and (5) Aldi and any outside firm shall treat any audit in a confidential manner, and any outside firm shall execute the Village's confidentiality agreement (provided the terms of same are reasonable) for the Village's benefit prior to commencing the audit. Aldi shall notify the Village of its intent to audit at least thirty (30) days prior to the designated audit date. In the event that such audit shall disclose an error in the determination of the Additional Rent, or in the allocation thereof to Aldi, an appropriate adjustment shall be made forthwith. The cost of any audit shall be assumed by Aldi unless Aldi shall be entitled to a refund in excess of ten percent (10%) of the amount calculated by the Village as Aldi's Proportionate Share of Operating Expenses for the applicable calendar year, in which case the Village shall pay the reasonable costs of such audit, which payment shall in no event exceed Three Thousand Dollars ($3,000.00), adjusted for inflation. This paragraph shall not be construed to limit, suspend, or abate Aldi's obligation to pay Rent when due, including estimated

Additional Rent. If Aldi does not give written notice to the Village objecting to such the Village's statement during said nine (9) month period, Aldi's Proportionate Share of Operating Expenses for the applicable calendar year shall be deemed approved for all purposes, and Aldi shall have no further right to review or contest the same.

(g) Definitions. For purposes of this Lease:

(i) "Common Area" shall mean those portions of, and facilities within, the Center which are designated by the Declaration as intended for the common use of all occupants of the Center, their customers, agents and employees, including, without limitation, driveways, walkways, common loading zones and receiving areas (if any), common signage and landscaping, and storm sewer detention and drainage facilities.

(ii) "Operating Expenses" shall mean expenses incurred during such year for the operation, repair and maintenance of the Common Areas, including, without limitation, traffic ways, drives, parking lots, storm sewer detention and drainage facilities, grounds, landscaping, lighting facilities, common signage for the Center, including by way of illustration and not limitation:

(1) Premiums and deductibles for general liability, property damage, workmen's compensation, or any other insurance policies for the Common Area.

(2) Security, repair, cleaning, maintenance and care expenses relating to lawn(s), storm sewer detention and drainage, plantings, paving, seal coating, striping, snow and ice removal, walks, driveways, debris removal, gates, fencing, drainage facilities and swales, posts, signs and appurtenances thereto, all in accordance with accepted principles of sound management and accounting practice for the Common Area (and specifically excluding security, repair, cleaning, maintenance and care specifically relating to any building(s) with rentable space, not part of the Common Area).

(3) Water, electric, gas, and sewer utility rates and charges for the Common Area.

(4) Expenses for repairs or other work cause by fire, windstorm, or other casualty not covered by insurance.

(5) A management fee equal to five percent (5%) of all Operating Expenses.

The term "Operating Expenses" does not mean or include taxes and assessments levied, assessed or imposed at any time by any municipal, county, state or federal government or any governmental authority, upon or against the Center or the Aldi Leasehold Portion ("Real Estate Taxes") which shall be paid by Aldi in accordance with Section 18 hereof), any obligations for maintenance, repair or the like allocated to another owner or occupant pursuant to the Declaration, and also any tax or assessment levied, assessed or imposed at any time by any governmental authority in connection with the receipt of any income or rents from the Aldi Leasehold Portion to the extent that any such tax or assessment is not in lieu of all or a portion of any of the Real Estate Taxes; depreciation on the facilities or any improvements on the Center or the Aldi Leasehold Portion; Village overhead expenses, including wages, salaries, Social Security taxes which may be levied upon such wages and salaries and other costs of employees excluding a property manager whose duties are exclusively dedicated to the Center, interest expense on borrowed money of any form or nature; costs of maintaining the Village's corporate or business existence; franchise taxes, federal or state income taxes; expenditures required to be capitalized for federal income tax purposes (provided, however, that (1) if the Village shall incur capital expenditures respecting the Center which have the effect of reducing Operating Expenses, such capital expenditures may be recovered by the Village by including in the Operating Expenses an annual amount which is the lesser of (i) the annual reduction in operating costs; or (ii) the current depreciation and/or amortization allowable respecting such capital items for federal tax reporting purposes, (2) the cost of replacing the concrete and/or asphalt pavement in the parking areas and driveways of the Center may be included within Operating Expenses so long as such cost is amortized on a straight-line basis over the useful life thereof under GAAP and only the unamortized portion applicable to each year shall be included in Operating Expenses for such year, and is not incurred prior to the expiration of the fifth (5th) full Occupancy Year, or more than once during each five (5) full Occupancy Years of the term, and (3) the costs of complying with laws applicable to the Center not in effect as of the date of this Agreement may be included within Operating Expenses so long as such cost is amortized on a straight-line basis over the useful life thereof under GAAP and only the unamortized portion applicable to each year shall be included in Operating Expenses for such year;

office expenses or salaries of the Village's executive officers; commissions and fees paid for the rental of land or building(s) on the Center, or any parts thereof; or tenant improvements within the Center.

(iii) "Proportionate Share" shall mean 34.17%.

13. Shopping Center Development.

(a) It is anticipated that the Village shall develop the Center which shall include the Aldi Leasehold Portion as part of the common scheme of development generally consistent with the drawing attached hereto as Exhibit "B" and incorporated herein.

(b) Village shall adopt and record prior to the expiration of the Investigation Period, a Declaration of Covenants, Conditions and Restrictions (the "Declaration") in substantially the form which is attached hereto as Exhibit "K", the Village established certain facilities within the Center (including, without limitation, certain areas within the Aldi Leasehold Portion) for traffic ways, access, signage, utilities, infrastructure, and other amenities to be shared by all tenants in the Village's Leased Parcel (the "Common Areas") and established certain common maintenance procedures and other matters as set forth therein. Pursuant to the Declaration, Aldi, as well as its employees, agents and customers, shall have and is granted complete, non-exclusive and undisturbed access to, and use of, including a non-exclusive easement in common with the other tenants of the Center for all Common Areas for their intended purposes, including, *inter alia*, the right to store shopping carts on the sidewalk under the front canopy of the Aldi Leasehold Portion in accordance with Aldi's customary manner of operating its business.

(c) The Center shall provide that the area designated as Controlled Access Property (hereinafter "CAP") on the attached Exhibit "H" is for the sole and exclusive use of Aldi. Except as provided herein, Aldi shall have full and complete rights to control, regulate and limit access to the CAP in accordance with applicable law, including the right to prohibit (a) commercial or charitable solicitation, advertising, dissemination of handbills or picketing; or (b) use of the CAP for parking or vehicular traffic by persons other than customers, employees or vendors of Aldi. Aldi has the right to post the CAP with "no solicitation" signs and/or signs indicating the above described restrictions, such as "this area designated for Aldi shoppers only". If Aldi is required by law to permit picketing or handbilling on the CAP, such activity will be permitted only at the area marked "Reserved Area" which is a part of the CAP as shown on the attached Exhibit "H". Aldi will permit limited use of those common driveways and parking areas included in the CAP which must be used by customers or employees of other stores for business reasons to those persons and for those business reasons only.

(d) The Village will erect the The Village shall allow Aldi to place Aldi's trade name/logo panel/sign on common signage for the Center, subject to municipal approvals and permitting. Aldi shall enjoy the top position on the sign located at the corner of Cicero Ave. and Cal Sag Road and the second from the top position on the sign at the "Full Access" entrance on Cal Sag Road as shown on the Preliminary Site Plan (Exhibit"A").

14. Assignment & Subletting. Aldi shall have the right to sublease and assign this Agreement with the consent of the Village, which consent shall not unreasonably be withheld. Such Assignment shall also require the approval of the MWRD, within the sole discretion of the MWRD. In the event of assignment by Aldi, Aldi shall not be released from any and all liability hereunder. Notwithstanding anything contained herein, Aldi may, upon prior written notice to the Village but without the Village's prior consent, assign this Lease or sublease all or any portion of the Aldi Leasehold Portion, to a Aldi Affiliate (however, in the event of any such assignment or sublease, Aldi and any entity into which it is merged (or which acquires all of Aldi's other locations in the State of Illinois) shall remain liable for the "tenant's" obligations hereunder). "Aldi Affiliate" means: (a) a franchisee of Aldi; (b) any entity controlling, controlled by or under common control with Aldi; (c) any entity resulting from the merger, consolidation or reorganization of Aldi with or into any other entity; or (d) any entity acquiring all of Aldi's other locations in the State of Illinois.

15. Leasehold Interest and Possession. The Village covenants that it has the right and power to enter into this Agreement for the full term, with extensions, upon all of the conditions herein contained and Aldi, upon paying the Rent performing the covenants to be performed under this Agreement, shall and may peacefully and quietly have, hold and enjoy Aldi Leasehold Portion for the full term of this Agreement and any extensions thereof.

16. Restrictive Covenants.

(a) As material consideration to Aldi, the Village represents and warrants that, to the best of the Village's knowledge, Aldi's intended use of the Aldi Leasehold Portion as a Retail Grocery Store does not violate any restriction encumbering the Aldi Leasehold Portion, any other agreement regarding the Aldi Leasehold Portion or any agreement to which Village is a party, subject to Aldi's compliance with applicable law. The Village agrees that until the end of the Term, the Village shall not use or occupy, or permit the use of or occupancy of the Center, other than the Aldi Leasehold Portion, for the operation of a Retail Grocery Store (the "Exclusive Use"). The term "Retail Grocery Store" shall mean, without limitation, a supermarket, meat market, grocery store, fruit and vegetable store or stand, frozen or otherwise processed food store, and any store where the area devoted to the display and/or sale of grocery items exceeds 2,000 square feet of gross leasable area. "Retail Grocery Store" shall not include (i) a delicatessen or any other restaurant (or coffee shop) wherein beverages and/or prepared food is sold for on-premises consumption and/or for "take-out" consumption (including, without limitation, a Chick-Fil-A or a Panera restaurant), (ii) a pet food store such as a PetSmart, (iii) a single serve ice cream and/or frozen yogurt store such as Baskin Robbins or Cold Stone Creamery; (iv) a GNC or similar type vitamin shop; (v) one CVS or Walgreens type store; (vi) any gourmet or other tea or coffee shop; (vii) a specialty retailer where at least eighty percent (80%) of such retailer's sales are from the sale of a specific food product (such as Edible Arrangements (i.e., fruit baskets), Fannie May (i.e., candies), Mrs. Fields (i.e., cookies), or Sprinkle's Cupcakes (i.e., cupcakes) in a leased premises with an aggregate square footage of less than or equal to one thousand five hundred (1,500) square feet, or (viii) a liquor store (including, without limitation, a wine shop). The 2,000 square foot limitations set forth above shall be inclusive of the area under the merchandise display

racks/cases/coolers, etc. and the aisles immediately adjacent to such merchandise display rack/cases/coolers, etc.

(b) In addition, the Village agrees that until the end of the Term, or any continuations or extensions thereof, the Village shall not use or occupy, or permit the use of or occupancy of the Center for any of the prohibited uses set forth on Exhibit "C" (the "Prohibited Uses"), attached hereto (such Prohibited Uses, together with the Exclusive Use, are sometimes collectively referred to herein as the "Restricted Uses").

(c) The covenants made by Aldi and the Village in this Agreement shall bind, respectively, Aldi and the Village and their respective heirs, successors and assigns.

17. Village's Representations. The Village represents and warrants the following to Aldi:

(a) Current Title. The Village affirms that good and marketable fee simple title to the Aldi Leasehold Portion and the Center is vested in MWRD and the Village, upon execution of the Underlying Lease, has a leasehold interest in the Aldi Leasehold Portion and the Center pursuant to the Underlying Lease.

(b) Litigation. There are no suits, actions, or proceedings pending or, to the best of the Village's knowledge, threatened by any party, including governmental authorities or agencies, against or involving the Aldi Leasehold Portion or to which the Village is or may become a party in connection with the Aldi Leasehold Portion.

(c) Adverse Possession. The Village has no knowledge of any claims of adverse possession, acquiescence or boundary line disputes having been asserted by any adjacent property owner against the Aldi Leasehold Portion.

18. Taxes. Aldi, as additional Rent hereunder, shall pay Aldi's Tax Bill. "Aldi's Tax Bill" shall include all Real Estate Taxes that are assessed, levied, continued, imposed or which become accrue or payable in respect of the Aldi Leasehold Portion commencing on the Occupancy Date and continuing during the term of this Agreement, or any extension thereof. In addition, Aldi shall pay its Proportionate Share of all Real Estate Taxes that are assessed, levied, continued imposed or which accrue or become payable with respect to the Common Areas ("Common Area Taxes") pursuant to the terms of the Declaration. Aldi shall pay Aldi's Tax Bill no later than the twentieth (20th) day after issuance of same, and upon request by the Village shall provide proof of payment to the Village within ten (10) days after such request. Aldi shall pay Aldi's Proportionate Share of Common Area Taxes in estimated monthly payments concurrently with each payment of Ground Rent. The initial payment of Common Area Taxes is based upon the estimated Common Area Taxes for the calendar year in question on an accrual basis, and the monthly Common Area Tax payment is subject to increase or decrease as reasonably determined by theVillage to reflect an accurate estimate thereof. "Real Estate Taxes" shall mean all real estate taxes, fees, charges, assessments, assessments for public improvements or betterments (and interest due on the unpaid installments thereof) and all other governmental impositions,

general and special, ordinary and extraordinary, of any kind and nature whatsoever which shall be lawfully created and which shall become due and payable with respect to the Aldi Leasehold Portion or Common Areas, as the case may be, or any part thereof, during any calendar year during the term (or portion thereof) on an accrual basis, other than any fine, penalty, cost or interest for any tax or assessment or part thereof which the Village failed to timely pay (except if same are imposed by reason of Aldi's default hereunder). Notwithstanding anything to the contrary, the following are excluded from Real Estate Taxes: (a) any estate tax, inheritance tax, succession tax, capital levy tax, corporate franchise tax, gross receipts tax, income tax, conveyance fee or transfer tax; and (b) any assessment, bond, tax, or other finance vehicle that is (i) imposed as a result of the Village's initial construction of the Center, or (ii) used to fund construction of the Center or any additions or improvements to the Center; provided, however, if at any time during the term of this Agreement and notwithstanding the foregoing, a tax or excise on rents or other tax, however described, is levied or assessed against the Village on account of the rent expressly reserved hereunder, as a substitute in whole or in part for taxes assessed or imposed on land and buildings or on land or buildings, such tax or excise on rents or other tax shall be included within the definition of Real Estate Taxes, but only to the extent of the amount thereof which is lawfully assessed or imposed as a direct result of the Village's ownership of this Agreement or of the rent accruing under this Agreement. If any assessment may be paid in installments, the Village shall be deemed to have paid such assessment over the longest installment period permitted and only the installment coming due during the term hereof shall be included within taxes. With regard to Common Area Taxes, all refunds, rebates and discounts received by the Village in connection with such taxes shall be deducted prior to the calculation of Aldi's Proportionate Share thereof.

19. Contested Taxes. Aldi shall have the right and privilege to contest Real Estate Taxes for each full or partial calendar year during the Term with respect to which Aldi or its tax consultant, exercising reasonable business judgment, determines it is commercially reasonable to undertake such contest of taxes in light of the anticipated costs and benefits thereof, considering the best interests of the Center and the tenants thereof. Not later than five (5) business days after Aldi contests Real Estate Taxes, Aldi shall provide Village with notice of such contest and a copy of all petitions or applications filed for such purpose.

20. State and Local Law. Aldi shall not permit the Aldi Leasehold Portion to be used for any unlawful purpose and shall at all times comply with the laws of the State in which the Aldi Leasehold Portion are located, and the rules, orders, regulations, laws and ordinances of all legally constituted governmental authorities having jurisdiction over the Aldi Leasehold Portion, including, without limitation, the buildings and improvements now or hereafter erected thereon, any sidewalks, parking areas, and alleys.

21. Maintenance. Aldi shall, at its own cost and expense, repair, replace, and maintain the all portions of the Aldi Leasehold Portion (including, without limitation, the building(s) and improvements that are on the Aldi Leasehold Portion throughout the term of this Agreement), in a good, safe, and first class condition and shall use all reasonable precaution

to prevent waste, damage, or injury to the Aldi Leasehold Portion, normal wear and tear excepted. The Village has the right to enter the Aldi Leasehold Portion periodically to inspect the condition of said Aldi Leasehold Portion upon seventy-two (72) hours advance notice to the Aldi and such inspection shall be conducted with a representative of Aldi. The Village shall repair, maintain and/or replace all Common Areas in first class condition, free of impediments to easy and safe movement within the Common Areas. Sidewalk sales conducted by other tenants of the Center are permitted provided the same are not held on sidewalks adjacent to Aldi's building.

22. Alterations. Subject to the terms of the Underlying Lease, Aldi is hereby given the right, at its sole cost and expense, any time during the term hereof, to make any alterations or improvements in or upon the Aldi Leasehold Portion which Aldi may deem necessary or desirable for its purposes, subject to the terms of the Declaration. No such alterations or improvements shall be made that will weaken the structure of the building, and no structural alterations or improvements shall be made without the approval of the Village. All work herein permitted shall be done and completed by Aldi in a good and workmanlike manner and in compliance with all requirements of law and of governmental rules and regulations. Aldi shall indemnify and hold the Village forever harmless against all mechanic's or other liens arising out of such work, and also against any and all claims for damages or injury which may occur in connection with such work. To the extent required by law, the Village shall apply for and join with Aldi in applying for all permits required to be secured from third party governmental authorities and shall promptly execute such consents as such authorities may require in connection with any of the foregoing work. Aldi may remove any furniture, fixtures or equipment as it shall so desire, as nothing in this Agreement is intended to impose any restrictions on the use of such furniture, fixtures or equipment as Aldi may deem necessary from time to time in the operation of its business. Any injury to the building resulting from the removal of such furniture, fixtures or equipment shall be repaired immediately by Aldi at its expense.

23. Use of Aldi Leasehold Portion. The Aldi Leasehold Portion may be used for a Retail Grocery Store or any other lawful retail purpose; provided (a) in no event shall Aldi violate any Prohibited Uses set forth in Exhibit "C" attached hereto, and (b) if Aldi desires to change its use to a use other than a Retail Grocery Store, Aldi shall notify the Village in writing at least ninety (90) days prior to such change in use, and Aldi shall be subject to any then existing exclusive or restricted uses to which the Center is subject at the time of such notice. Aldi agrees not to occupy nor permit the Aldi Leasehold Portion to be occupied for any business deemed hazardous without the written consent of the Village, which consent shall not be unnecessary or unreasonably withheld, and the consent of the MWRD to the extent required under the Underlying Lease.

24. Insurance.

(a) Property Insurance. Aldi, at its own expense, shall maintain an "all-risk" "special form" property insurance policy on the Aldi Leasehold Portion, in the amount of

the full replacement cost of the improvements and structures erected by Aldi pursuant to this Agreement. This insurance shall provide by endorsement that any loss shall be payable to the Village or Aldi as their respective interests may appear, it being understood and agreed that to the extent Aldi exercises a right to terminate this Agreement pursuant to Section 26 below, all of Aldi's insurance proceeds for the value of the improvements and structures erected by Aldi on the Aldi Leasehold Portion shall be paid to the Village. Such insurance shall also include coverage for any improvements and betterments which may be made by Aldi to the extent that they are customarily insurable as part of the reality.

(b) Liability Insurance. Aldi, at its own expense, shall maintain a commercial liability insurance policy (comprehensive general liability insurance) including contractual liability coverage in the amount of not less than an aggregate limit of Two Million Five Hundred Thousand Dollars ($2,500,000.00) and shall be written on an occurrence basis.

(c) Policy Requirements. The insurer must be licensed in the State of Illinois, must be rated at least B+ and X in Best's Insurance Reports, or equivalent, and must agree to provide the Village at least (30) days prior written notice of a cancellation or reduction in coverage. Aldi shall name the Village and the MWRD as additional insureds and may name third parties, including mortgagees, as additional insureds, and Aldi may maintain the required insurance through a blanket policy or policies, provided that copies of policies with respect thereto are delivered to the Village, and that such policies shall provide in a manner satisfactory to the Village for specific allocation to the Aldi Leasehold Portion of the coverage by such blanket policy or policies. Aldi agrees to provide the Village with insurance certificates evidencing the foregoing required coverage on or before the earlier of (i) the Delivery Date, or (ii) any entry onto the Aldi Leasehold Portion by Aldi or any of its employees, contractors, agents or consultants.

25. Indemnification. The Village shall not be responsible or liable under any circumstances for any damage or injury to any property, fixtures, buildings or other improvements, or to any person or persons, at any time on the Aldi Leasehold Portion, including any damage or injury to Aldi or to any of Aldi's officers, agents, servants, employees, contractors or tenants, or any invitees, licensees or guests of any of the above except to the extent that such injury or damage resulted from the fraud, gross negligence or malfeasance of the Village. Aldi shall indemnify the Village against any damage, liability, loss or expense, including reasonable attorneys' fees, resulting from the injury to or death of any person or the loss or damage to any merchandise or property arising out of Aldi's breach of this Agreement or Aldi's negligence or that of Aldi's authorized agents, employees or contractors, except to the extent such damage, liability, loss or expense is caused or contributed to by any gross negligence of the Village or its authorized agents, employees or contractors.

26. Destruction of Aldi Leasehold Portion - Condemnation.

(a) In the event of the destruction of the improvements located on and a part of the Aldi Leasehold Portion, or a substantial part of either, by fire or any other causes during the last twelve (12) months of the Term of this Agreement, as it may be extended, this Agreement, at the option of the Aldi, shall be terminated and all of Aldi's liability hereunder shall also terminate. Provided, however, that in the event Aldi within ten (10) days after such destruction gives the Village notice of Aldi's exercise of any remaining right to further extend the Term of this Agreement and reconstruct the improvements located on and a part of the Aldi Leasehold Portion, Aldi shall also have the option to continue this Agreement in full force and effect in accordance with its terms.

(b) In the event the improvements on the Aldi Leasehold Portion are either destroyed or damaged by fire, flood, earthquake, or other casualty, Aldi shall have no obligation to repair, rebuild or restore such improvements. If Aldi elects not to repair, rebuild or restore its improvements after any such damage or destruction, Aldi shall, in a commercially reasonable period of time, raze the damaged improvements (including the removal of all underground foundations and footings) and either pave or seed and maintain such area, as reasonably determined by the Village.

(c) Except as specifically set forth in the first sentence of subparagraph 26(a) above, this Agreement shall not terminate, be forfeited or be affected in any manner, nor shall there be any reduction or abatement of the Rent payable hereunder, by reason of damage to or total, substantial or partial destruction of the Improvements or any part thereof or by reason of the untenantability of the same or any part thereof, for or due to any reason or cause whatsoever, and Aldi, notwithstanding any law or statute present or future, waives any and all rights to quit or surrender the Aldi Leasehold Portion or any part thereof. Notwithstanding anything to the contrary, in all cases Aldi's obligations hereunder, including, without limitation, the payment of Rent hereunder, shall continue as though the Improvements had not been damaged or destroyed and without abatement, suspension, diminution, or reduction of any kind.

(d) If, as a result of a Taking (defined below), any material portion of, or interest in, the Aldi Leasehold Portion, or if access to the Aldi Leasehold Portion from public rights-of way is taken, then within thirty (30) days following the date of such Taking, Aldi may terminate this Agreement upon written notice to the Village. A "Taking" means any governmental act whereby the Village or Aldi is divested of ownership or any of the incidents thereof, or any transfer in lieu thereof, but not including a de minimis divestiture or transfer, meaning a divestiture or transfer that does not materially affect the overall feasibility of operation of the Aldi Leasehold Portion as then used. If this Lease is not terminated, Ground Rent shall thereafter be abated in the case of a Taking of any portion of the Aldi Leasehold Portion, in proportion to the square footage of the improvements taken.

(e) The Village and Aldi agree that any award or compensation on account of a Taking will be allocated as follows: (i) Aldi shall receive that portion of the award or compensation allocable to its leasehold estate and all awards for any improvements located on the Aldi Leasehold Portion (but not the improvements to the Common Areas made by the Village) together with the

portion of the award or compensation necessary for Aldi to conduct such restoration required of Aldi in Section 26(d) above; and (ii) the Village shall be entitled to receive that portion of the award or compensation allocable to its interest in the Aldi Leasehold Portion (including, without limitation, the Common Areas), as encumbered by this Agreement and subject to Aldi's right to receive that portion of the award allocable to its leasehold estate. The Village shall have no interest in any such award, compensation or payment, or any portion thereof, made in respect of Aldi's leasehold estate or the improvements on the Aldi Leasehold Portion, all of which shall belong to and be paid to Aldi.

27. Signs. Aldi is hereby given the right to erect all signage shown on and incorporated as part of the Site Plan, and is also given the right, subject to conformity with all applicable laws, codes and ordinances, to erect such other signs on the Aldi Leasehold Portion as it may desire, subject to the Village's approval; provided, the Village acknowledges its approval to the signage depicted on attached Exhibit "F" and agrees not to unreasonably withhold, delay or condition its approval to any other future signs that are substantially similar to signage used by Aldi at its other Aldi locations in the Chicago metropolitan area, and such signage receives all required governmental approvals.

28. Removal of Personal Property. All personal property on the Aldi Leasehold Portion, including merchandise of every kind, nature and description, furniture, furnishings, trade fixtures, refrigeration equipment, check lanes, and all property hereafter placed or kept on the Aldi Leasehold Portion by Aldi, are and shall continue to be the sole property of the Aldi. Upon the termination of this Agreement, Aldi shall have the right to remove all of its property, including merchandise of every kind, nature and description, furniture, furnishings, equipment, refrigeration equipment and check lanes; provided, Aldi, at its cost and expense, shall repair any damage caused by the removal of such items. All leasehold improvements made by Aldi shall remain the property of the Village upon the termination of this Agreement.

29. Default.

(a) The occurrence of any of the following shall constitute a default by Aldi pursuant to this Agreement:

(i) except as permitted in Section 30, a failure by Aldi to pay any Rent within ten (10) calendar days of Aldi's receipt of written notice from the Village specifying such failure; provided that the Village shall not be obligated to deliver written notice of default more than two (2) times in any twenty four (24) month period;

(ii) a failure by Aldi to perform obligations pursuant to this Agreement other than as specified in (i) above, within thirty (30) days of Aldi's receipt of written notice from the Village specifying such failure or, if it reasonably would require more than thirty (30) days to cure such failure, within a time reasonably necessary to cure such failure after Aldi's receipt of such written notice but in all events not more than one hundred twenty (120) days of Aldi's receipt of written notice of default (provided Aldi has undertaken

procedures to cure the default within such thirty (30) day period and diligently pursues such efforts to cure to completion); or

(iii) the occurrence of any of the following events: (A) the making by Aldi of any general arrangement or assignment for the benefit of creditors; (B) Aldi's becoming a "debtor" as defined in 11 U.S.C. §101 or any successor statute thereto (unless, in the case of a petition filed against Aldi, the same is dismissed within sixty (60) days); (C) the appointment of a trustee or receiver to take possession of substantially all of Aldi's assets located at the Aldi Leasehold Portion or of Aldi's interest in this Agreement, where possession is not restored to Aldi within thirty (30) days; or (D) the attachment, execution or other judicial seizure of substantially all of Aldi's assets located at the Aldi Leasehold Portion or of Aldi's interest in this Agreement, where such seizure is not discharged within 30 days; provided, however, in the event that any provision of this subparagraph (iii) is contrary to any applicable law, such provision shall be of no force, and not affect the validity of the remaining provisions.

(b) Upon Aldi's default as provided above, the Village may, in addition to any other remedies available at law and equity, upon written notice, terminate, at the Village's Option, either this Agreement or Aldi's right to possession thereunder, and retake possession of the Aldi Leasehold Portion and remove all persons and property therefrom. In case of any such termination, Aldi shall each month, pay the Village all Ground Rent and Additional Rent, when and as such Ground Rent and Additional Rent would have become due hereunder, between the time of such termination and the date upon which the term of this Agreement would have expired but for the Village's termination of the Agreement pursuant to this Section 29(b). The Village shall only be required to obtain one judgment for the full amount of all such Ground Rent and Additional Rent due under this Agreement and shall not be required to sue each month, or from time to time, therefor; provided that Aldi shall be required to pay such judgment, in installments, at the respective times such Ground Rent and Additional Rent would have become due under this Agreement thereafter if this Agreement had not then been terminated. At the time of such termination or at any time thereafter the Village may relet the Aldi Leasehold Portion, for a term which may expire after such expiration of the Term of this Agreement, without releasing Aldi from any liability whatsoever. Aldi shall be liable for the following expenses incurred by the Village in connection with any such reletting: reasonable attorneys' fees and reasonable brokers' fees, and the cost of any repairs, improvements and restoration to the Aldi Leasehold Portion which are required to be made and which are Aldi's obligations under this Agreement. Any monies collected from any reletting shall be applied first to the foregoing expenses and then to payment of Ground Rent and Additional Rent due from Aldi to the Village. The Village shall use good faith efforts to mitigate its damages in the event of any Aldi default hereunder.

30. Default of Terms of the Underlying Lease. In the event that one of the parties hereto shall default in the performance of the Underlying Lease, the other non-defaulting Co-Tenant shall have the right, but not the obligation, to cure such default by the payment of money or the performance of some other action for the account of and at the expense of the defaulting Co-Tenant; provided however, that in the event the default shall constitute an

emergency condition, the non-defaulting Co-Tenant, acting in good faith, shall have the right to cure such default upon such advance notice as is reasonably possible under the circumstances or, if necessary, without advance notice, so long as notice is given as soon as possible thereafter. In the event that the non-defaulting Co-Tenant shall cure a default, the defaulting Co-Tenant shall reimburse the curing non-defaulting Co-Tenant for all costs and expenses incurred in connection with such curative action, plus twenty-five percent of the amount paid or cost and expenses incurred, within ten (10) days of receipt of demand, together with reasonable documentation supporting the expenditures made. Each party shall enjoy the right to offset monetary payments due under this Agreement, with credits due for reimbursements withheld under this section.

31. Waiver of Subrogation. The Village and Aldi hereby release the other from any and all liability or responsibility to the other to anyone claiming through or under them by way of subrogation or otherwise for any loss or damage to property or person for any cause or reason, to the extent such loss or/and damage is covered by collectible insurance carried by such releasing party. The Village and Aldi further agree that insurance carried by either of them against loss or damage by fire or other casualty shall contain a clause whereby the insurer waives its rights to subrogation against the other party.

32. Notices. All notices, requests, demands or other communications required or permitted under this Agreement shall be in writing and delivered personally, by certified mail (return receipt requested, postage prepaid), by overnight courier (such as FedEx), or by email transmission if an email address has been furnished by the recipient Party or the recipient Party's attorney to the sending Party or is shown on this Agreement. Notice shall be effective as of date and time of email transmission. An attorney or Party may opt out of future email Notice by any form of Notice provided by this Agreement.

Village:	THE VILLAGE OF CRESTWOOD 13840 S. Cicero Avenue Crestwood, IL 60445 Attn: Mayor Email: _____
With a copy to:	Sosin, Arnold & Schoenbeck, Ltd. 9501 W. 144th Place, Suite 205 Orland Park, IL 60462 Attention: David Sosin Email: dsosin@sosinarnold.com

Aldi: Aldi Inc.
197 E. Division Road
Valparaiso, Indiana 46383
Attention: Director of Real Estate
Email: kaley.devries@aldi.us

With a copy to: Hoeppner Wagner & Evans, LLP
103 Lincolnway
Valparaiso, Indiana 46383
Attention: Todd A. Leeth
Email: tleeth@hwelaw.com

All notices given in accordance with the terms of this Agreement will be deemed received on the next business day if sent by overnight courier; on the same day if sent by email or facsimile before 5:00 p.m. (Central Standard Time) on a business day and on the next business day if thereafter; on the third (3rd) business day following deposit with the United States Mail as a registered or certified matter with postage prepaid, or when delivered personally or otherwise received. Either party hereto may change the address for receiving notices, requests, demands or other communication by notice sent in accordance with the terms of this Section.

33. Amendments. None of the covenants, terms or conditions of this Agreement to be kept and performed by Aldi or the Village shall in any manner be averted, waived, changed or abandoned except by a written instrument duly signed by both parties, and not otherwise; and consent to or any acquiescence in any breach of this Agreement shall not constitute a waiver of any other or later breach of the same or of any other covenant.

34. Real Estate Transfer Taxes. The making of this Co-Tenant Agreement and the Consent to Partial Assignment of the Lease Agreement shall result in the levy of municipal, county and/or state transfer taxes or other taxes or assessments. Aldi shall timely take steps to file all Declarations, petitions, applications or other papers, (either paper or electronically) with the applicable taxing authorities. Village shall allow Aldi a credit against all future Ground Rent to be paid pursuant to this Agreement. Aldi shall provide Village with a copy of supporting documentation to verify the amount of transfer taxes paid by Aldi.

35. Successor Parties. Each and all of the expressions, terms and provisions of this Agreement shall extend to and bind and inure to the benefit of not only the immediate parties, but to their successors and assigns; and whenever in this Agreement a reference to any other party(ies) is made, such reference wherever applicable, shall be deemed to include the successors and assigns of such party(ies), the same as if this were in every case expressed, subject nevertheless to all agreements and restrictions herein contained with respect to the transfer of any of Aldi's rights and interests herein.

36. Mortgage. Aldi agrees to subordinate this Agreement to the rights of any mortgage made after the date of his Agreement, provided that the mortgagee executes a non-disturbance agreement in such mortgagee's form with such revisions as are reasonably requested by Aldi and which provides that the quiet enjoyment of Aldi hereunder shall not be disturbed so long as Aldi is not in default hereunder.

37. Rules of Construction. Where necessary herein, the terms the "Village" and "Aldi" shall apply to the plural or to the agents, officers, officials, or employees of the Village or Aldi, and all terms used in the singular or the masculine shall apply to the plural or the feminine or neuter gender as may be appropriate.

38. Section Headings. Section headings contained herein are considered only as a matter of convenience and for reference and in no way define, limit or describe the scope of intent of this Agreement or in any way affect the terms or provisions hereof.

39. Authority of Parties. Each party hereto represents and warrants to the other that they have full authority to enter into and perform this Agreement in accordance with its conditions and all other documents or instruments that this Agreement obligates the Village and Aldi to execute or deliver and to perform and carry out all covenants and obligations arising under this Agreement. All consents, approvals or actions of the Village and Aldi in connection with this Agreement have been properly and validly obtained and taken.

40. Litigation. In the event of litigation between the parties with respect to this Agreement, the performance of their respective obligations hereunder or the effect of a termination under this Agreement, the losing party shall pay all costs and expenses incurred by the prevailing party in connection with such litigation, including, but not limited to, reasonable attorneys' fees of counsel selected by the prevailing party. Notwithstanding any provision of this Agreement to the contrary, the obligations of the parties under this section shall survive termination of this Agreement.

41. Governing Law. \This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. Aldi and the Village each consent to and hereby submit to the exclusive jurisdiction of any state or federal court located in the State of Illinois for the purpose of any legal or equitable relief arising out of or relating to this Agreement. The exclusive venue for any legal or equitable relief arising out of this Agreement shall be the state or federal courts located in county where the Aldi Leasehold Portion is located, and Aldi and the Village each irrevocably waives, to the fullest extent permitted by law, any objection which it may now or hereafter have to the laying of the venue of any such proceeding brought in such a court and any claim that any such proceeding brought in such a court has been brought in an inconvenient forum. ALDI AND THE VILLAGE EACH HEREBY IRREVOCABLY WAIVES ANY AND ALL RIGHTS TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATED TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

42. Broker. Each party hereto represents and warrants to the other that it has dealt with no brokers or finders in connection with this transaction, other Draper and Kramer, Inc.(the "Brokers"). The Village shall be responsible for any fees due and payable to the Brokers with respect to the transaction contemplated by this Agreement. The Village and Aldi each hereby agree to indemnify, protect and defend and hold the other harmless from and against all losses, claims, costs, expenses, damages (including, but not limited to, attorneys' fees of counsel selected by the indemnified party) resulting from the claims of any broker, finder, or other such party claiming by, through or under the acts or agreements of the indemnifying party, other than the Brokers. Notwithstanding any provision of this Agreement to the contrary, the obligation of the parties pursuant to this section shall survive any termination of this Agreement. The Village shall cause the Brokers to deliver lien waivers as required by the Title Company, or Aldi's attorney.

43. Invalidity of Any Term. If any of the provisions of this Agreement are held by any court of competent jurisdiction to be invalid for any reason, including, without limitation, because such provision violates any statute, ordinances or other law or is contrary to public policy, such invalidity shall not affect the remaining provisions of this Agreement.

44. Recording. Upon the request of either party to this Agreement, both parties shall execute a Memorandum in the form attached hereto as Exhibit "G" for purpose of recording in the appropriate office in the county in which the Aldi Leasehold Portion are located.

45. Holding Over. If Aldi fails to vacate the Aldi Leasehold Portion at the end of the Term, then Aldi shall be a tenant at sufferance and, in addition to all other damages and remedies to which the Village may be entitled for such holding over, (a) Aldi shall pay, Rent equal to 150% of the rent payable during the last month of the Term, and (b) Aldi shall otherwise continue to be subject to all of Aldi's obligations under this Agreement. The provisions of this Section shall not be deemed to limit or constitute waiver of any other rights or remedies of the Village provided herein or at law.

46. Estoppel Certificates. Within twenty (20) days after receipt of request therefor, either party shall deliver to the other a written statement acknowledging the commencement and termination dates of this Agreement, that this Agreement is in full force and effect (if the same be true), that this Agreement has not been modified (or if it has, stating such modifications), and providing any other pertinent information as to which the requesting party might reasonably inquire.

47. MWRD Approval. Wherever in this Agreement the Village's consent or approval is required, the Village shall not be deemed to have unreasonably withheld its consent or approval if the MWRD fails to consent or approve, the Village shall not be deemed to have unreasonably delayed its consent or approval, if it is waiting for a response from the MWRD, and the Village shall not be deemed to have unreasonably conditioned its consent or approval, if the conditions the Village requires are the same as those of the MWRD.

48. Remedies Cumulative. The various rights, elections and remedies of the Village and Aldi contained in this Agreement shall be cumulative and no one of them shall be construed as exclusive of any of the others or of any right, priority or remedy allowed or provided for by law.

49. Waiver of Default. The waiver by either party of any default in the performance, or failure to insist on strict performance, by the other of any covenant contained herein shall not be construed to be a waiver of any preceding or subsequent default of the same or any other covenant contained herein.

50. Transfers by The Village. The Village may transfer any portion of the Center and any of its rights under this Agreement. If the Village assigns its rights under this Agreement, then the Village shall thereby be released from any further obligations hereunder arising after the date of transfer, provided that the assignee assumes in writing the Village's obligations hereunder arising from and after the transfer date.

51. Limitation on Liability. The liability of the Village (and its officers, officials, employees, partners, shareholders or members) to Aldi (or any person or entity claiming by, through or under Aldi) for any default by the Village under the terms of this Agreement or any matter relating to or arising out of the occupancy or use of the Aldi Leasehold Portion and/or other areas of the Center (including the Common Areas) shall be limited to Aldi's actual direct, but not consequential, damages therefor and shall be recoverable only from the interest of the Village in the Aldi Leasehold Portion, and the Village (and its officers, officials, employees, partners, shareholders or members) shall not be personally liable for any deficiency. The liability of Aldi (and its partners, shareholders or members) to the Village (or any person or entity claiming by, through or under the Village) for any default by the Village under the terms of this Lease or any matter relating to or arising out of the occupancy or use of the Aldi Leasehold Portion and/or other areas of the Center (including the Common Area) shall be limited to the Village's actual direct, but not consequential, damages therefor.

52. OFAC Compliance. Aldi represents and warrants that neither Aldi nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become, a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action and is not and will not transfer this Agreement to, contract with or otherwise engage in any dealings or transactions or be otherwise associated with such persons or entities.

53. Rules and Regulations. The Village may, from time to time, issue rules and regulations for the safety, care or cleanliness of the Center; provided that such rules and regulations do

not violate the terms of this Agreement, will not unreasonably interfere with Aldi's use of the Aldi Leasehold Portion, will not unreasonably increase Aldi's costs or expenses under this Agreement, and are enforced by the Village in a non-discriminatory manner. Aldi shall comply with the rules and regulations.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day and year first above written.

Aldi:

ALDI INC.

By:_____
David Zalunardo
Vice-President

Village:

THE VILLAGE OF CRESTWOOD

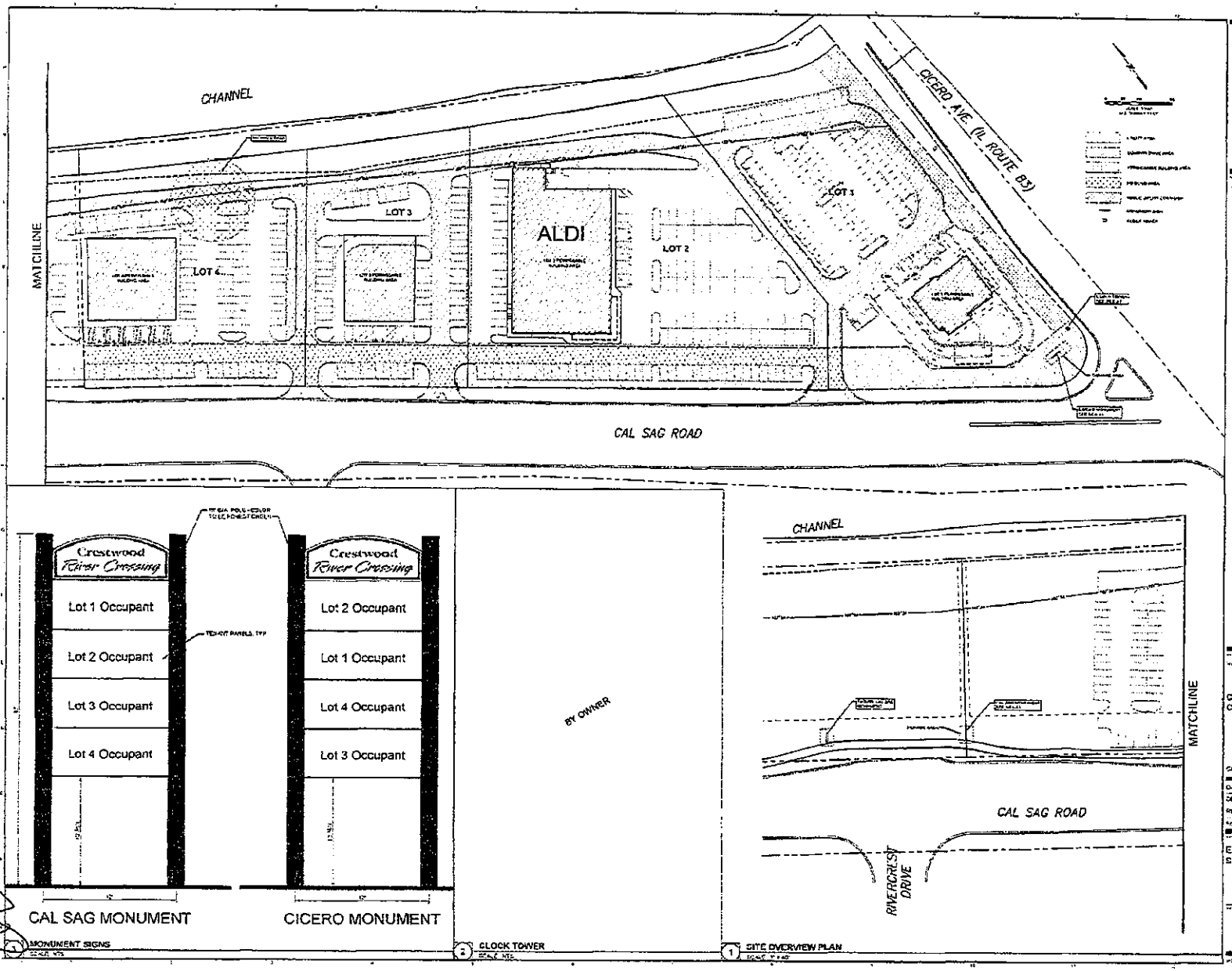
By:_____
Louis Presta
Mayor

This Instrument Prepared By:

Todd A. Leeth
Hoeppner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383

HOEPPNER WAGNER & EVANS LLP
ATTORNEYS AT LAW

April 17, 2018 (8:55PM)
X:\ALDI-6307\Crestwood, Illinois -203\Documents\MWRD - Village Lease Recognition\Co-Tenant Agreement (Sublease) auto TOC 2018-04-17.docx



Farnsworth GROUP

Crestwood River Crossing Subdivision

EXHIBIT A
SITE OVERVIEW PLAN

EX-A

EXHIBIT "B"

LEGAL DESCRIPTION

The Center

Insert Legal Description

Legal Description of The Center

THAT PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11240510 (AS IMPROVED AND OCCUPIED), BEING THE SOUTHERLY LINE OF VACATED CAL SAG ROAD PER DOCUMENT NUMBER 1609018026; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 1441.08 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHEASTERLY ON SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 310.71 FEET TO A POINT OF INTERSECTION WITH A CURVED LINE CONVEX SOUTHERLY WITH A RADIUS OF 10776.40 FEET, BEING TAN GENT WITH THE LAST DESCRIBED LINE; THENCE ALONG SAID CURVED LINE AN ARC DISTANCE OF 888.33 FEET TO ITS' INTERSECTION WITH THE WEST LINE OF CICERO AVENUE, BEING A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH ALONG SAID WEST LINE OF CICERO AVENUE A DISTANCE OF 489.95 FEET TO A POINT ON A LINE OF THE MEAN WATERS' EDGE OF THE CALUMET SAG CHANNEL, EXTENDED SOUTHEASTERLY, SAID LINE BEING A CURVED LINE CONVEX SOUTHERLY HAVING A RADIUS 118.02 FEET; THENCE ALONG SAID CURVED LINE, BEING THE SAID MEAN WATERS' EDGE, AN ARC DISTANCE OF 66.99 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUE ALONG THE MEAN WATERS' EDGE, AFORESAID, BEING A CURVED LINE CONVEX SOUTHERLY HAVING A RADIUS OF 8,488.63 FEET AN ARC DISTANCE OF 838.74 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERLY LINE OF CAL SAG ROAD THROUGH THE POINT OF BEGINNING; THENCE SOUTHERLY ON SAID RIGHT ANGLE LINE A DISTANCE OF 287.76 FEET TO THE SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 4800 CAL-SAG ROAD, CRESTWOOD, IL 60418
(7-acre parcel located at the NW Corner of Cal-Sag Road and Cicero Avenue, Crestwood, IL)

PERMANENT INDEX NUMBER: 24-33-202-004-0000 (partial)
24-33-202-005-0000 (partial)

EXHIBIT "C"

RESTRICTED USES

The Village hereby covenants and agrees that it will not lease, rent, otherwise permit to be leased, used or occupied, any portion of the Center for the uses set forth in items a. through u. below.

a. A Retail Grocery Store (as defined in Section 16(a) of the Agreement), subject to the exceptions set forth in Section 16(a) of the Agreement, excluding the Aldi Leasehold Portion; a business selling alcoholic beverages for off-premises consumption;

b. A laundry or dry cleaning establishment; provided, the foregoing restriction shall not include an establishment for dry cleaning drop-off and pick-up only, with no cleaning services being performed at the subject property unless such services are performed using a "green" or environmentally friendly process;

c. Any establishment which stocks, displays, sells, rents, or offers for sale or rent any merchandise or material commonly used or intended for the use with or in consumption of any illegal narcotic, dangerous drug, or other controlled substance (aside from tobacco and alcohol and provided that the foregoing is not intended and shall not be construed to prohibit a drug store such as a CVS or Walgreens type store);

d. Adult book store, an establishment selling or exhibiting pornographic materials or any form of adult entertainment or an operation whose principal use is an exotic dancing and/or massage parlor (provided this restriction shall not prohibit massages in connection with a beauty salon, health club or athletic facility or a national massage chain such as Massage Envy; provided the location of such use is located no less than 150' from Aldi's building);

e. A pool or billiard hall, arcade, night club, dance club, movie theater or cinema, gyms or health clubs greater than 7,000 square feet (provided the location of such 7,000 square foot or less gym or health club is located no less than 150' from Aldi's building), schools or learning centers having more than thirty students at any one time, skating rink or bowling alley;

f. Children's play or party center, telemarketing, polling and surveying center, or office use; however, the foregoing shall be permitted providing there is sufficient parking to maintain a ratio of 6 spaces per 1,000 square feet. of gross floor area. or 4/1000 in the case of office or medical office use;

g. An abortion clinic; or Planned Parenthood clinic;

h. A pet store, except that a national pet store (i.e. a Petsmart or Petco).

i. An auto repair shop;

j. A lot for the sale of used automobiles;

k. A mobile home park, trailer court (except that this provision shall not prohibit the temporary use of construction trailers during any periods of construction, reconstruction or maintenance), mobile home sales lot, living quarters, or apartment building;

l. Off-track betting establishment, bingo parlor or any gambling use; excluding gaming machines as part of restaurant or establishment that sells food and beverages for onsite consumption;

m. A business which would emit or produce noxious fumes, gases, excessive dust, dirt or loud noises;

n. An assembly, manufacturing, distilling, refining, smelting, industrial, agricultural, drilling or mining operation;

o. A junk yard, stock yard, animal raising operation, a dump or disposal or any operation for the incineration or reduction of garbage or refuse;

p. A pawn shop, flea market or a store dedicated to the sale of tobacco products;

q. A mortuary or funeral home;

r. A church or other place of worship or a sports auditorium (however, such shall not be construed to prohibit a banquet hall) or meeting hall;

s. No flashing neon signs may be placed in the window or on any buildings greater than 24 inches X 24 inches or on any poles located in the Center;

t. The outdoor display, sale or storage of seasonal merchandise (Christmas trees, pumpkins, produce, flowers, etc.) and/or the temporary or periodic (i.e., not permanent) outdoor display, sale or storage of merchandise (art work, novelties, clothing, etc.) in the parking areas of the Center; and

u. A Carnival, amusement park, or circus.

EXHIBIT "D"

ALDI V8.0 Prototypical Utility Requirements – Updated 9-25-17

1. **Electric Requirements** (See Notes Below)
   A. Main Panel Size: 1000 AMP, 3 Phase, 4 Wire
   B. Required Voltage: 208/120 Volt, 3 Phase, 4 Wire
   C. Service entrance Wire Size and Quantity: 4 Sets of 4 #350 AL
   D. Minimum Service Entrance Conduit Size and Quantity: 4 @ 3"
   E. Load Breakdown

NOTES:
Due to differing standards all Service requirements shall be verified with utility company.

Item	Connected Load (KVA)	Voltage	Phase	
Lighting	27.9	120	1	
Receptacles	9.9	120	1	
Outdoor Lighting	2.4	120	1	
Exterior Signs	1.9	120	1	
Cooler & Freezer Lighting	2.3	120	1	
Water Heaters	2.0	120	1	
Baler	22.3	208	3	20 HP Motor **
Misc	9.9	120	1	
UPS	6.0	120	1	
Refrigeration	**Load (KVA)**	**Voltage**	**Phase**	
Spot Merchandisers	4.8	120	1	
Refrigeration System & EVAC	156.5	208	3	
(Hussmann)				
HVAC	**Load (KVA)**	**Voltage**	**Phase**	**MCA/MOCP**
RTU-1 (25 ton)	55.8	208	3	155A/200A
RTU-2 (2 ton)	4.4	208	1	21A/30A
FCU-1/HP-1	2.6	208	1	11.9A/15A

** Largest Motor (Baler)				20 HP
Total Load	315.8 KVA Connected Typical 339.1 w/NEC			
Snow melt	+12.0			

2. **Domestic Water Requirements:**
   A. Minimum pressure for domestic use only, at backflow device is 60 psig.
   B. Water Usage:
      - Average Yearly water usage: 56,400 gallons or
      - Average Monthly water usage: 4,700 gallons
   C. 2" Copper for Domestic only or 8" w/ sprinklers if the system is combined, to be reduced to 6" for sprinklers and 2" for domestic water. If the water is separate from the sprinklers then it is 2" domestic and a 6" for sprinklers. (this is subject to change based on municipal pressure, if known)
   D. Water Supply Fixture Unit Calculations:

Fixture	Quantity	GPM	GPM Total	WSFU	WSFU TOTAL
WC – A	2	25	*50*	*10*	*20*
UR – A	1	12	*12*	*5*	*5.0*
LAV – A	2	2.2	*4.4*	*1.5*	*3.0*
SK-A	1	2.2	*2.2*	*1.0*	*1.0*
DW-A	1	2.75	*2.75*	*1.4*	*1.4*
DF – A	2	0.75	*1.5*	*0.25*	*0.5*
MB – A	1	3	*3*	*2.25*	*2.25*
WH/RH-1	3	5	*15*	*2*	*6*
EVAC	1	4	*4*	*2*	*2*
TOTALS			**94.85**		**41.15**

E. Domestic Water Pipe Sizing Calculations:

60 psig	**Assumed** (need to verify) pressure at point of connection to city water system
-2.2 psig	Pressure drop due to elevation change
-5.0 psig	Water meter pressure drop
-25.0 psig	Residual pressure required at critical fixture - Urinal Flush Valve
-13.0 psig	Reduced Pressure Backflow Preventer
+ 15.0 psig	Pressure available for pipe system losses
(+35.0 ft)	
175 ft	Assumed (need to verify) Equivalent system length. (Assumed from street)
20 ft. 100 ft.	Design Friction Rate (Fr)

3. **Fire Suppression (Sprinkler) Water Requirements:**

A. Fire suppression capacity required is 550 GPM.

4. **Sanitary Requirements**

A. Sanitary Usage:

- Average Yearly water usage: 56,400 gallons or
- Average Monthly water usage: 4,700 gallons
- Note: sanitary loads are the same as the average water use to provide a factor of safety.

B. Sewer lateral size: 4" min.

- See the fixture unit table below for Drainage Fixture Unit quantities.

C. Sewer Usage Calculations (Assuming occupied 13 Hrs/Day):

Fixture	Quantity	Drainage Fixture Units	DFU Total
WC – A	2	4	*8*
UR – A	1	4	*4*
LAV – A Public	2	1	*2*
SK-A Private	1	2	*2*
DW-A	1	2	*2*
DF-A/B	2	0.5	*1*
MB-A	1	2	*2*
FD-1/2	3	2	*6*
HD-1 *(Clear water waste)*	5	0.5 *(2015 IPC 709.4.1)	*2.5*
FS-1 EVAC	1	5	*5*
TOTALS			**34.5**

- Assumptions on Daily Use for Store Fixtures:

Water Closets:	20 Flushes/Day x 1.28 Gallons/Flush	25.6 Gallons/Day
Urinal:	13 Flushes/Day x 0.5 Gallons/Flush	6.5 Gallons/Day
Lavatories:	20 Uses/Day x 0.5 Gallons/Use	10 Gallons/Day
Sink:	Assume 20 Gallons/Day	20 Gallons/Day
Dishwasher:	Assume one wash per day,4 Gallons/Day	4 Gallons/Day
Mop Basin:	5 Gallons/Bucket x 4 Bucket Fills/Day	20 Gallons/Day
Total Sewage Flow:		86.1 Gallons/Day
Cooler and Freezer Condensate Drainage:		
Based on the manufacturer's calculations, the maximum cooler and freezer flow is 40.5 gallons per day		40.5 Gallons/Day
Total Sanitary System Drainage		126.6 Gallons/Day
		x 1.2 Safety Factor
Maximum Normal Sewer Usage		**152 Gallons/Day**

5. Gas Requirements:

A. Minimum Gas Load Requirements

- Minimum gas pressure at furthest appliance: 7"w.c.
- Design pipe pressure loss (re: NFPA 54): 0.4" w.c.

- Minimum gas service pressure at meter (*Downstream*): 10.0" w.c.

Equipment	BTU/Hr Required
RTU - 1	405,000 BTU/Hr
RTU-2	65,000 BTU/Hr
UH – 1	75,000 BTU/Hr
UH – 2	75,000 BTU/Hr
WH-2 (future Bakery)	150,000 BTU/Hr

B. Gas line size downstream of gas meter:
   - 2-1/2" main with an operating pressure of 10" of water column downstream of meter (Piping size and pressure is of piping *downstream* of meter, not service to the meter). Gas service to the gas meter from the utility company is by the utility company. Gas piping service size and pressure to the gas meter (*upstream*) is by the local gas/utility company.

6. Telephone Requirements:

A. Minimum telephone requirements
   1. Three standard telephone lines are required for
      - Voice, Fax, Cooler/Freezer Alarms, Security System
      - IT Data and Support
      - CPC System
   2. One 3 inch conduit shall be provide and installed underground by the site contractor.

EXHIBIT "E"

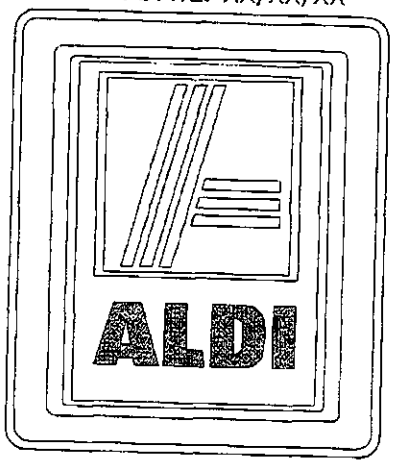
TENANT'S PROTOTYPE PLANS

V7.0 PROTOTYPE - NOT FOR CONSTRUCTION

ALDI Inc. - City, State

Store No. XX
Project Address
Project City, Project State, Project Zip

ARCHITECT'S JOB NUMBER: 00-0000
ISSUE DATE: XX/XX/XX



ALDI - Division
Division Address
Division City, Division State, Division Zip

Drawing Index

G-001	Cover Sheet	H-101	HVAC Construction Plan
G-002	Code Review	H-201	HVAC Legend, Section & Schedules
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S-101	Foundation Plan	E-001	Materials List and Notes
S-102	Slab Plan	E-101	Lighting Plan
S-111	Roof Framing Plan	E-102	Schedules And Diagrams
S-301	Foundation Details	E-201	Electrical Plan
S-302	Foundation Details	E-301	Enlarged Plan
S-303	Foundation Details	E-401	One-line Diagram Schedules & Elevation
S-304	Foundation Details	E-501	Electrical Details
S-401	Steel Framing Sections & Details	E-600	Snow Melting System Plan
S-402	Steel Framing Sections & Details	CLP-101	Security System Conduit Plan - FOR REFERENCE ONLY
S-403	Steel Framing Sections & Details	CLP-102	Fire Alarm Conduit Plan - FOR REFERENCE ONLY
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S-405	Steel Framing Sections & Details		
S-406	Steel Framing Sections & Details		
S-407	Steel Framing Sections & Details		
S-501	Alternate Details		
S-502	Alternate Details		
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A-101	Floor Plan		
A-102	Keyed Notes Plan		
A-111	Reflected Ceiling Plan		
A-121	Roof Plan		
A-131	Operations Plan		
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A-211	Interior Elevations		
A-212	Interior Elevations		
A-213	Interior Elevations		
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A-503	Exterior Details		
A-504	Exterior Details		
A-505	Exterior Details		
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A-513	Interior Details		
A-601	Door Schedules & Details		
A-602	Window Elevations & Details		
A-603	Finish Schedules & Notes		
P-101	Plumbing Floor Plan		
P-102	Plumbing Drainage Location Plan		
P-301	Enlarged Plumbing Plans		
P-501	Isometric Diagrams		
P-601	Plumbing Details		
P-501	Plumbing Schedules		
FP-101	Fire Protection Floor Plan		
FP-201	Fire Protection Legend and Details		

Deferred Submittals

- Fire Suppression System Drawings
- Fire Alarm System Drawings
- Security System Drawings

NOTES

NOTE: THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AS DESCRIBED IN THE PROJECT MANUAL. IN ANY AND ALL CONFLICTS BETWEEN THE DRAWINGS AND THE TECHNICAL SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT WILL GOVERN AND THE G.C. SHALL COORDINATE WITH THE ALDI REPRESENTATIVE.

THESE DOCUMENTS ARE FOR THE SOLE PURPOSE OF INITIAL BUILDING PERMIT SUBMITTAL ONLY. ANY COMMENTS, REVISIONS OR CORRECTIONS BASED ON BUILDING DEPARTMENT REVIEW AND/OR BUILDING CODE INTERPRETATION ITEMS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND REGIONAL ARCHITECT WILL NOT BE HELD LIABLE FOR ANY CHANGE ORDERS RESULTING FROM THESE ITEMS. FINAL BID PRICES SHOULD NOT BE SUBMITTED UNTIL THE BUILDING PERMIT HAS BEEN ISSUED.

DRAWINGS ARE BASED ON ALDI VERSION 7.0 PROTOTYPE RELEASED ON 08.05.16

Issued:	Date:
A Issued for Use/Reference	08/05/16
B	
C	
D	
E	

Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	
9	

Seal
PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

Copyright © 2016
Drawing Information
DO NOT SCALE PLANS

APD ENGINEERING & ARCHITECTURE, P.L.L.C
615 Pittsford Run
Victor, NY 14564

ALDI Inc.
Division Address
Division City, Division State, Zip
Division Phone #

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Cover Sheet
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	G-001
Scale: As Noted	Drawing No.

ALDI CONTACTS:

Director Name
Director E-mail Address
Director Phone Office
CM Name
CM E-mail
CM Phone Office
CM Phone Cell

ARCHITECT OF RECORD:

Arch Firm Name
Arch of Record
Arch Firm Address
Arch Firm City,
Arch Firm State, Arch Firm Zip
Arch Firm Phone
Arch Firm Fax Fax
Contact: Project Manager Name
Arch Contact Phone
Arch Contact Email

CIVIL ENGINEER OF RECORD:

Civil Firm Name
Civil Engineer of Record
Civil Firm Address
Civil Firm City,
Civil Firm State, Civil Firm Zip
Civil Firm Phone
Civil Firm Fax Fax
Contact: Project Manager Name
Civil Contact Phone
Civil Contact Email

STRUCTURAL ENGINEER OF RECORD:

Struct Firm Name
Struct Engineer of Record
Struct Firm Address
Struct Firm City,
Struct Firm State, Struct Firm Zip
Struct Firm Phone
Struct Firm Fax Fax
Contact: Project Manager Name
Struct Contact Phone
Struct Contact Email

MECHANICAL ENGINEER OF RECORD:

Mech Firm Name
Mech Engineer of Record
Mech Firm Address
Mech Firm City,
Mech Firm State, Mech Firm Zip
Mech Firm Phone
Mech Firm Fax Fax
Contact: Project Manager Name
Mech Contact Phone
Mech Contact Email

ELECTRICAL ENGINEER OF RECORD:

Elec Firm Name
Elec Engineer of Record
Elec Firm Address
Elec Firm City,
Elec Firm State, Elec Firm Zip
Elec Firm Phone
Elec Firm Fax Fax
Contact: Project Manager Name
Elec Contact Phone
Elec Contact Email

LOCATION MAP:

PROJECT LATITUDE: XX.XXXX
PROJECT LONGITUDE: XX.XXXX

V7.0 PROTOTYPE - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

THIS BUILDING IS IN COMPLIANCE WITH THE:
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FUEL GAS CODE
2011 NATIONAL ELECTRIC CODE
ICC ANSI A117.1 - 2009 ACCESSIBLE AND USABLE BUILDING AND FACILITIES

BUILDING PLANNING (CHAPTER 5 ANSI)		
OCCUPANCY CLASSIFICATION (2012 - 310)	MAIN OCCUPANCY GROUP M & S-1 (PER MEZZANINE)	MEZZANINE
NUMBER OF STORIES (SECT. 503):	1	1
BUILDING HEIGHT (TABLE 503):	40'-0"	24'-0"
ALLOWED AREA (TABLE 503):	47,000	
MULTI FRONTAGE:		
INCREASE (SECT. 506.2):	7,050	
AUTOMATIC SPRINKLER SYSTEM INCREASE (SECT. 506.3):	70,500	
TOTAL ALLOWABLE SQUARE FOOTAGE (SECT. 506.4):	164,550	19,764

AREA MODIFICATIONS (506):
AUTOMATIC SPRINKLER SYSTEM: YES - (200% INCREASE)
STREET FRONTAGE INCREASE:
- BUILDING PERIMETER: 354'-0"
- BUILDING PERIMETER FRONTING ON A STREET OR UNOCCUPIED SPACE: 142'-0"
- INCREASE TO MAX. ALLOWABLE AREA (1.): 71.00%

AREA CALCULATION (SECTION 506.2 AREA FOR MULTIPLE OCCUPANCIES)			
	BASE AREA	AREA INCREASE	SPRINKLER INCREASE
A_1	A_1	$A_1 \times I_f \times 100$	$A_1 + A_1 \times I_f \times 200$
A_2	9,000	7,050	77,550

TYPES OF CONSTRUCTION (CHAPTER 6)
CONSTRUCTION CLASSIFICATION: VB

FIRE-RESISTANT REQUIREMENTS: (TABLES 601 & 602)
STRUCTURAL FRAME: 0 HR.
BEARING WALLS
EXTERIOR: 0 HR.
INTERIOR: 0 HR.
NONBEARING WALLS AND PARTITIONS
EXTERIOR: SEE TABLE 602
INTERIOR: 0 HR.
FLOOR CONSTRUCTION: 0 HR.
ROOF CONSTRUCTION: 0 HR.

FIRE SEPARATION DISTANCE = X (feet)
LESS THAN 5': 2 HR.
MORE THAN 5', LESS THAN 10': 1 HR.
MORE THAN 10', LESS THAN 30': 0 HR.
GREATER THAN 30': 0 HR.

FIRE AND SMOKE PROTECTION FEATURES: (CHAPTER 7)
FIRE-RESISTANT RATINGS OF STRUCTURAL MEMBERS (704): NOT REQUIRED
EXTERIOR WALLS (705): NOT REQUIRED
FIRE WALLS (706): NOT REQUIRED
FIRE BARRIERS (707): NOT REQUIRED
FIRE PARTITIONS (708): NOT REQUIRED
SMOKE BARRIERS (709): NOT REQUIRED
SMOKE PARTITIONS (710): NOT REQUIRED
HORIZONTAL ASSEMBLIES (711): NOT REQUIRED
VERTICAL OPENINGS (712): NOT REQUIRED
SHAFT ENCLOSURES (713): NOT REQUIRED
PENETRATIONS (714): NOT REQUIRED
FIRE-RESISTANT JOINT SYSTEMS (715): NOT REQUIRED
OPENING PROTECTIVES (716): NOT REQUIRED
DUCTS AND AIR TRANSFER OPENINGS (717): NOT REQUIRED
CONCEALED SPACES (718): NOT REQUIRED
FIRE-RESISTANT REQUIREMENTS FOR PLASTER (719): NOT REQUIRED
THERMAL- AND SOUND-INSULATING MATERIAL (720): NOT REQUIRED

INTERIOR FINISHES (CHAPTER 8)

MINIMUM WALL AND CEILING FINISH CLASSIFICATIONS BY OCCUPANCY (TABLE 803.9)						
	SPRINKLERED			NONSPRINKLERED		
OCCUPANCY GROUP	EXIT ENCLOSURES & EXIT PASSAGEWAYS	CORRIDORS & ENCLOSURES FOR EXITS	ROOMS & ENCLOSED SPACES	EXIT ENCLOSURES & EXIT PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES
M/MEZZANINE	C	C	C	A	B	C

FIRE PROTECTION SYSTEMS (CHAPTER 9)
AUTOMATIC SPRINKLER SYSTEMS (903): (REQUIRED) YES (PROVIDED) YES
STANDPIPE SYSTEM (905): (REQUIRED) NO (PROVIDED) NO
PORTABLE FIRE EXTINGUISHERS (906): (REQUIRED) YES (PROVIDED) YES
FIRE ALARM AND DETECTION SYSTEMS (907): (REQUIRED) NO (PROVIDED) YES
EMERGENCY ALARM SYSTEMS (908): (REQUIRED) NO (PROVIDED) NO
SMOKE CONTROL SYSTEMS (909): (REQUIRED) NO (PROVIDED) NO
SMOKE AND HEAT REMOVAL (910): (REQUIRED) NO (PROVIDED) NO
FIRE COMMAND CENTER (911): (REQUIRED) NO (PROVIDED) NO
FIRE DEPARTMENT CONNECTIONS (912): (REQUIRED) YES (PROVIDED) YES

MEANS OF EGRESS (CHAPTER 10)
OCCUPANT LOAD (1004):

OCCUPANCY (TABLES 1004.1.1 & 1004.1.2)			
OCCUPANCY USE	SQUARE FEET/ OCCUPANT	TOTAL OCCUPANCY SQUARE FOOTAGE	# OCCUPANTS
MERCANTILE	30	12,179	406
BUSINESS	100	336	4
STORAGE / PATIOS	300	4,104	14
TOTAL OCCUPANCY (ONLY)			430

EGRESS WIDTH (1005):

USE GROUP OR SPACE DESCRIPTION	(M) OCCUPANT LOAD	(N) STAIRS (TABLE 1005.1) PER OCCUPANT (INCHES)		EXIT WIDTHS (INCHES)			
		STAIRS	LEVEL	REQUIRED WIDTH (SECTION 1005.1)		ACTUAL WIDTH SHOWN ON PLANS	
				STAIRS	LEVEL	STAIRS	LEVEL
MERCANTILE	406	0.3	0.2	122	81	N/A	120.72
STORAGE	18	0.3	0.2	5.4	3.6	N/A	443

* The total door width of egress shall not exceed the width as specified in the first 30 stories of the tallest building (Section 1005.1)

ACCESSIBLE MEANS OF EGRESS (1007): (REQUIRED) YES (PROVIDED) YES
DOOR WIDTH (1008):
MINIMUM: 32"
MAXIMUM: 48"
PANIC HARDWARE (1008.1.9): (REQUIRED) NO (PROVIDED) YES
EXIT SIGNS (1011): (REQUIRED) YES (PROVIDED) YES
HANDRAILS (1012): 34" H. MIN., 38" H. MAX.
GUARDS (1013): 42" H. IF ADJACENT GRADE IS GREATER THAN 30"
COMMON PATH OF EGRESS TRAVEL (1014.3): 75' MERCANTILE 100' STORAGE
MINIMUM # OF EXITS REQ. ON 1ST FLOOR (1015): (REQUIRED) 2 (PROVIDED) 4
MAXIMUM TRAVEL DISTANCE TO AN EXIT (TABLE 1016.1): 250'
MINIMUM CORRIDOR WIDTH (1018.2): 44" / 60" FOR H.C. TURN AROUND (AT 200' INTERVALS)
MAXIMUM DEAD END CORRIDOR DISTANCE (1018.4): 50' IF SPRINKLERED

ACCESSIBILITY (CHAPTER 11)

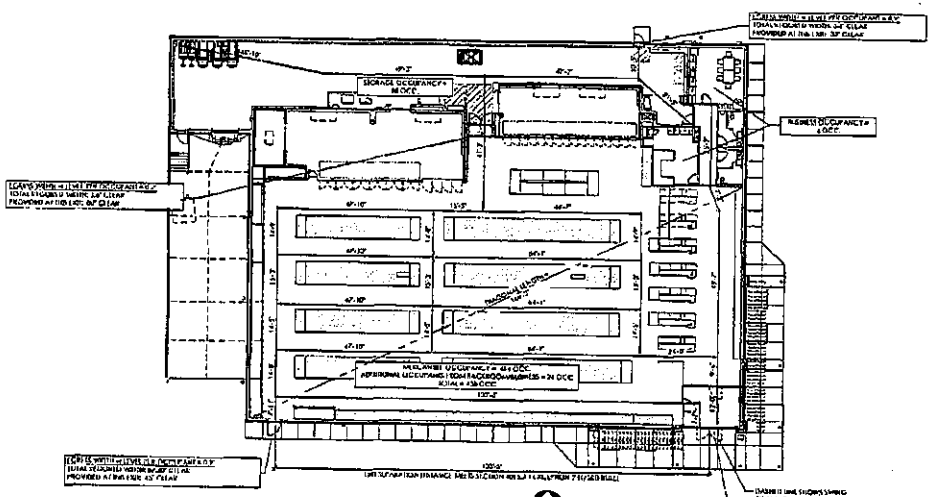
CHECK-OUT AISLES (TABLE 1109.12.2): (REQUIRED) 2 (PROVIDED) 5

PLUMBING FIXTURE REQUIREMENTS:

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (PER TABLE 403.1)							
OCCUPANCY GROUP	WATER CLOSETS (URINALS)		LAVATORIES		DRINKING FOUNTAINS	SERVICE (JANITOR) SINKS	OTHER
	MALE	FEMALE	MALE	FEMALE			
M/CHANNEL (AS CLOSED)	1 PER 500		1 PER 750		-	1 PER 1,000	1 SERVICE SINK
M/CHANNEL (PROVIDED)	1+1	1	1	1	-	1	1 SERVICE SINK

AREA SUMMARY (FOR REFERENCE ONLY)

SALES AREA SUMMARY		
SALES FLOOR AREA SUMMARY		
MERCANTILE	GENERAL SALES (1 OCCUPANT)	12,906
	APPAREL	85
	MEN'S RR	82
	WOMEN'S RR	82
	HALL	145
SUBTOTAL (MERCANTILE)		12,499
BUSINESS	OFFICE	336
	4TH AR ROOMS	300
SUBTOTAL (BUSINESS)		636
STORAGE / BACK	RECEIVING	3,539
	CLOSET	1,247
	UTILITY	440
SUBTOTAL (STORAGE / BACK)		5,226
TOTAL OCCUPANCY (AREA)		18,361
EXTERIOR WALL/WINDOW AREA (LINEAR OCCUPANCY)		354
BUILDING SQUARE FOOTAGE		19,764
EXIT DOOR CAPACITY		720
TOTAL ADJUSTED SQUARE FOOTAGE (CAPACITY)		19,764



1 Egress Plan
SCALE: 1/16" = 1'-0"

APD ENGINEERING & ARCHITECTURE, PLLC
612 Fishers Run
Victor, NY 14564

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Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Code Review
Drawing Name:

Date: Date
Type: RHSD-V7
Drawn By: XXX
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V7.0 PROTOTYPE - NOT FOR CONSTRUCTION

GENERAL STRUCTURAL NOTES:

DESIGN LOADS AND CRITERIA:

— THE BUILDING PROVIDES THE BASIS FOR DESIGN OF PROTOTYPE. DESIGN MUST BE UPDATED FOR ALL LOCAL AND SITE SPECIFIC CONDITIONS, CODES, ENGINEERING, ETC.

2018 INTERNATIONAL BUILDING CODE
ASCE 7-16 CATEGORY II BUILDINGS

LOCATION	DEAD LOAD	LIVE LOAD
FLOOR	—	100 PSF
ROOF	15 PSF	20 PSF (UNOCCUPIED)

NOTE: ROOF DEAD LOAD INCLUDES 5 PSF ALLOWANCE FOR SOLAR ARRAY

SNOW DESIGN:

$p_g = 30$ psf, $C_e = 1.0$, $C_t = 1.1$, $I_s = 1.0$, $C_s = 1.0$, $p_f = 0.7 C_e C_t I_s p_g = 23$ psf
DRIFT LOADS IN ACCORDANCE WITH ASCE 7

WIND DESIGN:

$V_{ult} = 115$ MPH, RISK CATEGORY II, $I_{SDS} = 0.87$
ASD METHOD OF WIND LOADS = 0.6
C&C PRESSURES ARE TABULATED BELOW, ALL PRESSURES ARE PSF.
GCpi = ±0.18 ENCLOSED, ±0.55 PARTIALLY ENCLOSED
EFFECTIVE WIND AREA (EWA) = 100 SQ FT

COMPONENT AND CLADDING (C&C) PRESSURES:

	Zone 1	Zone 2	Zone 3	WIND LOADS
	a_{eff} = 10	27.27	-32.29	-79.60
	20	19.35	-43.33	-94.56
	100	18.39	-70.84	-122.67
	200	17.67	-79.42	-130.69
	500	16.53	-106.9	-153.15

ROOF C&C PRESSURES:

	Zone 1	Zone 2	Zone 3	GCpi = +0.18	GCpi = -0.18
	a_{eff} = 10	14.00	-21.79	-29.99	-48.00
	20	14.00	-21.79	-29.99	-48.00
	25	14.00	-20.04	-34.20	-44.00
	50	14.00	-20.04	-30.95	-44.00
	100	14.00	-19.27	-29.88	-33.59
	200	14.00	-19.27	-29.88	-29.88

SEISMIC DESIGN

ANALYSIS PER THE ASCE 7-16 EQUIVALENT LATERAL FORCE PROCEDURE
SITE SPECIFIC SEISMIC DESIGN IS NOT SPECIFICALLY ENGAGED FOR SEISMIC RESISTANCE
$S_s = 2.201$, $S_{MS} = 1.761$, $C_s = 1.468$, $W = 1.05$, SEE EQ 12.8-1, 12.8-2, 12.8-3, $S_{DS} = 1.174$, $S_{D1} = 0.783$, $S_{DS} = 0.87$, $I_E = 1.0$
SEISMIC DESIGN CATEGORY: B, V = 6.068 W

GEOTECHNICAL

REPORT NUMBER <REVISED> BY <COMPANY> DATED <DATE>.
ALLOWABLE BEARING PRESSURE = 2000 PSF

GENERAL:

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS, AND SPECIFICATIONS.
2. GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS.
3. FABRICATOR SHALL NOTIFY ENGINEER OF ANY CHANGES MADE BY SHOP DRAWINGS WHICH DO NOT COMPLY WITH DESIGN DRAWINGS.
4. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF WORK.
5. A RECORD SET OF SHOP DRAWINGS SHALL BE KEPT ON SITE BY THE GENERAL CONTRACTOR.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECT'S PLANS BEFORE STARTING WORK.
7. VERIFY ALL MECHANICAL EQUIPMENT WEIGHTS, LOCATIONS, AND ASSOCIATED OPENINGS WITH MECHANICAL CONTRACTOR. NOTIFY ENGINEER OF ACTUAL WEIGHTS PRIOR TO THE DESIGN WEIGHT SHOWN ON THE DRAWINGS.
8. CONSTRUCTION SHALL PROVIDE AND MAINTAIN SHORING BY BRACING, SHEETING, PLANKING, ETC., AND OTHER METHODS TO PREVENT EXCESSIVE STRESSES DURING CONSTRUCTION. THESE PROVISIONS ARE TO REMAIN IN PLACE UNTIL THE PERMANENT FRAMING OR WALLS ARE CAPABLE OF SUPPORTING THE LOADS.
9. SECTIONS AND DETAILS ON DRAWINGS ARE TYPICAL FOR ALL SIMILAR CONDITIONS.
10. UNLESS OTHERWISE NOTED OTHERWISE, LOCATIONS ARE REFERENCED FROM <0'-0"> DATUM AS THE FINISHED FLOOR ELEVATION (FFE)=0'

FOUNDATIONS AND SOILS:

1. ALL SITE WORK SHALL BE UNDER THE DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER OR SOILS ENGINEERING.
2. PREPARATION OF THE SITE, INCLUDING SMALL UNDERCUTTING, FILL PLACEMENT, MATERIAL AND PLACEMENT, SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RETURNED IN THE DESIGN PHASE AND CRITERIA SPECIFIED BY THESE PLANS. COMPACTION OF STRUCTURAL FILL AND BACKFILL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, BUT IN NO CASE SHALL THE STRUCTURE MODIFIED UNDISTURBED NATIVE, OR NATURAL-GRADE SMALL BEAR OR EXCHANGE MATERIAL APPROVED BY THE GEOTECHNICAL CONSULTANT.
3. FOOTINGS, OR PORTIONS THEREOF, MAY BE EARTH FORMED BY HEAD EXCAVATIONS IF SOIL CONDITIONS ALLOW.
4. FOOTINGS SHALL BE CENTERED ON COLUMNS AND FOUNDATION WALLS UNLESS OTHERWISE NOTED.
5. FOOTINGS ARE DESIGNED FOR THE ALLOWABLE SOIL PRESSURE SPECIFIED IN THE GEOTECHNICAL REPORT AND CRITERIA SECTION OF THESE NOTES.
6. PERIMETER OF UTILITY TRENCHES TO THE BUILDING FOUNDATION SYSTEM SHALL BE AS APPROVED BY THE ARCHITECT AND/OR SOILS ENGINEER TO ENSURE THE INTEGRITY OF THE BEARING SOILS. THE BEARING AXIAL LOAD FOR PRESSURES 1 OF THE SOIL HAS NOT EXCEEDED THE ALLOWABLE BEARING PRESSURE. SEE DESIGN LOADS AND GENERAL GEOTECHNICAL REGION OF THESE NOTES.

CONCRETE:

1. CONCRETE SHALL CONFORM TO THE FOLLOWING: MINIMUM, 28 DAY COMPRESSIVE STRENGTH AT 28 DAYS, AND MAY NOT EXCEED MAXIMUM WATER/CEMENTITIOUS MATERIALS RATIO.

CONCRETE USE & EXPOSURE	MIN. f'_c	MAX. W/C	MAX. % AIR*	AIR CONTENT
FOOTINGS	3000 PSI	0.55	3" ± 1"	
FOUNDATION WALLS	4000 PSI	0.45	3" ± 1"	6% ± 1.5%
INTERIOR SLABS ON GRADE	3000 PSI	0.55	3" ± 1"	SEE OF LESS AS SPECIFIED FROM
EXTERIOR CONCRETE	4000 PSI	0.45	3" ± 1"	6% ± 1.5%

2. ALL SPECIFICATION FOR ARCHITECTURAL CONCRETE REQUIREMENTS.
3. ALL CONCRETE CONNECTIONS SHALL CONFORM TO THE GUIDELINE RECOMMENDATIONS OF CONCRETE PLACEMENT.
4. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
5. ALL AGGREGATES SHALL CONFORM TO ASTM C33 CONCRETE, WHICH MEET ASTM C33.
6. ALL REINFORCING SHALL BE ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC (WWF) SHALL MEET ASTM A185 AND BE PROVIDED IN FLAT SHEETS ONLY.
7. CLEAR COVER TO REINFORCING SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE.

EXPOSURE	REINFORCING SIZE	MIN. COVER
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	ALL	3"
EXPOSED TO EARTH OR WEATHER	#6 THROUGH #18 BAR	2"
EXPOSED TO EARTH OR WEATHER	#5 AND SMALLER	1 1/2"

8. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED PER CRSI AND ACI STANDARDS, INCLUDING CONCRETE COVER AND BAR SUPPORTS. BRACED METHOD OF SUPPORTING HOP BARS IN SLABS AND FLOORS TO BE TYPICAL WIRE BAR SUPPORTS. PROVIDE CORNER BARS AT ALL FOOTINGS AND WALL INTERSECTIONS TO MATCH HORIZONTAL REINFORCING IN WALLS AND SPACING. AT INTERSECTIONS OF CONTINUOUS SPREAD FOOTING, CUT AND BEND BARS AT CORNERS AS REQUIRED TO PROVIDE CONTINUOUS REINFORCING. LAP SPLICES AT ALL STRUCTURAL CONTINUOUS CORNER BARS AND DOWELS, IN ACCORDANCE WITH SPECIFICATIONS AND SHALL BE A MINIMUM OF 40 BAR DIAMETERS, BUT NOT LESS THAN 24" UNLESS NOTED OTHERWISE ON PLANS.
9. PROVIDE 3x3 - W4 x W4 WELDED WIRE FABRIC AT ALL SIDES OF OPENING IN SLAB.
10. ALUMINUM SHALL NOT BE EMBEDDED IN ANY CONCRETE.
11. NO HOLES OR OPENINGS THROUGH FOUNDATION WALL AND/OR FOOTINGS WITHOUT ENGINEER APPROVAL.

MASONRY:

1. WHEN THE CONCRETE BLOCK MASONRY UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT. THEY SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON THE NET AREA FOR 4 THRU 8 INCH.
2. ALL MORTAR FOR USE IN MASONRY SHALL CONFORM TO ASTM C270, TYPE S. ALL GROUT FOR USE IN MASONRY SHALL CONFORM TO ASTM C476, SLUMP 8 TO 10 INCHES AND NOT LESS THAN 8 IN 1/2 BACK JOINT.
3. REINFORCING BARS SHALL MEET ASTM A615, GRADE 60.
4. PROVIDE ALL 8 INCH AND LARGER FACE-END, CORNERS, AND INTERSECTIONS OF ALL WALLS. SEE WALL SECTIONS FOR TYPICAL VERTICAL REINFORCING.
5. VERTICAL AND HORIZONTAL REINFORCING SHALL BE CONTINUOUS AND LAPPED PER ACI 530.
6. HOLD VERTICAL BARS IN PLACE, PLUMB, AND ACCURATE AS WELL AS DETAILED. INSTALL SHOP POSITIONED 4'-0" O.C. MAXIMUM THAT ARE DESIGNED TO HOLD REBAR IN PROPER LOCATION WITHIN THE CELL PRIOR TO GROUTING.
7. PROVIDE A MINIMUM OF ONE COURSE BETWEEN MAIN REINFORCING AND MASONRY UNITS.
8. PROVIDE MINIMUM CAGE SIZE OF 12" (ON LARGE ANCHOR) JOINT REINFORCEMENT AS MACHINED FOR TYPICAL HORIZONTAL REINFORCING UNLESS NOTED OTHERWISE.
9. ALL REINFORCED MASONRY COLUMN AND WALL SECTIONS REQUIRE DOWELS FROM FOOTING, SAME SIZE AND QUANTITY AS VERTICAL REINFORCEMENT IN COLUMN OR WALL UNLESS NOTED OTHERWISE.
10. GROUT ALL CELLS, ALL WALLS BELOW GRADE, ALL JOINTS WHEN SITTING BELOW GRADE.
11. ALL CONTINUOUS BEAMS IN BEARING BOND PATTERN.
12. GROUT PLACEMENT SHALL CONFORM TO ACI 530.1/ASCE 6/TMS 602. HOWEVER, THE MAXIMUM GROUT POUR HEIGHT SHALL NOT EXCEED 8 FEET AND THE MAXIMUM HEIGHT WHICH GROUT IS PLACED IN ONE CONTINUOUS OPERATION (GROUT LIFT) SHALL NOT EXCEED 4 FEET. POUR SHALL BE A MINIMUM OF 1 HOUR SITTING TIME BETWEEN EACH GROUT LIFT.
13. THE TOP OF EACH GROUT POUR SHALL BE 1" BELOW THE BED JOINT.
14. REINFORCEMENT: REBAR POSITIONERS, AND TIES SHALL BE PLACED PRIOR TO GROUTING.
15. LOAD BEARING SMALL BE CONSTRUCTED AS MONUMENT (SOLID) UNITS OR BEAM IN THE BOTTOM COURSE OF MASONRY FOR EACH CELL OF FOUR INCH DIAMETER OR LESS. CONSTRUCT CLEANOUTS WITH AN OPENING OF 3(H) x 4(W) INCHES SET TO FORM FLUSH OF WORK. USE NO LESS THAN 3(H) - DIAMETER, AT BY CLEANING. CLOSE CLEANOUTS WHEN GROUTING REQUIRED TO FINISH GROUT PERFORMED. USE CLEANOUTS SHALL BE LOCATED ON WALL FACE THAT IS EXPOSED TO VIEW.

STEEL:

1. STRUCTURAL STEEL SHALL MEET THE LATEST AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, ALLOWABLE STRESS DESIGN.
2. ALL WIDE FLANGE SHAPES SHALL MEET ASTM A992, $F_y = 50$ KSI.
3. ALL PLATES, CHANNELS, AND ANGLES SHALL MEET ASTM A36, $F_y = 36$ KSI.
4. ALL PIPES SHALL MEET ASTM A53 GR. B, $F_y = 35$ KSI.
5. ALL TUBE SHALL MEET ASTM A500 GRADE B, $F_y = 46$ KSI.
6. ALL BOLTS SHALL MEET ASTM A325 UNO IN DRAWINGS, WITH WASHERS AS REQUIRED, UNLESS
7. ANCHOR RODS SHALL MEET ASTM F1554, GRADE 36.
8. WELDING SHALL CONFORM TO THE STANDARDS SET FORTH IN THE PUBLICATION "WELDING OF BUILDING CONSTRUCTION".
9. THE FABRICATOR IS RESPONSIBLE FOR THE REVIEW AND DETAILING OF CONNECTIONS IN ACCORDANCE WITH THE AISC SHOP CONSTRUCTION MANUAL, FROM THESE SPECIFICATIONS. CONNECTIONS ARE SIMPLE SHEAR CONNECTIONS, UNLESS, BOLTED CONNECTIONS SHALL HAVE 2 OR MORE BOLTS AND BE TIGHTENED. FROM SUPPORTING MEMBER TO CANTILEVER OR SLAB SHALL NOT EXCEED 3 INCHES. DEPTH OF BEAM CONNECTIONS SHALL BE AT LEAST HALF OF THE BEAM DEPTH. MINIMUM AND CONNECTION STRENGTH VALUES AS PER THE FOLLOWING TABLE, U KIPS.

ANGLE & PLATE THICKNESS	CONNECTION BOLTS	BEARING ON BOLTS	MEMBER THICKNESS
THK. 5/16"	3/4 DIA.	W16	W27
W12, W14	3/4 DIA.	W16	W24

10. ALL FIELD AND SHOP CONNECTIONS TO BE BOLTED UNLESS WELDED SHOWN UNLESS NOTED ARE SLIDER CONNECTIONS.
11. ALL FIELD BOLTS TO BE HIGH STRENGTH BOLTS.
12. ALL DEFLECTION LIMITATIONS SHOWN ARE LIVE LOADS REQUIRED.
13. RUN HANDRAILS ON TOP OF STEEL ROOF'S OVERHANGS. ATTACH HANDRAIL POSTS TO TOP UNLESS NOTED OTHERWISE.
14. STEEL FRAMES ARE NOT SELF-STABILITY. ADEQUATE TEMPORARY SUPPORT SHALL BE PROVIDED BY THE CONTRACTOR UNTIL REQUIRED PERMANENT OF CONNECTIONS ARE IN PLACE.

JOISTS

1. STEEL JOISTS AS SHOWN ON THE PLAN ARE TO BE FABRICATED AND ERECTED PER S.J.I. RECOMMENDATIONS, INCLUDING BRIDGING. SEE PLANS AND DETAILS OF 90'S OR DIAGONAL BRACING REQUIREMENTS.
2. JOISTS AT OR NEAREST NO CENTERLINES OF COLUMNS SHALL HAVE BOTTOM CHORD BRIDGING.
3. REINFORCEMENT OF ANY ABNORMAL OR CONCENTRATED LOADS SHALL BE SHOWN ON SHOP PLANS FURNISHED.
4. ALL JOISTS SHALL BE CAMBERED IN ACCORDANCE WITH S.J.I. CRITERIA.
5. ALL STEEL TOP CHORD JOISTS SHALL BE FRAMED WITH EXTENDED ENDS ON ALL FOUR SIDES TO SUPPORT OPENINGS GREATER THAN 12" SQUARE.
6. JOISTS SHALL BE DESIGNED FOR THE NET UPLIFT LOAD AS DETERMINED BY DESIGN LOADS NOTED ON THESE DRAWINGS.

STEEL ROOF DECK:

1. ALL STEEL ROOF DECK TO BE 9 1/2" WIDE GALVANIZED 20 GAGE THICK. ERECT PER MANUFACTURER'S SPECIFICATIONS, UNO.
2. STEEL ROOF SHALL BE ATTACHED TO ALL MEMBERS ON WHICH IT BEARS IN ACCORDANCE WITH TYPICAL ROOF DECK FASTENING SCHEDULE.

COLD FORMED METAL FRAMING:

1. PROVIDE STUDS AND CONFIGURATION IN ACCORDANCE WITH AISI NORTH AMERICAN AND SEISMIC SUPPLEMENT SPECIFICATION FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS AND THE LATEST STEEL STUD MANUFACTURER'S ASSOCIATION (SSMA) PRODUCT TECHNICAL INFORMATION AS SHOWN.
2. COLD-FORMED MEMBERS OF 16 GAGE AND LIGHTER SHALL HAVE A MINIMUM YIELD POINT OF 33KSI, ASTM A653 GRADE 33, CLASS 1 OR 2.
3. LOAD-BEARING WALLS SHALL BE FABRICATED WITH MINIMUM 1" FLANGE WIDTH CHANNEL FOR TRACK, AND STUDS WITH 1 5/8" FLANGE WIDTH LIPPED CHANNEL FOR STUDS. PROVIDE SOLID BLOCKING AT ALL POINTS OF LATERAL SUPPORT.
4. FABRICATE WALLS AS ASSEMBLIES AND ERECT AND BRACE AGAINST BUCKLING UNTIL PERMANENT CONNECTIONS ARE MADE.
5. FABRICATE LINTELS AS ASSEMBLIES WITH BACK-TO-BACK MEMBERS IN PERFECT ALIGNMENT WITH CONTINUITY PLATE WELDED TO WEB, AS DETAILED.
6. FABRICATE LINTELS AS ASSEMBLIES ALLOWING FOR SUFFICIENT CLEARANCE FROM STUDS, JAMBS, AND SILLS TO TAKE UP SLAB, AS DETAILED.
7. CAST BEARING MEMBERS BY SAWING OR BREAKING. DO NOT TORCH CUT.
8. PROVIDE TEMPORARY BRACING AND LEAVE IN PLACE UNTIL FRAMING IS PERMANENTLY STABILIZED.

SPECIAL INSPECTIONS:

INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT AGENCY PAID FOR BY THE OWNER FIELD INSPECTIONS REQUIRED ARE:

1. STRUCTURAL STEEL SHOP INSPECTION OF STEEL FABRICATORS SHOP FOR QUALITY CONTROL AND FABRICATION TOLERANCES THAT COMPLY WITH AISC CODE OF STANDARD PRACTICE.
2. VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION PER AISC 360-16 SECTION N5
3. WELDING AND BOLTING OF CONCRETE CONSTRUCTION PER BUILDING CODE TABLE 1705.3.
4. SPECIAL INSPECTION OF MASONRY CONSTRUCTION PER TABLE 1705.4, EXCEPTIONS FOR MASONRY WALLS OF UNIT STRUCTURES VERIFICATION OF COMPLIANCE WITH THE APPROVED SUBMITTALS PER TABLE 1.1.1.
5. PRE-POUR OF SITE WORK, PIER PLACEMENT, AND BEARING CAPACITIES BY A LICENSED GEOTECHNICAL ENGINEER AS FOLLOWS:
   a. OBSERVATION OF FROST HEAVING FOR BEARING PRIOR TO PIER PLACEMENT, COMPACTION TESTING OF STRUCTURAL FILL PLACEMENT, AS IS SHALL NOT BE LESS THAN 95%.
   b. EXCAVATE BEARING SOILS AT EACH FOOTING LOCATION TO CONFIRM BEARING CAPACITY.
   c. REQUEST IN WRITING AND INSPECTION OF SUBSITE BEARING SOILS BEFORE PLACING CONCRETE.
6. INTERIOR SLAB FLATNESS AND LEVELNESS TEST SHALL BE PERFORMED BY BIDDER FLATNESS INSPECTOR. THE TESTING SHALL BE PERFORMED PER ASTM E1155 TEST METHOD. EXCEPTION: FOR THE BEARING SHALL BE GIVEN WITHIN 24 HOURS AFTER COMPLETION OF THE ENGAGING PROCESS. PRELIMINARY RESULTS SHALL BE COMMUNICATED TO THE JOINT CONFERENCE BOARD BEFORE THE UPON COMPLETION OF THE BUILDING. THE OFFICIAL REPORT SHALL BE PROVIDED TO THE ASLI CONSTRUCTION REPRESENTATIVE WITHIN 5 WORKING DAYS OF THE SLAB FLOOR PLACEMENT. SEE SPECIFICATION SECTION 03500 FOR SLAB REQUIREMENTS.

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General Structural Notes (GSN)
Drawing Name:

Date: Date
Type: RMSD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.
S-001
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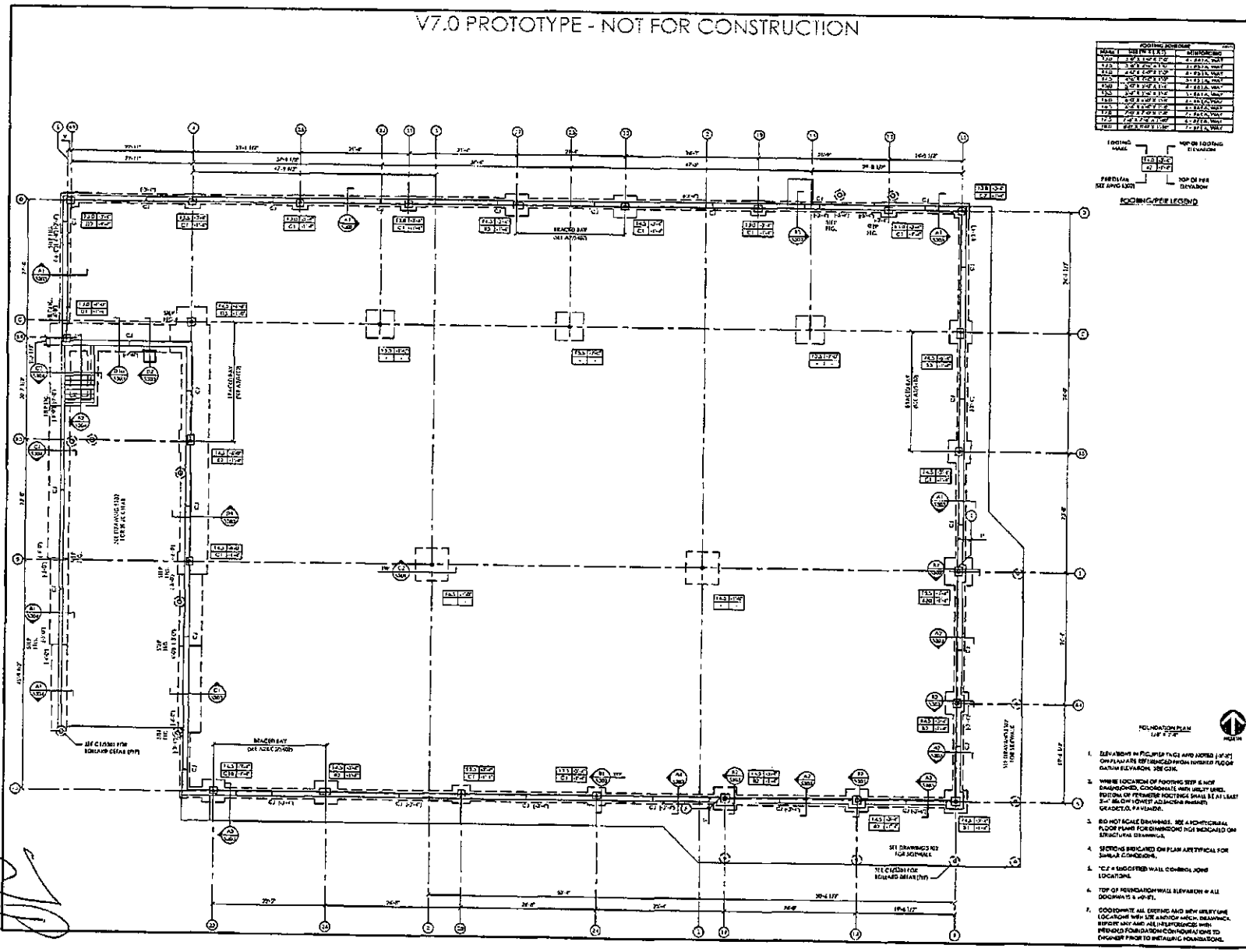
ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE	CAP	CAPACITY	EL, ELEV	ELEVATION	GWB	GYPSUM WALLBOARD	MFR	MANUFACTURER	PVC	POLYVINYLCHLORIDE
ADDL	ADDITIONAL	CAT	CATALOG	EMBED	EMBEDMENT/EMBEDMENT	GYP	GYPSUM WALL BOARD	MAX	MAXIMUM	QTY	QUANTITY
ADDN	ADDENDUM	CFS	COLD FORMED STEEL (LIGHT GAUGE)	ENG	ENGINEER	HGT	HEIGHT	MECH	MECHANICAL	R	RADIUS
AB	ANCHOR BOLT OR THREADED ROD (EXPANSION OR EPOXY)	CHANN	CHANNEL	EQ	EQUAL	HORIZ	HORIZONTAL	MED	MEDIUM/OPENING	RAD	RADIUS OF CURVATURE OR ARC
ABV	ABOVE FINISHED FLOOR	CJ	CONTROL JOINT	EPS	EXPANDED POLYSTYRENE	HR	HOUR	MID	MIDDLE	REF	REFERENCE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	CLG	CEILING	EQUAL	EQUAL	HVAC	HEATING VENTILATING AND AIR CONDITIONING	MIN	MINIMUM	REINF	REINFORCING
ASD	AMERICAN DESIGN AND STEEL MANUAL	CLR	CLEAR	EQ SPA	EQUAL SPACING/EQUALLY SPACED	IN	INCH	MISC	MISCELLANEOUS	REQD	REQUIRED
AISC	AMERICAN NATIONAL STANDARDS INSTITUTE	CMU	CONCRETE MASONRY UNIT	EW	EACH WAY	INFO	INFORMATION	MO	MASONRY OPENING	RTU	ROOF TOP UNIT
APPROX	APPROXIMATE/APPROXIMATELY	CO	CLEANOUT	EXIST	EXISTING	INT	INTERIOR	MTL	MECHANICAL/MATERIAL	SCHED	SCHEDULE
AV	ANCHOR BOLT	COL	COLUMN	EXP	EXPANSION	INV	INVERT	NIC	NOT IN CONTRACT	SECT	SECTION
ARCH	ARCHITECT/ARCHITECTURAL	CONC	CONCRETE	EXT	EXTERIOR	JT	JOINT	NTS	NOT TO SCALE	SIM	SIMILAR
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	CONN	CONNECTION	FF	FINISH FACE	JOIST	JOIST	OC	ON CENTER	SPEC	SPECIFICATION
ASSM	ASSEMBLY/ASSEMBLING	CONST	CONSTRUCTION	FB	FLAT BAR	KIP	1000 POUNDS	OCEW	ON CENTER EACH WAY	SQ	SQUARE
AWS	AMERICAN WELDING SOCIETY	CONT	CONTINUOUS	FD	FLOOR DRAIN	KSI	1000 POUNDS PER SQUARE INCH	OCEW	ON CENTER EACH WAY (TOP AND BOTTOM)	STAGG	STAGGERED
W/CH	WITH/CHANGE	COORD	COORDINATE	FDN	FOUNDATION	LB	POUND	OD	OUTSIDE DIAMETER	STIFF	STIFFENER
W/O	WITHOUT/WITHOUT	CP	CONCRETE PIER	FF	FINISHED FLOOR	LBS	POUNDS	OPNG	OPENING	STL	STEEL
BLDG	BUILDING	CTR	CENTER	FFE	FINISHED FLOOR ELEVATION	LG	LONG	OPP	OPPOSITE	STRUCT	STRUCTURAL
BLK	BLOCK	DBL	DOUBLE	FG	FINISHED GRADE	LL	LIVE LOAD	OPPOSITE HAND	OPPOSITE HAND	SUSP	SUSPENDED
BLKG	BLOCKING	DEMO	DEMOLISH/DEMOLITION	FH	FIRE HYDRANT	LLH	LONG LEG HORIZONTAL	ORIENT	ORIENTATION	SYM	SYMMETRICAL
BM	BEAM	DET	DETAIL	FL	FLOOR LINE	LLV	LONG LEG VERTICAL	OSB	ORIENTED STRAND BOARD	T	TREAD
BOT	BOTTOM OF	DIA	DIAMETER	FLG	FLANGE	LONGIT	LONGITUDINAL	OWSJ	OPEN WEB STEEL JOIST	TEMP	TEMPERATURE
BOT	BOTTOM	DIMENSION	DIMENSION	FL	FLAT PLATE	LP	LONG POINT	PC	POINT OF CURVATURE	THK	THICK
BP	BASE PLATE	DN	DOWN	FT	FOOT/FEET	MAT	MATERIAL	PCI	PRECAST CONCRETE INSTITUTE	TOC	TOP OF CONCRETE
BRG	BEARING	DWG	DRAWING	FTG	FOOTING	MAX	MAXIMUM	PERIM	PERIMETER	TOP	TOP OF
BTWN	BETWEEN	E	EAST	GA	GAUGE	MECH	MECHANICAL	PL	PLATE	TYP	TYPICAL
C	CENTERLINE	EACH	EACH	GALV	GALVANIZED	MFR	MANUFACTURER	PLF	POUNDS PER LINEAR FOOT	UNO	UNLESS NOTED OTHERWISE
C	COMPRESSION	EF	EACH FACE	GC	GENERAL CONTRACTOR	MIN	MINIMUM	PSF	POUNDS PER SQUARE FOOT	VERT	VERTICAL
		EJ	EXPANSION JOINT	GR	GRADE	MISC	MISCELLANEOUS	PSI	POUNDS PER SQUARE INCH	W	WIDE
										WP	WORKING POINT
										WWF	WELDED WIRE FABRIC

V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



FOOTING/PIER LEGEND

FOUNDATION PLAN

NORTH

1. ELEVATIONS IN PICTURE TAGS AND NOTED (#'-#") ON PLAN ARE REFERENCED FROM FINISHED FLOOR DATUM ELEVATION. SEE G06.
2. WHERE LOCATION OF FOOTING STEP IS NOT DIMENSIONED, COORDINATE WITH UTILITY LINES. BOTTOM OF PERIMETER FOOTINGS SHALL BE AT LEAST 3'-6" BELOW LOWEST ADJACENT FINISHED GRADE (T.O. PAVEMENT).
3. DO NOT SCALE DRAWINGS. SEE ARCHITECTURAL FLOOR PLANS FOR DIMENSIONS NOT INDICATED ON STRUCTURAL DRAWINGS.
4. SECTIONS INDICATED ON PLAN ARE TYPICAL FOR SIMILAR CONDITIONS.
5. "CJ" = LOCATION OF WALL CONTROL JOINT LOCATIONS.
6. TOP OF FOUNDATION WALL ELEVATION = ALL DOORWAYS = +0'-1".
7. COORDINATE ALL EXISTING AND NEW UTILITY LINE LOCATIONS WITH SITE AND/OR MECH. DRAWINGS. REPORT ANY AND ALL DISCREPANCIES WITH INTENDED FOUNDATION CONFIGURATIONS TO ENGINEER PRIOR TO INSTALLING FOUNDATIONS.

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PROJECT LEAD DATE

PROJECT DESIGNER DATE

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APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
Victor, NY 14564

ALDI Inc.
Division Address
Division City, Division State, Zip

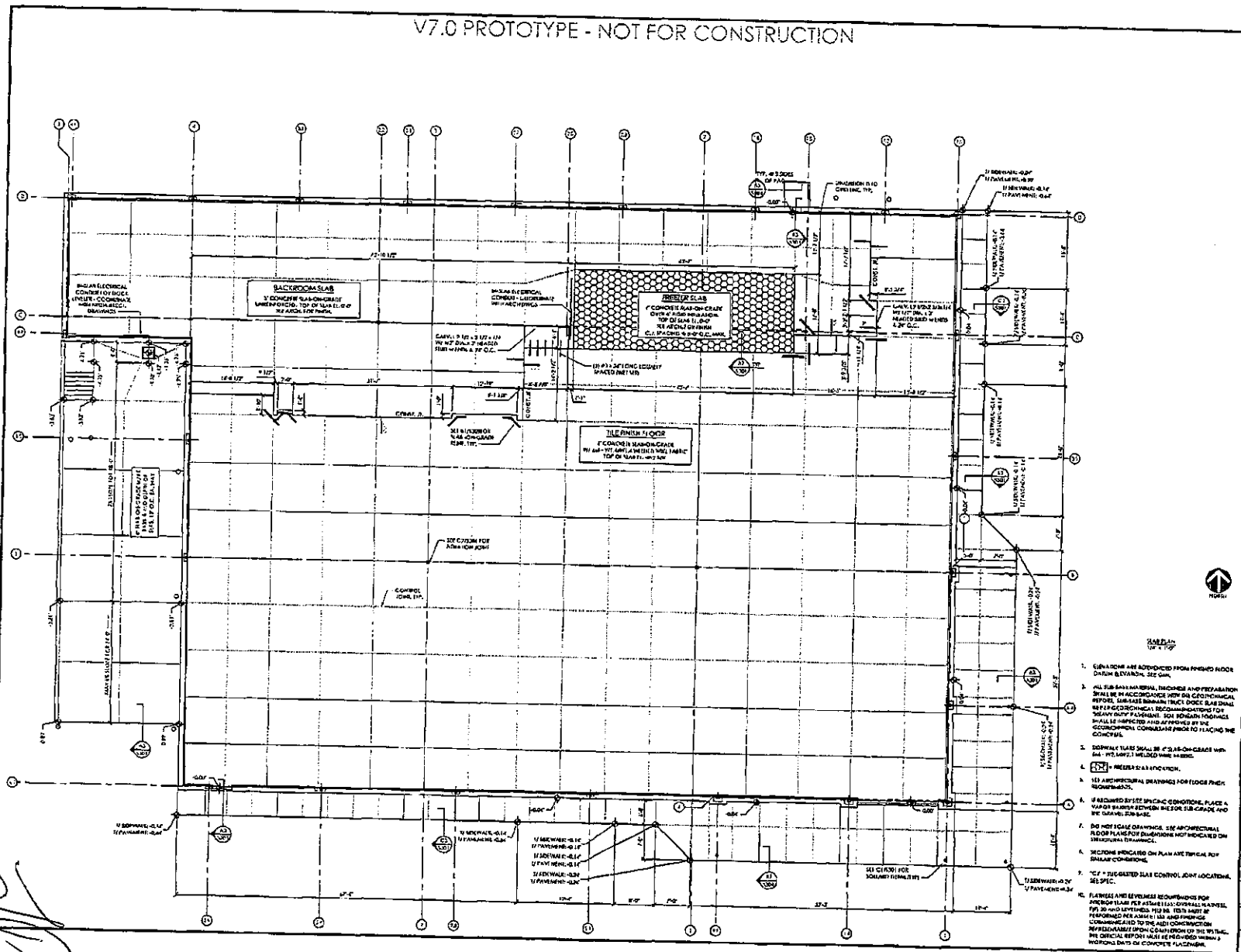
ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Foundation Plan
Drawing Name:

Date: Date	Project No.
Type: RH5D-V7	Proj. No.
Drawn By: XXX	S-101
Scale: As Noted	Drawing No.

PLOTTED: 6/7/2016 11:59 AM

V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



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Division Address
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ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Slab Plan
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	S-102
Scale: As Noted	Drawing No.

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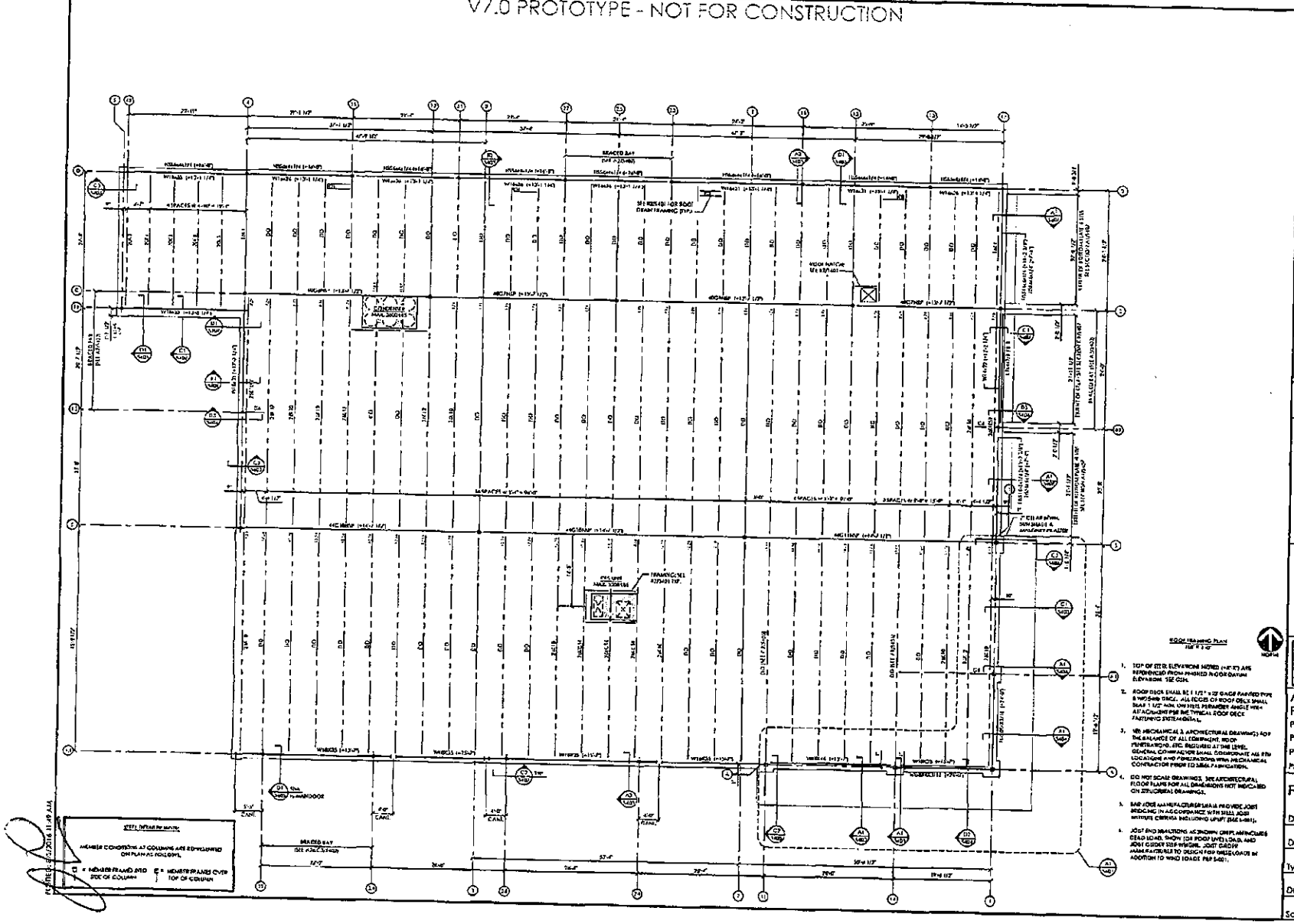

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Drawing Advantage
Dresden City, Dresden State, Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Roof Framing Plan

Drawing Name:

Date: Date	Project No. Proj. No.
Type: RHSD-V7	
Drawn By: XXX	S-111
Scale: As Noted	Drawing No.

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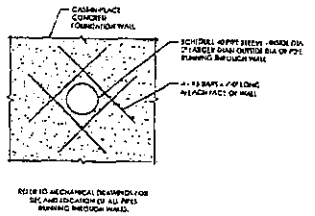
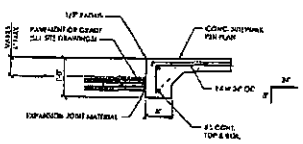


D3 Typical Foundation Wall Reinforcement Detail At Mechanical Penetrations



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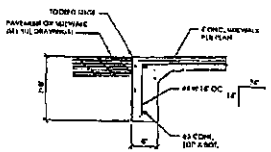

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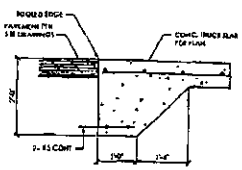

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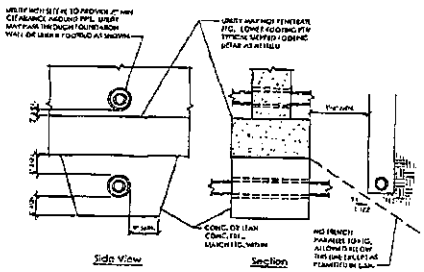
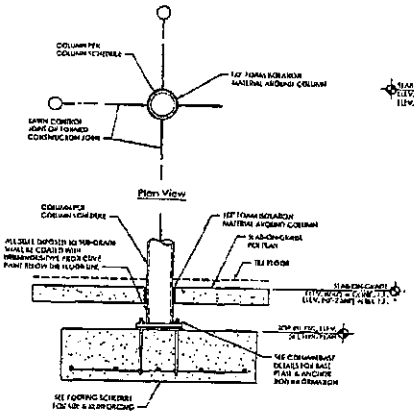
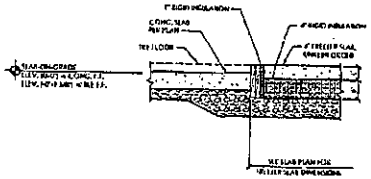


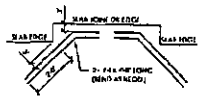
D2 Typical Utility Detail at Continuous Footing



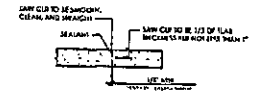
C2 Typical Interior Column Detail



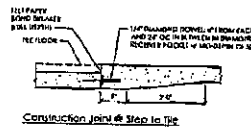
B2 Section @ Freezer Slab



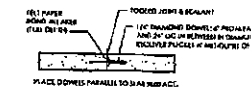
Short Slab Extension



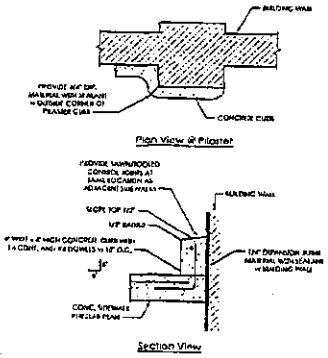
Control Joint



Construction Joint @ Step to Tile

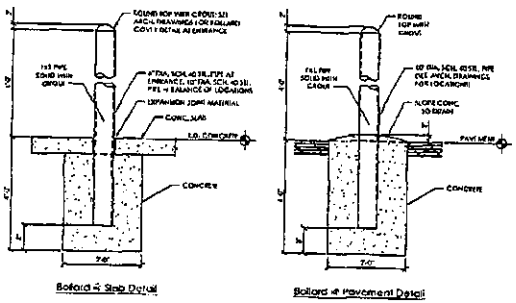


Construction Joint

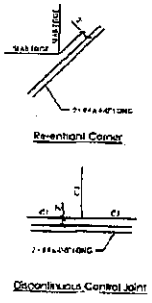


D1 Typical Concrete Cart Bumper Detail

SEE ARCHITECTURAL DRAWINGS FOR CURB LOCATIONS



C1 Typical Steel Bollard Detail



Re-entrant Corner

Discontinuous Control Joint

B1 Typical Slab-on-Grade Reinforcement

A1 Typical Joint Details for Slabs-on-Grade

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615 Fishers Run

Victor, NY 14564

585.742.2570

www.apdpllc.com

ALDI Inc.

Business Address

Denison City, Denison State, Zip

ALDI Inc. Store #: XX

Project Name

Project Address

Project Town, State, Zip

Project County

Project Name & Location:

Foundation Details

Drawing Name:

Date: Date

Type: RHSD-V7

Drawn By: XXX

Scale: As Noted

Project No.

Proj. No.

S-301

Drawing No.

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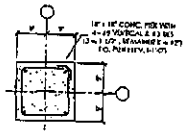
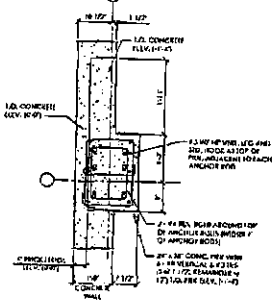
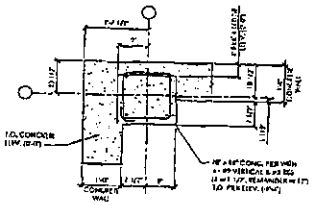
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



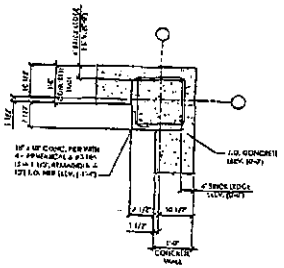
D3 Pier Detail



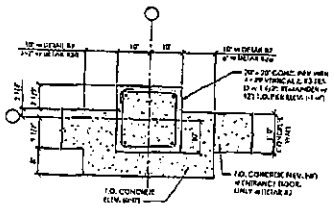
B3 Pier Detail



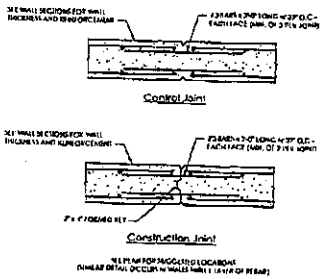
D2 Pier Detail



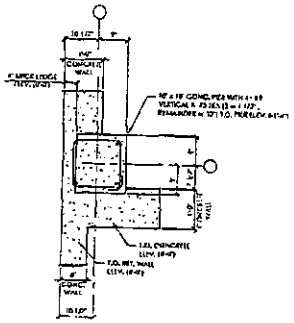
C2 Pier Detail



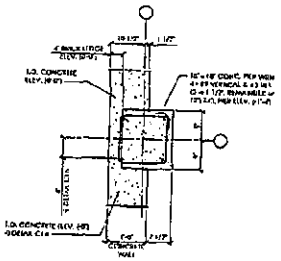
B2 B2a Pier Detail



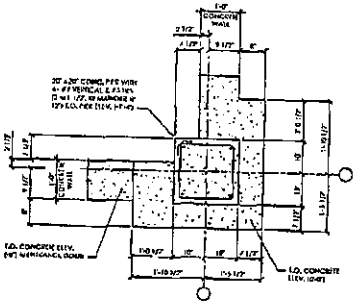
A2 Typical Concrete Wall Joint Detail



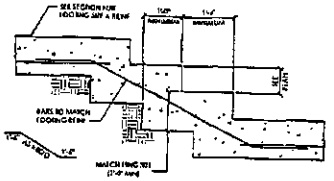
D1 Pier Detail



C1 C1a Pier Detail



B1 Pier Detail



A1 Typical Stepped Footing Detail

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Division of ALDI
Division City, Division State, Zip

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Foundation Details
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	S-302
Scale: As Noted	Drawing No.

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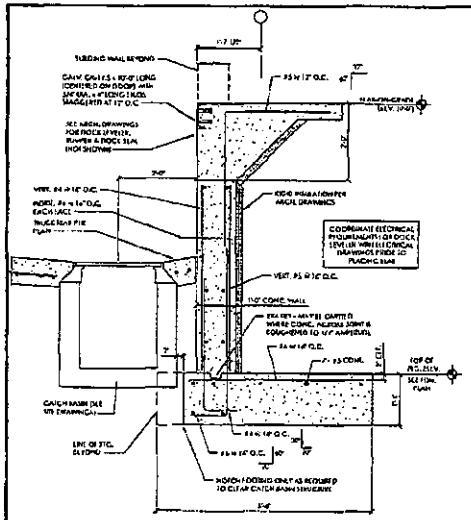

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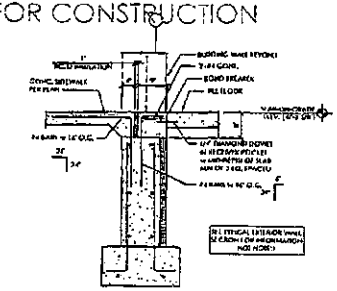

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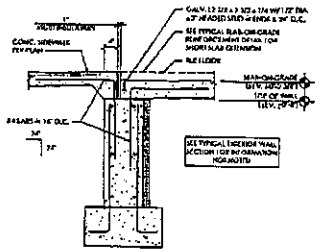

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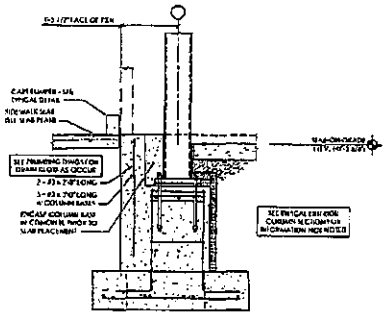

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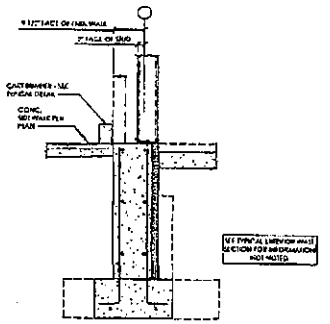

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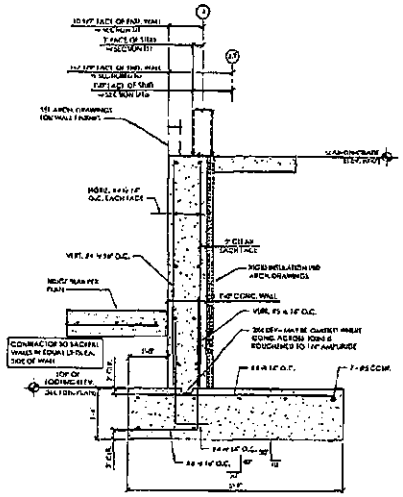
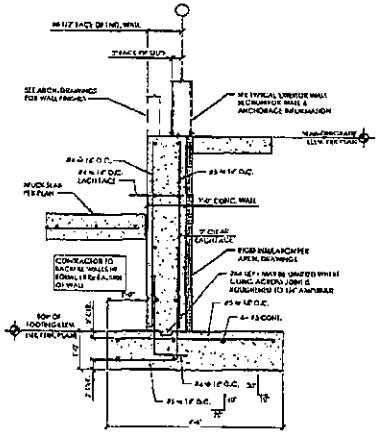
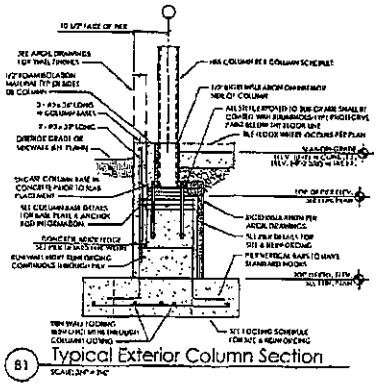


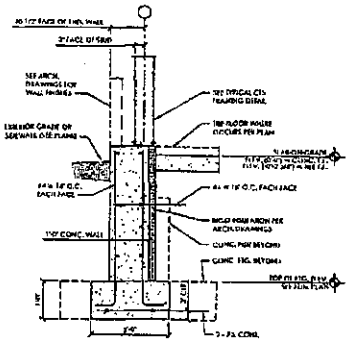
D1 D1c Section



C1 Section



B1 Typical Exterior Column Section



A1 Typical Exterior Wall Section

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Division Address
Division City, Division State, Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Foundation Details
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	S-303
Scale: As Noted	Drawing No.

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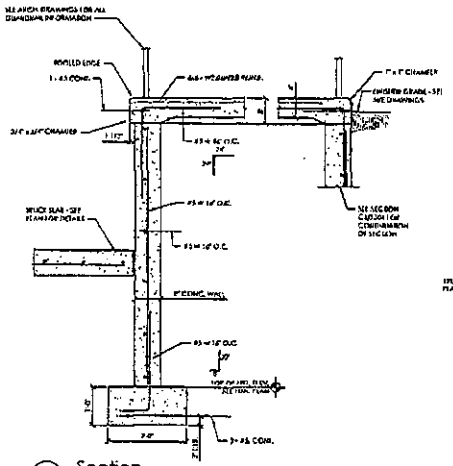
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



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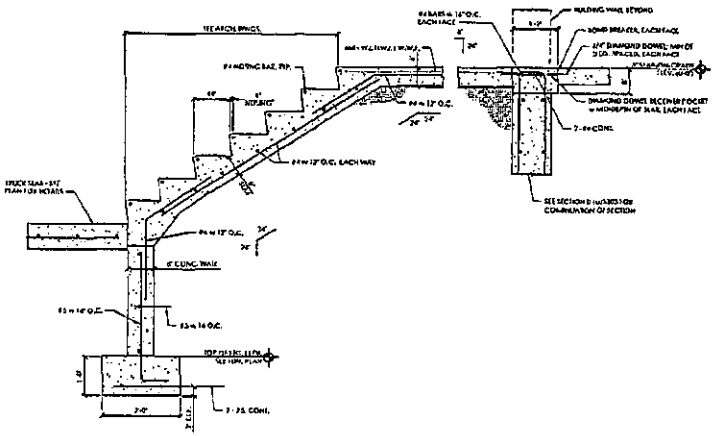

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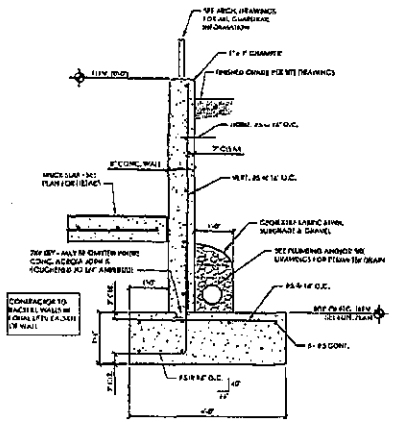
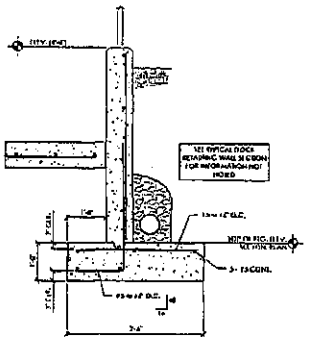


C1 Typical Dock Retaining Wall Section



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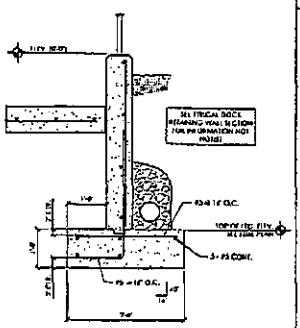

A1 Section

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ALDI Inc. Store #: XX
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Project Town, State, Zip
Project County
Project Name & Location:

Foundation Details
Drawing Name:

Date: Date
Type: RHSD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.
S-304
Drawing No.

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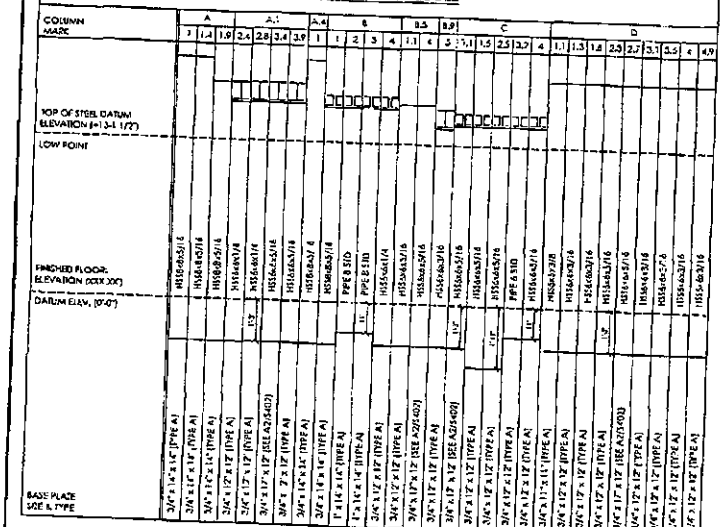
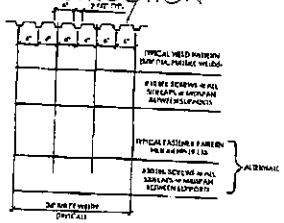
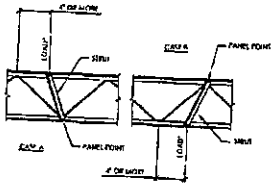
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION

COLUMN SCHEDULE

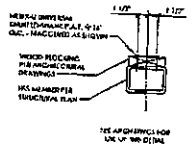




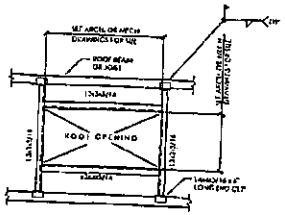
B3 Typical Roof Deck Fastening System



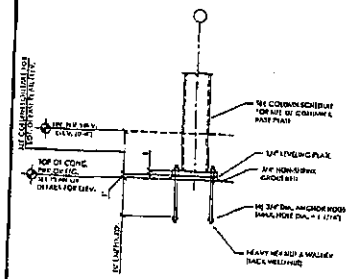
A3 Typical Joist Reinforcement Detail



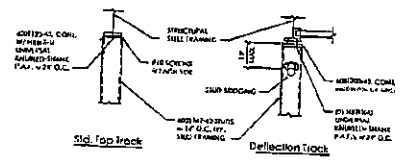
C2 Typical Wood Blocking Attachment Detail

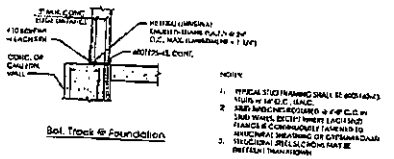


B2 Typical Detail At Roof Openings

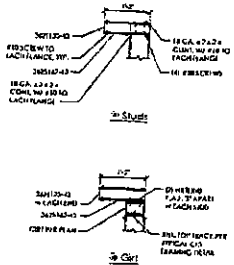


B1 Typical Column Base Detail

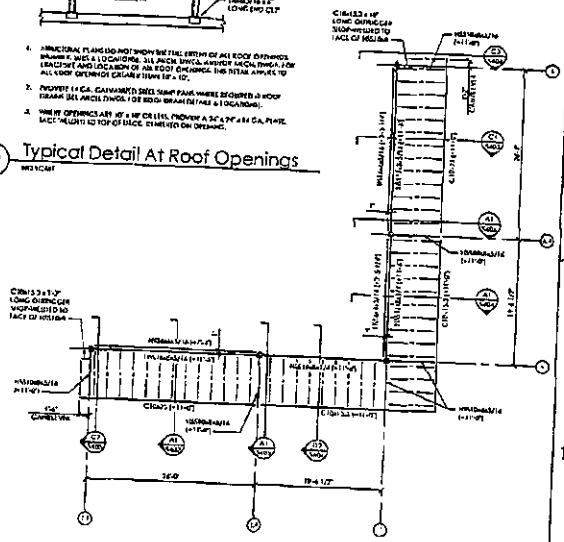




C1 Typical CFS Framing Detail



B1 Typical Top of Parapet Detail



A1 Canopy Framing Plan

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Dream City, Dream State, Zip
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ALDI Inc. Store #: XX
Project Name
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Project County
Project Name & Location

Steel Framing Section & Details
Drawing Name:

Date: Date	Project No.
Type: RHSD-W7	Proj. No.
Drawn By: XXX	S-401
Scale: As Noted	Drawing No.

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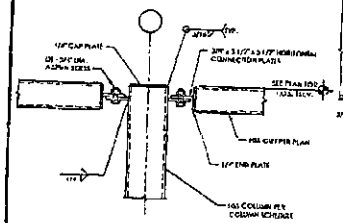
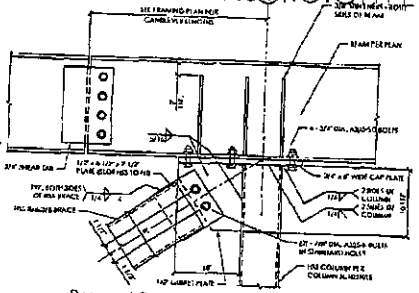
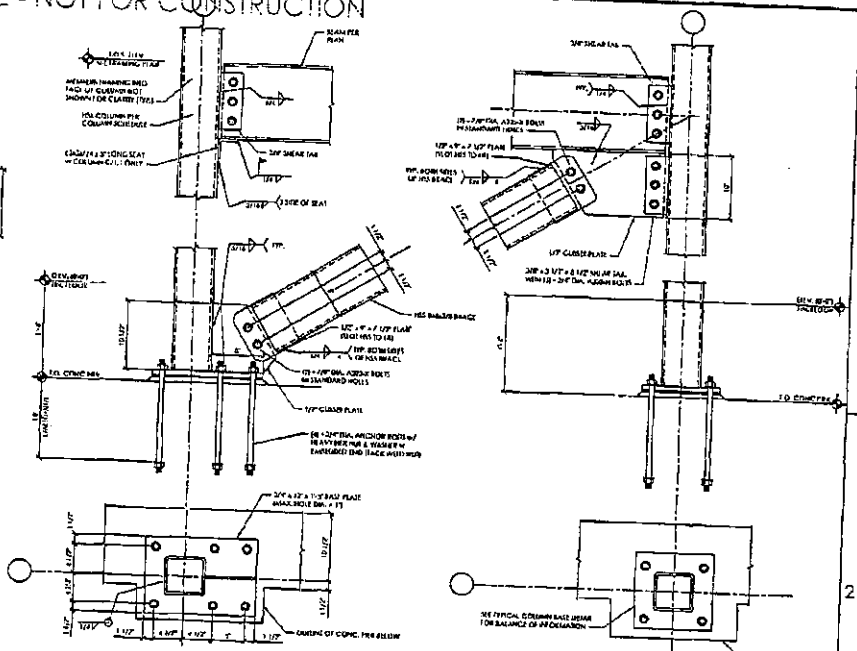
V7.00 PROTOTYPE - NOT FOR CONSTRUCTION



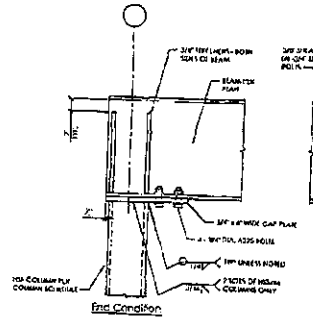
D3 Typical HSS Girt Connection Detail



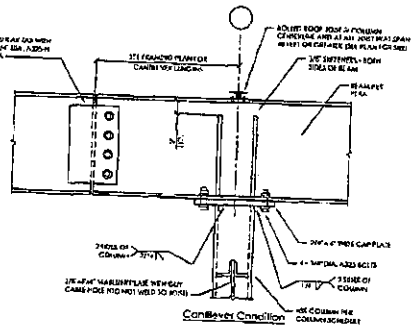
C3 Braced Bay Roof Beam Cantilever Condition



A2 Braced Bay Elevation & Details



D2 Typical Beam-Over-Column Detail



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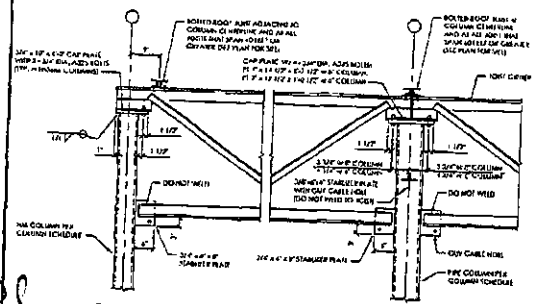
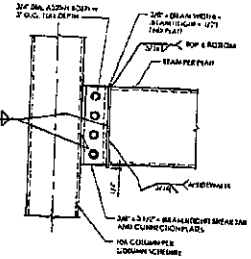
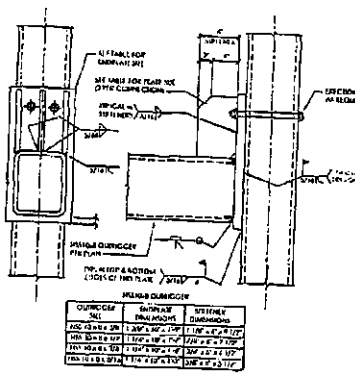


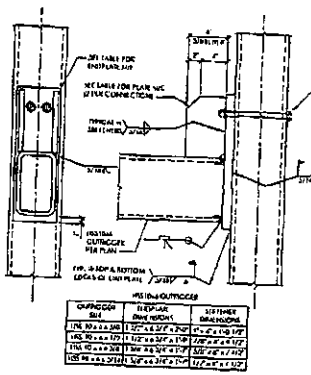
D1 Typical Joist Girder-Over-Column Detail



C1 Typical HSS Header Connection Detail



B1 Connection Detail For HSS 10x8 Canopy Outrigger



A1 Connection Detail For HSS 10x6 Canopy Outrigger

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Project Address
Project Town, State, Zip
Project County
Project Name & Location

Steel Framing Section & Details
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RHSD-V7	
Drawn By: XXX	S-402
Scale: As Noted	Drawing No.

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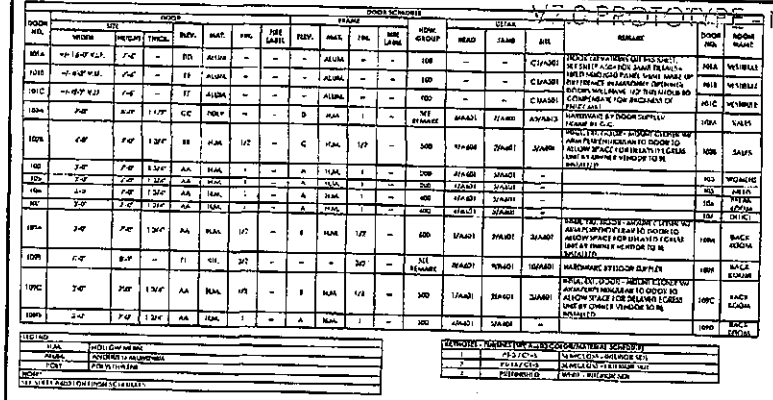
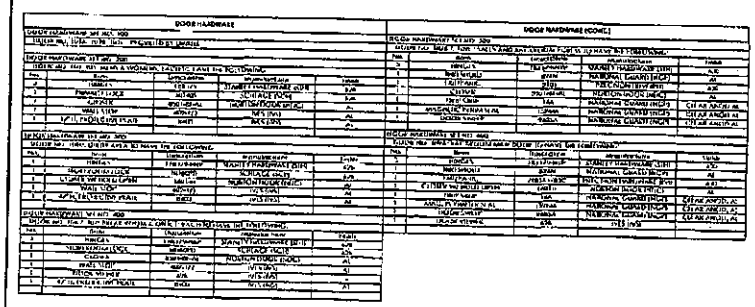
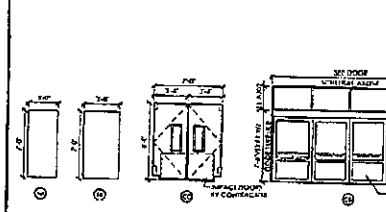
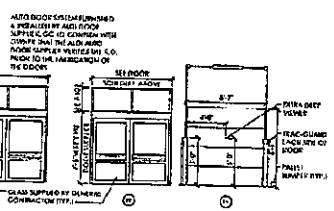
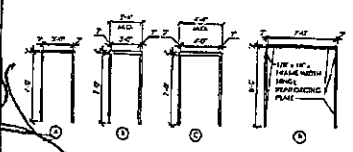








12 Door Elevations
SCALE: 3/16" = 1'-0"



13 Frame Elevations
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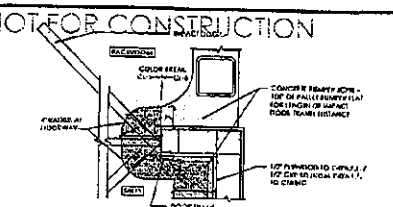

7 Jamb Detail
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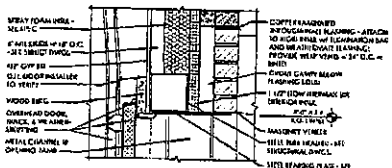
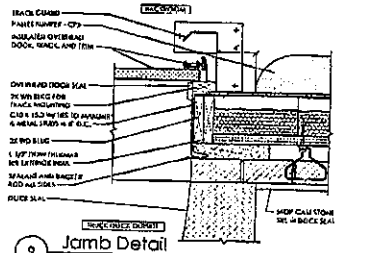
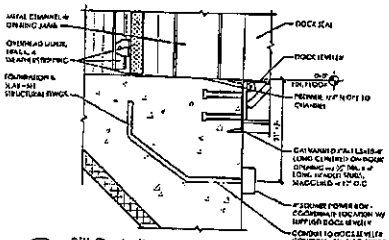


8 Head Detail
SCALE: 1 1/2" = 1'-0"



9 Jamb Detail
SCALE: 1 1/2" = 1'-0"



10 Sill Detail
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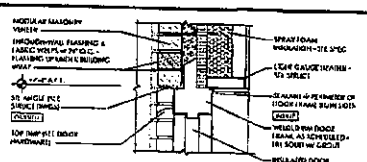

1 Head Detail
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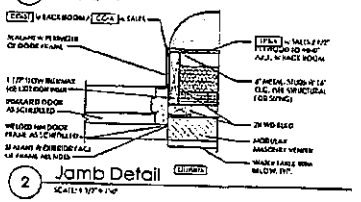

2 Jamb Detail
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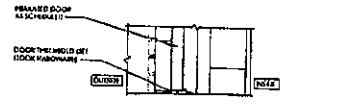

3 Sill Detail
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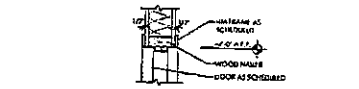

4 Head Detail
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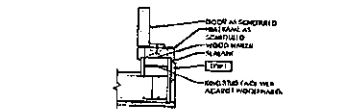

5 Jamb Detail
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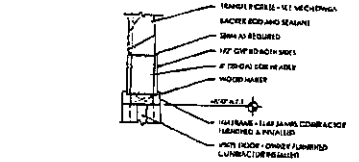

6 Head Detail
SCALE: 1 1/2" = 1'-0"

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ALDI Inc.
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ALDI Inc. Store #: XX
Project Name
Project Address
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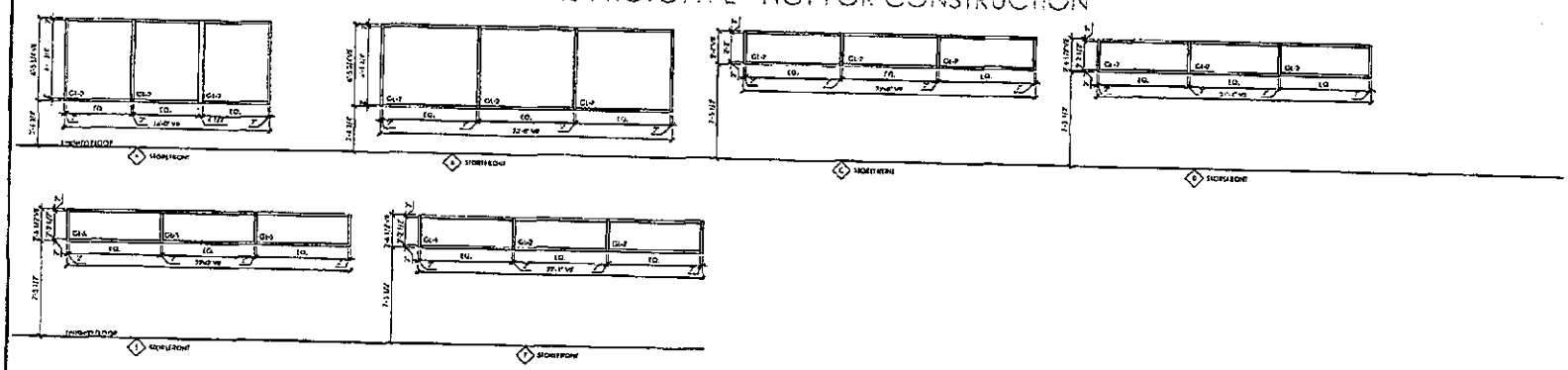
Project County
Project Name & Location:

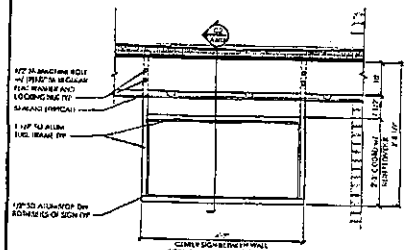
Door Schedules & Details
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RHSD-V7	
Drawn By: XXX	A-601
Scale: As Noted	Drawing No.

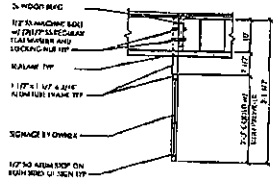
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



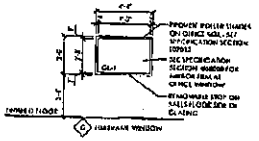
D3 Window Types



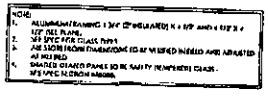
D2 Quarter Cart Sign Frame



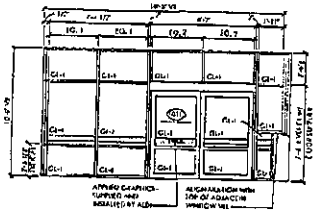
C2 Quarter Cart Sign Frame



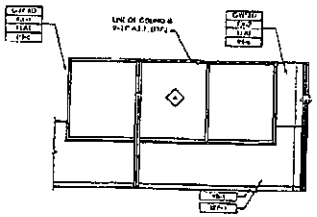
B2 Office



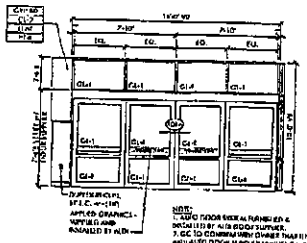
MARK/REF	DESCRIPTION	GLASS ALIGNMENT DESCRIPTION - COLOR	REMARKS
GL-1	FULLY TEMPERED LOW-E GLASS	CLEAR	ATL PROJECT MANAGER - SECTION 088000
GL-3	LOW-E INSULATING GLASS	CLEAR	REF PROJECT MANUAL - SECTION 088000
GL-4	SILICONE-COATED REMOVABLE GLASS	CLEAR	SEE PROJECT MANUAL - SECTION 088000



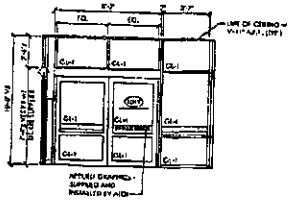
D1 Vestibule



C1 Vestibule



B1 Vestibule



A1 Vestibule

Issued:	Date:
A Issued for Bid/Reference	04/01/14
B	
C	
D	
E	

Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
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9	

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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Drawing Alteration

DO NOT SCALE PLANS

APD ENGINEERING & ARCHITECTURE, P.L.L.C
615 Fishers Run
Victor, NY 14564
585.742.1970

ALDI Inc.

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Window Elevations & Details
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RHSD-V7	
Drawn By: XXX	A-602
Scale: As Noted	Drawing No.

FOR PROTOTYPE - NOT FOR CONSTRUCTION

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLR-MTR	CROWN	BASE	GYP BD THICKNESS	WOOD ATTENUATION BATTS	UPS DRESSMET	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS	ROOM NO.
								LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	MAT'L	FIN.		
101	VESTIBULE	PORC-1	CB-2	VB-1	1/2"		3/4"	ALICI	ALICI	ALICI	ALICI	ALICI	ALICI	ALICI	ALICI	SAPC	-	9'-1"	
102	LOBBY	PORC-1	CB-2	VB-1	1/2" & 5/8" TYP. AT RATED WALLS		3/4"	EP-1	GYP BD	ALICI EP-1	GYP BD	ALICI EP-1	GYP BD	EP-1	1ub	EXP	-	VARIES	PAINT EP-1 ON ALL GYP. BD. FINISH SURFACES, CORNERS, & PENETRATIONS. SEAL ALL JUNCTIONS. HAND DUST WORK, & GRILLES.
103	VESTIBULE	PORC-1	CB-2	VB-1	1/2"		3/4"	EP-1	GYP BD	ALICI EP-1	GYP BD	EP-1	GYP BD	EP-1	GYP BD	EXP	-	VARIES	
104	MEN'S	PORC-1	CB-2	VB-1	1/2" MUL. as	X		1-PORC-1	GYP BD	1-PORC-1	GYP BD	1-PORC-1	GYP BD	1-PORC-1	GYP BD	SAPC	-	P-2*	
105	WOMEN'S	PORC-1	CB-2	VB-1	1/2" MUL. as	X		1-PORC-1	GYP BD	1-PORC-1	GYP BD	1-PORC-1	GYP BD	1-PORC-1	GYP BD	SAPC	-	P-2*	
106	JANI	PORC-1	CB-2	VB-1	1/2"	X	3/4"	EP-1	GYP BD	EP-1	GYP BD	EP-1	GYP BD	EP-1	GYP BD	SAPC	-	P-2*	
107	MECH	PORC-1	CB-2	VB-1	1/2" MUL. as	X		1-PORC-1	GYP BD	1-PORC-1	GYP BD	1-PORC-1	GYP BD	1-PORC-1	GYP BD	SAPC	-	P-2*	
108	BREAKROOM	PORC-1	CB-2	VB-1	1/2"	X		GYP BD		GYP BD		GYP BD		GYP BD		SAPC	-	P-2*	
109	OFFICE	PORC-1	CB-2	VB-1	1/2" MUL. as	X		GYP BD		GYP BD		GYP BD		GYP BD		SAPC	-	P-2*	
110	MEET AREA	CONC	-	CT-1	1/2"			FLWD	GYP BD	FLWD	GYP BD	FLWD	GYP BD	FLWD	GYP BD	EXP-1	-	VARIES	TOP TO NOTCHED OF WARM WOOD SHALL ABOVE, MAT SIMS.
111	BACKROOM	CONC	-	CT-1	1/2"			FLWD	GYP BD	FLWD	GYP BD	FLWD	GYP BD	FLWD	GYP BD	EXP-1	-	VARIES	SEE REVISED TENANT/OWNER FLOOR FINISH SCHEDULE FOR BACKROOM FINISHES

FINISH NOTES:

1. ALL INTERIOR GYPSUM BOARD PARTITIONS TO BE TAPED, FINISHED AND SMOOTH.
2. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
3. PATCH AND REPAIR ALL EXISTING SURFACES AS REQUIRED TO RECEIVE NEW FINISHES.
4. PAINT ALL EXPOSED PIPING, DUCTWORK, AND CONDUIT TO MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED.
5. PROVIDE BLOCKING AS REQUIRED FOR ALL WALL-MOUNTED EQUIPMENT, ACCESSORIES, AND FIXTURES.
6. COORDINATE ALL FINISH TRANSITIONS AT DOORWAYS AND BETWEEN DIFFERENT MATERIALS.
7. PROTECT ALL FINISHED SURFACES DURING CONSTRUCTION. REPAIR OR REPLACE DAMAGED FINISHES AT NO ADDITIONAL COST.
8. ALL PAINTED SURFACES TO RECEIVE MINIMUM TWO COATS OF PAINT OVER PRIMER, UNLESS NOTED OTHERWISE.
9. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS AND AT PERIMETER OF ALL FIXTURES AND EQUIPMENT.
10. ALL FINISHES TO COMPLY WITH APPLICABLE FIRE AND SAFETY CODES.

GYP BD OPTIONS:

A	NO ADDITIONAL REQUIRED, EXTEND GYP BD TO UNDERSIDE OF ROOF DECK
B	AS A, PLUS EXTEND GYP BD UP TO 2" ABOVE LID, CAULK AND TAPE SEAM
C	NO, MOISTURE RESISTANT GYP BD OR WATER RESISTANT GYP BD AS REQUIRED

GYP BD NOTES:

1	AT INTERIOR PARTITIONS, PLUS WALL FURRING AND GYP BD TO UNDERSIDE OF ROOF DECK
2	AT PERIMETER WALLS, PLUS GYP BD TO UNDERSIDE OF ROOF DECK
3	AT INTERIOR PARTITIONS, PLUS GYP BD TO UNDERSIDE OF ROOF DECK, AT TENANT DEMISING PARTITIONS, SECURITY WALLS, AND AT ALL WALLS AT STAIRWELLS, ELEVATOR SHAFTS, AND FIRE CODE SCHEDULE, OR THAT EXTEND ABOVE CEILING

SOUND ATTENUATION BATTS:

4	PROVIDE SOUND ATTENUATION BATTS IN ALL INTERIOR WALLS AND PARTITIONS, INCLUDING THOSE WHICH ARE NOT SHOWN ON PLANS
5	PROVIDE SOUND ATTENUATION BATTS IN ALL INTERIOR WALLS AND PARTITIONS, INCLUDING THOSE WHICH ARE NOT SHOWN ON PLANS

WATER RESISTANT GYP BD:

1	AT INTERIOR PARTITIONS, PLUS GYP BD TO UNDERSIDE OF ROOF DECK
2	AT PERIMETER WALLS, PLUS GYP BD TO UNDERSIDE OF ROOF DECK
3	AT INTERIOR PARTITIONS, PLUS GYP BD TO UNDERSIDE OF ROOF DECK

PAINT COLOR SCHEDULE

MAT. KEY	KEY LOCATION	MANUFACTURER	DESCRIPTION - COLOR	REMARKS
CT-1	PAINT CONCR	SHERWIN WILLIAMS	FLAT/1 TO 1 SHEEN MAX ON	PAINT CONCRETE MUST BE PRIMED BY MANUF. ACRYLIC PRIOR WITH NO EXCEPTIONS. WAIT 30 DAYS AT ACCESS & FIRE CODE
CT-2	PAINT CONCR	SHERWIN WILLIAMS	EGGSHELL	
CT-3	PAINT CONCR	ACE USED		
CT-4	PAINT CONCR	SHERWIN WILLIAMS	SATIN YELLOW	
CT-5	PAINT CONCR	SHERWIN WILLIAMS	ZOMBIE GRAY/ONE GRAY	
CT-6	PAINT CONCR	SHERWIN WILLIAMS	#7015 IRON ORE GRAY	
CT-7	PAINT CONCR	SHERWIN WILLIAMS	#7030 WORSLEY GRAY	
CT-8	PAINT CONCR	SHERWIN WILLIAMS	#7069 IRON ORE GRAY	
PT-5	PAINT PT-5	BY CONTRACTOR		

EXTERIOR PAINT SYSTEM SCHEDULE

PT #	SYSTEM	SUBSTRATE	COLOR	REMARKS
PT-1	PAINT EGGSHELL	CONCRETE BLOCK	CT-1	EXPOSED CMU IN BACK ROOM WHERE APPLICABLE
PT-2	DRYWALL	GYPSUM BOARD, SHEETS, DOMINK 4	CT-1	WALLS NOT OVERHEAD DOOR OPENING AND IMAGE BOARDS
PT-3	LADDER & GLOSS	STEEL & CONC.	CT-5 = DOORS AND FRAMES CONC. PAINT BUMPER- CT-5 AT WALLS (CT-6 IN BACK ROOM AT DRIVE AISLE) CT-6 IN BACK ROOM	
PT-4	PAPER TILE	GALVANIZED METAL DUCTS	CT-7 IN WALLS CT-6 IN BACK ROOM	
PT-5	WATER ROOSWELL	CYPSUM BOARD	CT-6 = WEBSTOOM CT-8 IN BACKROOM UPPER WALLS	
PT-6	LADDER TILE	GYPSUM BOARD	CT-1 IN WALLS UPPER WALLS CT-2 IN SMALL DRIVE WALLS AND SOFFITS CT-7 IN OFFICE AND BREAK ROOM CT-8 IN CHEMICAL AND BACKROOM UPPER	
PT-7	LADDER TEAM GLOSS	PLYWOOD AND TRIM	CT-8	
PT-8	MAIN MACHINE LADDER NAME	STEEL	CT-4 = LOADING DOCK	EDGE OF OVERHEAD DOOR OPENING AND IMAGE BOARDS
PT-9	WALL-MACHINE EPOXY - ADDITIONAL	CONCRETE	CT-4	DIAGONAL EDGE OF CONCRETE PAINT WHERE INDICATED BY CONSTRUCTION MANAGER
PT-10	WALL-MACHINE EPOXY	CONCRETE	CT-1	WARNING STRIPING at BACKROOM WP in 3'-0" WIDTH, MANAGER'S DESK, AND POWER EQUIPMENT. STRIPING TO BE 4" WIDE w/ 12" SPACING IN BETWEEN

SEE NOTE: SEE ALT. PLANS

INTERIOR PAINT SYSTEM SCHEDULE

PT #	SYSTEM	SUBSTRATE	COLOR	REMARKS
PT-13	LATEX SATIN	CMU/ CONCRETE	AS SELECTED BY Owner	EXPOSED FOUNDATION WALLS WHERE NOTED
PT-16	URETHANE GLOSS	CONCRETE BLOCK	AS SELECTED BY OWNER	ZOMBIE/ONE and EGG ENCLOSURE WALLS ONLY HIGH FINISH OR AS REQUIRED BY CONSTRUCTION MANAGER
PT-17	LATEX SATIN	TEXTURED FOR ARMSTRONG	AS SELECTED BY OWNER	ONLY WHERE INDICATED OR REQUIRED BY CONSTRUCTION MANAGER
PT-18	LATEX SATIN	P.T. WOOD	AS SELECTED BY OWNER	DRIVE AISLE ENCLOSURE WOOD FRAMING WHERE SHOWN ON ELEVATION BY CONSTRUCTION MANAGER
PT-19	LATEX GLOSS	METAL	CT-6 OR AS SELECTED BY OWNER	LADDERS, HANDRAILS, GATE FRAMES, CART GUIDES, BOLLARDS, OVERHEAD DOOR TRACKS, MISC. EXPOSED STEEL
PT-20	LATEX OVER ARMSTRONG PRIMER SYSTEM	CMU	AS SELECTED BY OWNER	UPGRADE CMU

ROOM DOOR SCHEDULE

DOOR NO.	KEY DESCRIPTION	MANUFACTURER	DESCRIPTION - COLOR	REMARKS
ALUM-1	ALUMINUM & GLASS	BY CONTRACTOR	CLEAR ANODIZED	SEE ELEVATIONS FOR GLAZING TYPES
CONC-1	CONCRETE SLAB	BY CONTRACTOR		SEE PROJECT MANUAL - SECTION 033000
EXP	EXPOSED STRUCTURE	BY CONTRACTOR	PAINT (CEILING)	STRUCTURE
UNFT	EXPOSED UNFINISHED	BY CONTRACTOR	NO PAINT	BACK ROOM WHERE EXISTING
FRP	FIBERGLASS	BY CONTRACTOR	7-131 LIGHT GRAY	SEE PROJECT MANUAL - SECTION 064600
GRT-1	GROUT	CONFORMS TO ASTM C476	#365 DESERT TAN GRAY	GROUT FOR 1-2 AND 1-3
GRT-2	GROUT	TEC	POWER GROUT 5001 BAYLN	GROUT FOR TOILET PROVIDED BY OWNER
GRT-3	GROUT	AMPEI	#100 WHITE	GROUT FOR T-4
GYP BD	GYPSUM WALL BOARD	BY CONTRACTOR		SEE PROJECT MANUAL - SECTION 092900
LPB-1	LAMINATED PARTICLE BOARD - WAINSCOT	FORMICA	#3834-38 PEPPERCAN MOUNTAIN	COORDINATE w/ MILLWORK VENDOR. REFER TO APPENDIX A.
LPB-2	LAMINATED PARTICLE BOARD - LOCKING CORNER	FORMICA	#3834-38 CANSINEL WOODLINE	COORDINATE w/ MILLWORK VENDOR. REFER TO APPENDIX A.
LPB-3	LAMINATED PARTICLE BOARD - COUNTERTOPS & WINDOW SILL	FORMICA	#3810-58 OYSTER	COORDINATE w/ MILLWORK VENDOR. REFER TO APPENDIX A.
LPB-4	LAMINATED PARTICLE BOARD - CABINETS	FORMICA	#4644-58 CRAYBROOK	COORDINATE w/ MILLWORK VENDOR. REFER TO APPENDIX A.
LPB-5	LAMINATED PARTICLE BOARD - WINDOW SILL	FORMICA	#7237-55 PARISEL	COORDINATE w/ MILLWORK VENDOR. REFER TO APPENDIX A.
PLYWD	PLYWOOD - PAINTED	BY CONTRACTOR	PT-7 OR AS SPECIFIED	SEE PROJECT MANUAL - SECTION 061053
PORC-1	PORCELAIN TILE - PIECE SET	ARIZTILE	12"x24" GLAZED, RT. 12"x12" BURNISHED BOND W/ STAGGERED JOINTS RUNNING IN THE SHORT DIMENSION OF THE TILE'S FLOOR	PROVIDED BY OWNER. SEE PROJECT MANUAL - SECTION 093000
VAPE	VAPOR BARRIER ACCESS PANEL / FRAME	BY CONTRACTOR	MFRM	SEE PROJECT MANUAL - SECTION 092113
SCI-1	SCULPTURE			
SH-2	SCHLUTER STRIP	SCHLUTER	PRIMTEC SR 11 AC LIGHT ANODIZED ALUMINUM FINISH	WALL TILE EDGE
T-1	NOT USED			
T-2	PORCELAIN TILE	DALTILE	CAT1 FLOOR - BOOKCLIFF 12"x24" PIECE SET PATTERN WALL: HORIZONTAL ORIENTATION / RUNNING BOND PATTERN	
T-3	PORCELAIN TILE	DALTILE	CAT1 FLOOR - ARGENTINA CREAM 12"x12" PIECE SET PATTERN WALL: HORIZONTAL ORIENTATION / RUNNING BOND PATTERN	
T-4	PORCELAIN SET BASE	DALTILE	CAT1 FLOOR - ARGENTINA CREAM 12"x12"	BACKROOM BASE TILE: GROUT COLOR:
VB-1	VINYL BASE	ROPPE	4" BLACK #90 WHT	SEE PROJECT MANUAL - SECTION 096513
WP-2	WOOD PANEL	ARCHITECTURAL	DIFFERENT STAIN OF OAK w/ (1) SATIN FINISH	FOR PURCHASE ORDER: CONTACT: CONTACT RACHEL GOOSTREE OF ARCH. ENTITLED VIA PHONE: 888-222-2727 OR EMAIL: RGOOSTREE@ARCHITECTURALC.ORG AND CC ARCHITECT@ARCHITECTURALC.ORG

WALL AND IMPACT PROTECTION SCHEDULE

MAT. KEY	KEY DESCRIPTION	MANUFACTURER	DESCRIPTION - COLOR	REMARKS
BG	BUMPER GUARDS	IMPCO	STAINLESS STEEL	SEE PROJECT MANUAL - SECTION 055000
BR	BUMPER RAIL	IMPCO	CAST SHOP TIME	SEE PROJECT MANUAL - SECTION 055000
BR-C	BUMPER RAIL	IMPCO	CAST SHOP 05330 12"W. - FIELD VERIFY	SEE PROJECT MANUAL - SECTION 055000
CG-A	CORNER GUARD		CLEAR ANODIZED ALUMINUM	SEE PROJECT MANUAL - SECTION 055000
CG-SS	CORNER GUARD	BY CONTRACTOR	SEE G-P1-37 CONSTRUCTION	SEE PROJECT MANUAL - SECTION 055000
CPB	CONC. PATCH BUMPER	BY CONTRACTOR	PT-7 CONCRETE WALLS (SEE CONCRETE FINISHES) PT-7 CONCRETE WALLS (SEE CONCRETE FINISHES)	SEE PROJECT MANUAL - SECTION 055000
CRB	CONC BUMPER	BY CONTRACTOR	CONC MATERIAL - SEE ARCH FINISH	SEE PROJECT MANUAL - SECTION 055000
GRT-B	CMU WAL	BY CONTRACTOR	GALVANIZED	SEE PROJECT MANUAL - SECTION 055000
SP	MOLDCARE	BY CONTRACTOR	STAINLESS STEEL	SEE PROJECT MANUAL - SECTION 055000
SSRP	STAINLESS STEEL HANDRAIL	ROSEMOUNT HARDWARE	STAINLESS STEEL	SEE PROJECT MANUAL - SECTION 055000
SIB	STEEL WALL MOUNTED FLOOR MOUNTED	BY CONTRACTOR	PT-3 (FIELD VERIFIED)	SEE PROJECT MANUAL - SECTION 055000

EQUIPMENT AND ACCESSORY SCHEDULE

MAT. KEY	KEY DESCRIPTION	MANUFACTURER	DESCRIPTION - COLOR	REMARKS
ADA	TOILET ROOM ACC.	BY CONTRACTOR		SEE PROJECT MANUAL - SECTION 102800
HUMAN/ANI MAL DET. UNITS	HUMAN/ANIMAL PRESENCE UNITS	HUMANIMAL	CAN DETECT MOUSE SIZE CRITTER JUMPER - 9111 HUMAN CRITTER CAN DETECT - 9121 HUMAN PLACE	SEE PROJECT MANUAL - APPENDIX "B"
RT-1	PAPER RECEPTACLE	TOWNSEND FIXTURES	MODEL # RP48-NEW - FACTORY FINISH	FOR PURCHASE - CONTACT: JOHN LUPTON OF DAWN DISPENSERS, INC. PHONE: 800-360-3799 or 18 OR EMAIL: JOHN@DAWN.COM

FINISH MATERIAL SCHEDULE

MAT. KEY	KEY DESCRIPTION	MANUFACTURER	DESCRIPTION - COLOR	REMARKS
ALUM	ALUMINUM & GLASS	BY CONTRACTOR	CLEAR ANODIZED	SEE ELEVATIONS FOR GLAZING TYPES
CONC	CONCRETE SLAB	BY CONTRACTOR		SEE PROJECT MANUAL - SECTION 033000
EXP	EXPOSED STRUCTURE	BY CONTRACTOR	PAINT (CEILING)	STRUCTURE
UNFT	EXPOSED UNFINISHED	BY CONTRACTOR	NO PAINT	BACK ROOM WHERE EXISTING
FRP	FIBERGLASS	BY CONTRACTOR	7-131 LIGHT GRAY	SEE PROJECT MANUAL - SECTION 064600
GRT-1	GROUT	CONFORMS TO ASTM C476	#365 DESERT TAN GRAY	GROUT FOR 1-2 AND 1-3
GRT-2	GROUT	TEC	POWER GROUT 5001 BAYLN	GROUT FOR TOILET PROVIDED BY OWNER
GRT-3	GROUT	AMPEI	#100 WHITE	GROUT FOR T-4
GYP BD	GYPSUM WALL BOARD	BY CONTRACTOR		SEE PROJECT MANUAL - SECTION 092900
LPB-1	LAMINATED PARTICLE BOARD - WAINSCOT	FORMICA	#3834-38 PEPPERCAN MOUNTAIN	COORDINATE w/ MILLWORK VENDOR. REFER TO APPENDIX A.
LPB-2	LAMINATED PARTICLE BOARD - LOCKING CORNER	FORMICA	#3834-38 CANSINEL WOODLINE	COORDINATE w/ MILLWORK VENDOR. REFER TO APPENDIX A.
LPB-3	LAMINATED PARTICLE BOARD - COUNTERTOPS & WINDOW SILL	FORMICA	#3810-58 OYSTER	COORDINATE w/ MILLWORK VENDOR. REFER TO APPENDIX A.
LPB-4	LAMINATED PARTICLE BOARD - CABINETS	FORMICA	#4644-58 CRAYBROOK	COORDINATE w/ MILLWORK VENDOR. REFER TO APPENDIX A.
LPB-5	LAMINATED PARTICLE BOARD - WINDOW SILL	FORMICA	#7237-55 PARISEL	COORDINATE w/ MILLWORK VENDOR. REFER TO APPENDIX A.
PLYWD	PLYWOOD - PAINTED	BY CONTRACTOR	PT-7 OR AS SPECIFIED	SEE PROJECT MANUAL - SECTION 061053
PORC-1	PORCELAIN TILE - PIECE SET	ARIZTILE	12"x24" GLAZED, RT. 12"x12" BURNISHED BOND W/ STAGGERED JOINTS RUNNING IN THE SHORT DIMENSION OF THE TILE'S FLOOR	PROVIDED BY OWNER. SEE PROJECT MANUAL - SECTION 093000
VAPE	VAPOR BARRIER ACCESS PANEL / FRAME	BY CONTRACTOR	MFRM	SEE PROJECT MANUAL - SECTION 092113
SCI-1	SCULPTURE			
SH-2	SCHLUTER STRIP	SCHLUTER	PRIMTEC SR 11 AC LIGHT ANODIZED ALUMINUM FINISH	WALL TILE EDGE
T-1	NOT USED			
T-2	PORCELAIN TILE	DALTILE	CAT1 FLOOR - BOOKCLIFF 12"x24" PIECE SET PATTERN WALL: HORIZONTAL ORIENTATION / RUNNING BOND PATTERN	
T-3	PORCELAIN TILE	DALTILE	CAT1 FLOOR - ARGENTINA CREAM 12"x12" PIECE SET PATTERN WALL: HORIZONTAL ORIENTATION / RUNNING BOND PATTERN	
T-4	PORCELAIN SET BASE	DALTILE	CAT1 FLOOR - ARGENTINA CREAM 12"x12"	BACKROOM BASE TILE: GROUT COLOR:
VB-1	VINYL BASE	ROPPE	4" BLACK #90 WHT	SEE PROJECT MANUAL - SECTION 096513
WP-2	WOOD PANEL	ARCHITECTURAL	DIFFERENT STAIN OF OAK w/ (1) SATIN FINISH	FOR PURCHASE ORDER: CONTACT: CONTACT RACHEL GOOSTREE OF ARCH. ENTITLED VIA PHONE: 888-222-2727 OR EMAIL: RGOOSTREE@ARCHITECTURALC.ORG AND CC ARCHITECT@ARCHITECTURALC.ORG

CG-4 SCHEDULE (WALLS)

TYPE	SIZE	REMARKS
SINGLE CORNER	3" x 3" x 1/16" x 48" LENGTHS	INSTALL AT DR ONLY
DOUBLE CORNER	3" x 3" x 1/16" x 48" LENGTHS	INSTALL AT DR ONLY
J CHANNEL	3/4" x 3/4" LONG HS	1 CHANNEL SHALL BE INSTALLED AT ALL THE DOOR CORNERS TO START THE HOSE, & C.G. CHANNEL BACK SIDE OF DR AND SURFACE CLEAN AND DRY
ANGLE	1/2" x 1/2" x 48" LENGTH	INSTALL AT ALL DOOR CORNERS AND FRAMES

CG-4 SCHEDULE (DOOR)

TYPE	SIZE	REMARKS
SINGLE CORNERS	3" x 3" x 1/16" x 48" LENGTHS	INSTALL AT DR ONLY
DOUBLE CORNER	3" x 3" x 1/16" x 48" LENGTHS	INSTALL AT DR ONLY
J CHANNEL	3/4" x 3/4" LONG HS	1 CHANNEL SHALL BE INSTALLED AT ALL THE DOOR CORNERS TO START THE HOSE, & C.G. CHANNEL BACK SIDE OF DR AND SURFACE CLEAN AND DRY
ANGLE	1/2" x 1/2" x 48" LENGTH	INSTALL AT ALL DOOR CORNERS AND FRAMES

DURABLE ACL RIGID SCHEDULE (WALLS)

HEIGHT OF WALL	GAUGE	SPACING (IN. O.C.)
<7'-0"	20	16
12'-0" - 20'-0"	16	16
> 20'-0"	16	16

NOTES

ALL RIGID INDICATED ON DRAWINGS

SPACE BEAM, CENTERED ON WALL, U.N.O. SPECIFICATION SHALL BE FOR ALL WALLS, U.N.O.

WALL CAPS, STOP, CENTER, ATTACHED, CAPS, RIGHT MANUFACTURER, SPAN TABLES, ENSURE SUFFICIENT INFO. SHALL BE MADE ON STUD DESIGNATION SELECTION AND MINIMUM WALL

THERMAL INSULATION SCHEDULE

LOCATION	MIN. R VALUE	INSULATION TYPE	DESIGN STANDARD	REMARKS
UNDER SLABS	25	RIPE IN EXTRUDED POLYSTYRENE BOARD INSULATION		PROVIDE UNDER PERIMETER SLAB
PERIMETER WALL INSULATION (SUPPORTING BACKFILL)	10	EXTRUDED POLYSTYRENE BOARD AS PER SPECIFICATION	NORTH AMERICAN STANDARD	PROVIDE AT FOUNDATION PERIMETER AS SHOWN ON DRAWINGS
CONDENSATE WALL INSULATION	13.1	FOAM-IN-PLACE POLYISOCYANURATE BOARD INSULATION	DOW THERMAX BARRIER ITS SHEATHING INSULATION	PROVIDE AT EXTERIOR STUD WALLS AS SHOWN ON DRAWINGS
CONCRETE BUILDING INSULATION	3.8 R/INCH	OPEN CELL SPRAY POLYURETHANE FOAM	ICC-ES AC 377 CLASS C OR BETTER	PROVIDE AT PERIMETER WALLS AS SHOWN ON DRAWINGS - THERMAL BARRIER OF LESS THAN 1/2" GYP. BD. OR MECHANICAL COATING REQUIRED. MIT SPECIFICATIONS
METAL SIDING & CITY WALL PARTITIONS	n/a	SOUND ATTENUATION BLANKETS		PROVIDE PER ROOM FINISH SCHEDULE
CONDITIONED SPACES	3.8 R/INCH	OPEN CELL SPRAY POLYURETHANE FOAM	ICC-ES AC 377 CLASS C OR BETTER	
ROOF INSULATION	24	POLYISOCYANURATE BOARD INSULATION	CRITERIA FOR FIRE TESTING PER ICC-ES AC 70 AND/OR UL 790 CLASS A RATING	CONTINUOUS INSULATION BOARDS TO OBTAIN MINIMUM R-VALUE WHERE MECHANICALLY FASTENED

1. MINIMUM R-VALUE BASED ON IECC 2015 CLIMATE ZONE 4 MARINE, VALUE PER MANUFACTURER

ROOM SIGNAGE SCHEDULE

ROOM NO.	ROOM NAME	SIGN TYPE	MOUNTING	REMARKS
101	VESTIBULE	S-1	WALL	
102	LOBBY	S-1	WALL	
103	VESTIBULE	S-1	WALL	
104	MEN'S	S-2	DOOR	
105	WOMEN'S	S-2	DOOR	
106	JANI	S-1	WALL	
107	MECH	S-1	WALL	
108	BREAKROOM	S-1	WALL	
109	OFFICE	S-1	WALL	
110	MEET AREA	S-1	WALL	
111	BACKROOM	S-1	WALL	

DOOR SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	GLAZING	REMARKS
101	VESTIBULE	D-1	ALUM	CLEAR ANODIZED	F-1	ALUM	CLEAR ANODIZED	HW-1	1/4" CLEAR	
102	LOBBY	D-1	ALUM	CLEAR ANODIZED	F-1	ALUM	CLEAR ANODIZED	HW-1	1/4" CLEAR	
103	VESTIBULE	D-1	ALUM	CLEAR ANODIZED	F-1	ALUM	CLEAR ANODIZED	HW-1	1/4" CLEAR	
104	MEN'S	D-2	HM	PAINTED	F-2	HM	PAINTED	HW-2		
105	WOMEN'S	D-2	HM	PAINTED	F-2	HM	PAINTED	HW-2		
106	JANI	D-2	HM	PAINTED	F-2	HM	PAINTED	HW-3		
107	MECH	D-2	HM	PAINTED	F-2	HM	PAINTED	HW-3		
108	BREAKROOM	D-3	WD	STAINED	F-3	WD	STAINED	HW-4		
109	OFFICE	D-3	WD	STAINED	F-3	WD	STAINED	HW-4		
110	MEET AREA	D-3	WD	STAINED	F-3	WD	STAINED	HW-4		
111	BACKROOM	D-2	HM	PAINTED	F-2	HM	PAINTED	HW-3		

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Division City, Division State, Zip
Division Phone

ALDI Inc. Store #: XX
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Project Address
Project Town, State, Zip
Project County
Project Name & Location

Finish Schedules & Notes
Drawing Name

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Date: Date
Type: RHSD-V2
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Scale: As Noted

Project No.
Proj. No.
A-603
Drawing No.

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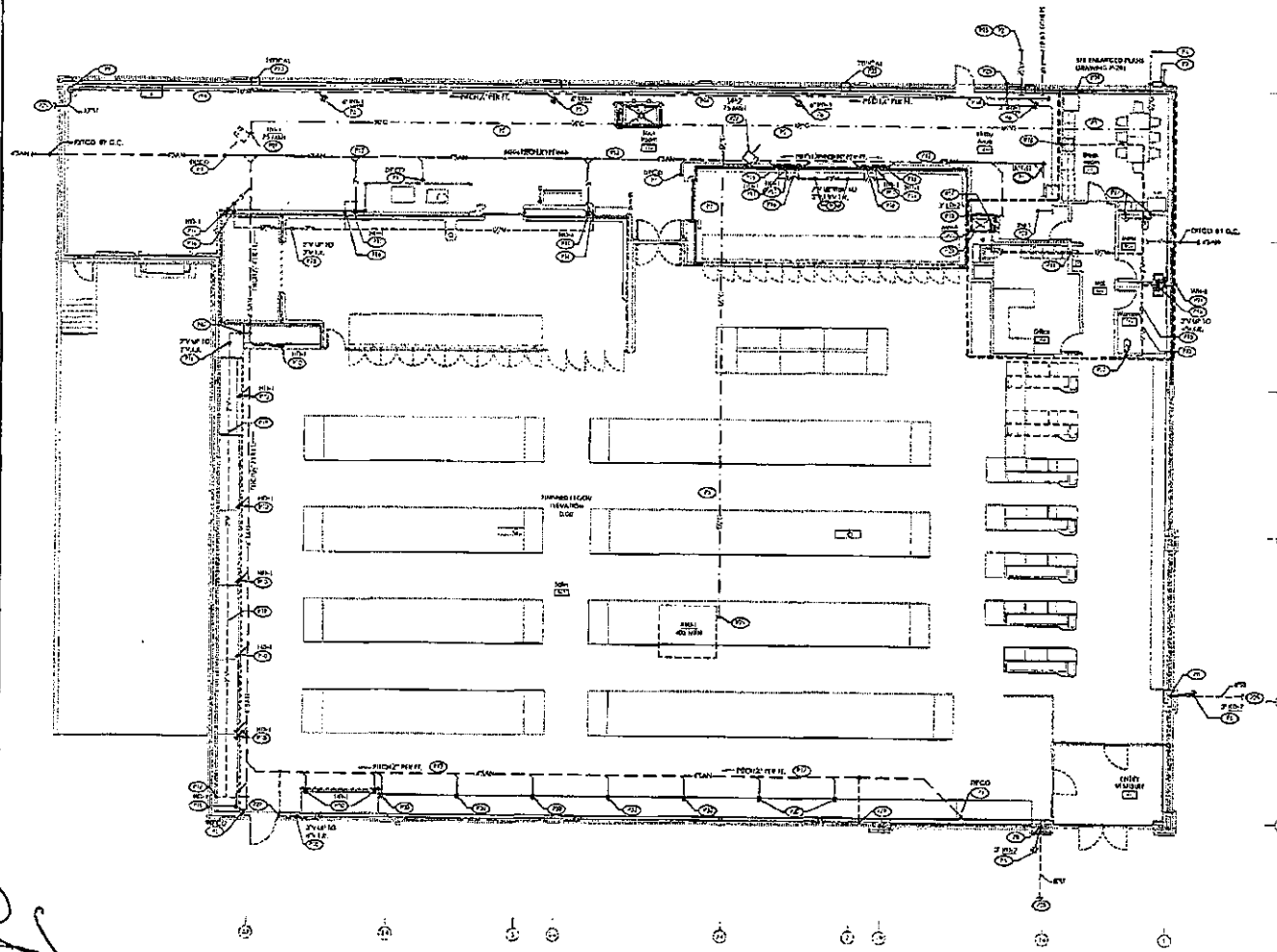

1 Plumbing Floor Plan

GENERAL PLUMBING NOTES:

1. PRIOR TO BID, P.C. AND G.C. SHALL VERIFY SANITARY SEWER INVERT LOCATION, HOUSING, SERVICE RISERS, GAS AND WATER SERVICE ALL TO SITE'S UTILITY PLAN (SHOWN HEREIN) TO COORDINATE WITH AREA SITE IMPROVEMENTS AT TIME OF BID. VERIFY INTERIOR PLUMBING LAYOUTS OF ANY AND ALL DISCREPANCIES FROM WORK SHOWN ON PLUMBING DRAWINGS PRIOR TO BID ISSUE.
2. GAS METER BY UTILITY CO. PROVIDE CONCRETE PAD UNDER AT 8" AS REQUIRED BY THE UTILITY CO. 350 MBH (GRAV. LOAD AND 10" W. C. MIN. AT GAS METER. FOR SUPERSEDING INFORMATIONAL FUEL GAS CODE 6.3 INCH W.C. PRESSURE DROP AND 0.6 S.G.
3. MAIN GAS SHUT-OFF VALVE OF APPROVED TYPE AND LOCATION AS REQUIRED. 3/4" MIN.
4. ROOF GAS LINE UP ALONG WALL UNDER ABOVE PARAPET CEILING HEIGHT, AND ROOF, NOW TO UNDERSIDE OF JOISTS.
5. ALL GAS PIPING SHALL BE INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL FUEL GAS CODE SECTION 406.4.
6. ALL WATER PIPING SHALL BE ROUTED AWAY FROM ELECTRICAL EQUIPMENT AND WIRING PER NEC 110.21. REFER TO NEC CODE AND NOTES OF PLUMBING INFORMATION.
7. ALL ELEVATIONS ARE TAKEN FROM FINISHED FLOOR 0'-0"
8. 0'-0" = XX.XX'

PLUMBING PLAN KEYNOTES:

P1 PROVIDE FLOOR DRAIN CLEANOUT.

P2 1/2" WATER SERVICE 1" MIN. (UNLESS OTHERWISE NOTED) CONNECT TO SITE PIPING. VERIFY WATER PRESSURE AND FLOW CAPACITY PRIOR TO ROUGH-IN. REFER TO WATER SERVICE RISER DIAGRAM ON SHEET P-501.

P3 PROVIDE GAS METER WITH GAS REGULATOR. CONNECT TO UNDERGROUND GAS SERVICE BY GAS COMPANY. GAS METER SHALL BE MINIMUM CAPACITY OF 350 MBH. GAS REGULATOR SHALL BE 10" W.C. MINIMUM INLET PRESSURE RATED AT 5 PSIG. REFER TO DETAIL 6/P-501.

P4 PROVIDE 3/4" GAS FROM GAS METER TO ROOF MOUNTED GRAVITY VENTILATION UNIT. SEE GAS PIPING ISOMETRIC DIAGRAM ON SHEET P-501 FOR ADDITIONAL INFORMATION.

P5 PROVIDE CLEANOUT, ADJUST AT FINISH OF SHELL.

P6 PROVIDE ROOF DRAIN.

P7 PROVIDE 4" MOP SINK WITH FAUCET ON WALL. PROVIDE 3/4" CW, 3/4" HW WITH STOPS.

P8 PROVIDE 3" PVC DOWNSPOUT FROM CANOPY BELOW. BELOW GRADE PROVIDE PIPE TO DAYLIGHT WHERE POSSIBLE OR ABOVE GRADE.

P9 PROVIDE 4" CW, 3" HW FROM 1'-0" ABOVE FINISH FLOOR IN SERVICE SPACE. INCREASE TO A 10" X 4" AND 4" DEEP RECESSED BOX AS MACHINE COORDINATE WITH THE CONTRACTOR FOR EXACT LOCATION AND HEIGHT. MAKE FINAL CONNECTIONS TO EQUIPMENT.

P10 PROVIDE 3" HUB DRAIN, HW-1, FOR CASE CONDENSATE. COORDINATE WITH REFRIGERATION CONTRACTOR. G.C., AND ASHRAE REFRIGERANT AVOID SAND A CODE COMPLIANT AIR GAP IS MAINTAINED PRIOR TO ROUGH-IN. REFER TO DETAIL 6/P-501 AND LOCATION PLAN P-101.

P11 PROVIDE 3" HUB DRAIN, HW-1, FOR CONDENSATE CONDENSING. COORDINATE WITH REFRIGERATION CONTRACTOR. G.C., AND ASHRAE REFRIGERANT AVOID SAND A CODE COMPLIANT AIR GAP IS MAINTAINED PRIOR TO ROUGH-IN. REFER TO DETAIL 6/P-501 AND LOCATION PLAN P-101.

P12 PROVIDE SANITARY PIPING BELOW FLOOR.

P13 PROVIDE VENT PIPING ABOVE CEILING.

P14 PROVIDE ROOF DRAIN DRAINAGE FITTING. FINISH AS SHOWN AS POSSIBLE. INSTALL PIPE UNDER TO AVOID LEAKAGE.

P15 PROVIDE FLOOR DRAIN 4 SOAR DRAIN TOP 1" CLEAR OF FINISH SURFACE.

P16 PROVIDE 10" VTR

P17 PROVIDE 3" VTR

P18 PROVIDE VENT THROUGH ROOF.

P19 VENT PIPING LOCATION SHOWN HERE IS QUALITY ONLY. ADJUST TO BE MADE AT POINT AT WHICH PIPES EXIT FLOOR AREAS, MAINTAIN UNIFORM PITCH BACK TO SANITARY RISER AS REQUIRED. COORDINATE WITH ALL TRADES FOR CONFLICTS.

P20 3/4" DOMESTIC HOT WATER RECIRCULATION LINE. SEE ISOMETRIC DIAGRAM ON SHEET P-501 FOR ADDITIONAL INFORMATION.

P21 PROVIDE 20" ABOVE FINISH FLOOR FOR WALL MOUNTED, MOUNT 18" ABOVE COUNTER GRADE. PROVIDE WITH PRO FIX EXTRA ALTO.

P22 PROVIDE ROOF HYDRANT AT A MINIMUM OF DISTANCE OF 4'-0" FROM BUILDING FACE.

P23 SCUPPER, BY G.C., WELDED TO COMPANY ROOF DRAINAGE.

P24 REFER TO ENLARGED FLOOR DRAINAGE PLAN P-201 FOR PIPING WITHIN AREA AND DRAWING P-501 FOR ROOF DRAINAGE.

P25 REFER TO SITE UTILITY DRAWINGS FOR CONTINUATION OF PIPING. P.C. SHALL MAKE FINAL CONNECTIONS TO SITE PIPING. COORDINATE WITH S.C. FOR CONFLICTS.

P26 PROVIDE CAP/PLUG OF 3" WATER TO PIT. PROVIDE WITH SERVICE AND ISOLATION VALVE. MAKE FINAL CONNECTION TO UNIT. REFER TO ISOMETRIC DIAGRAM AND DETAIL 6/P-501.

P27 PROVIDE GAS PIPING TO UNIT HEATER. PROVIDE WITH DIRECT GAS ISOLATION VALVE. MAKE FINAL CONNECTION TO UNIT. REFER TO ISOMETRIC DIAGRAM AND DETAIL 6/P-501.

P28 PROVIDE 4" CW FROM SERVICE CONTINUED IN PLENUM R.T.U. TO BE ASSIGNED TO UNIT.

P29 ROOF TOP VENTILATING AND/OR CLASSIFIED EQUIPMENT AT LOCATION SHOWN. RUN VENT ALONG TOP WITHIN STUD WALL CAVITY, OFFSET AT 1 OR 2 CHANGE OF RUN AND THROUGH ROOF. REFER TO P-501 FOR ISOMETRIC DETAIL.

P30 PROVIDE 3/4" DRAIN OF TRAP WITH CAP AND CHAIN. REFER TO P-501 FOR TRAP CAP SPECIFICATIONS.

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Batavia, City, Illinois State, Zip

ALDI Inc. Store #: XX
Project Name
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Project Town, State, Zip
Project County
Project Name & Location:

Plumbing Floor Plan
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RHSD-V7	
Drawn By: XXX	P-101
Scale: As Noted	Drawing No.

PLOTTED: 8/8/2018 8:47:24 AM

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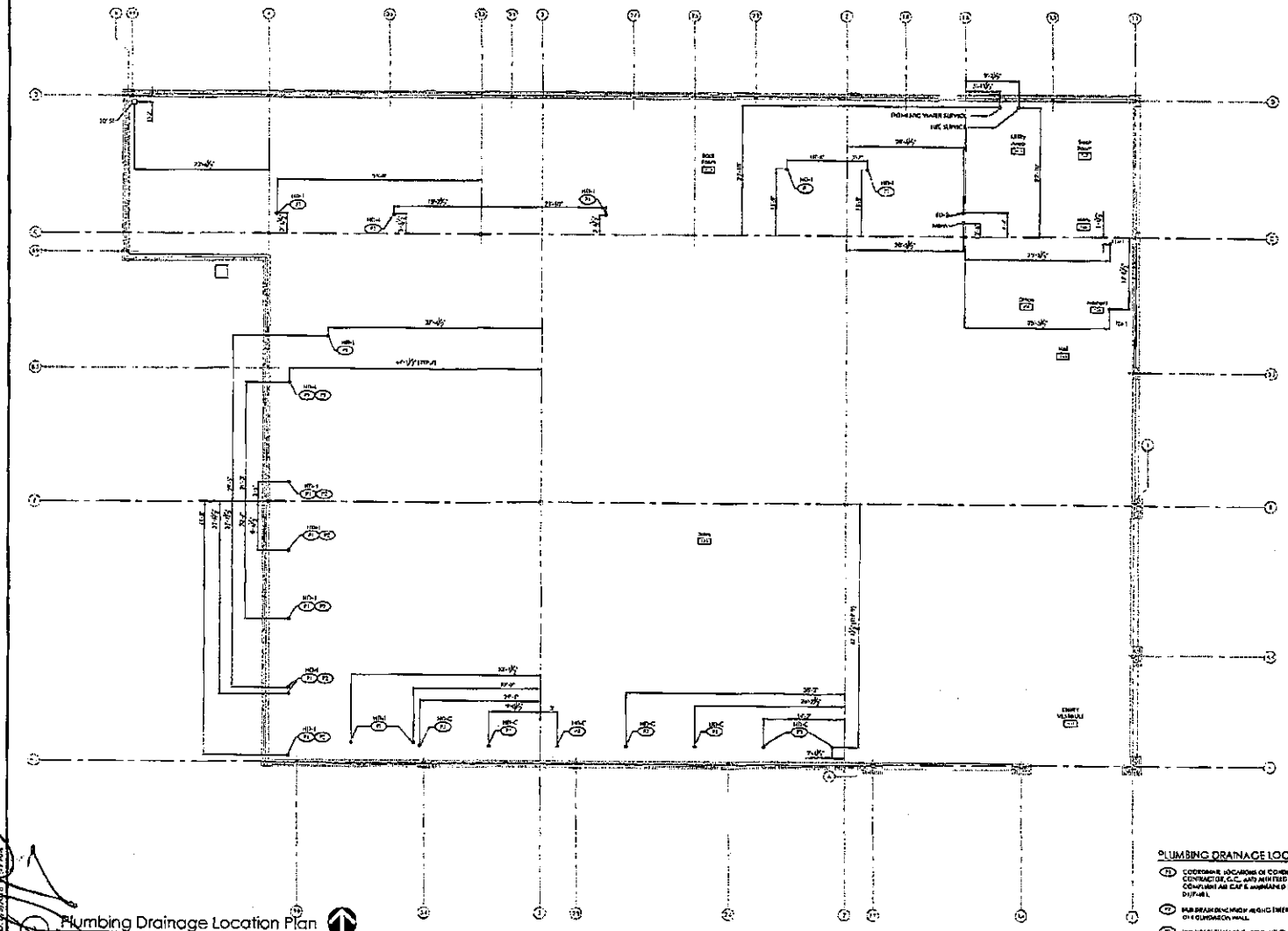

Plumbing Drainage Location Plan

PLUMBING DRAINAGE LOCATION PLAN KEYNOTES:

(P1) COORDINATE LOCATIONS OF CONDENSATE DRAINS WITH REFRIGERATION CONTRACTOR, G.C., AND MECHANICAL DRAWINGS. WHERE A CODE COMPLIANT AIR GAP IS UNOBTAINABLE PRIOR TO ROUGHING, REFER TO DETAIL D/P7.40.1.

(P2) PVC DRAIN PIPE SHALL EXTEND THROUGH INTERIOR WALL AND BE FLUSH WITH FACE OF EXTERIOR WALL.

(P3) PVC DRAIN PIPE SHALL BE CAPPED (HUB) FOR FUTURE USE.

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A1 Issued for Use Permission	02/20/26
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Project Town, State, Zip
Project County
Project Name & Location:

Plumbing Drainage Location Plan
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	P-102
Scale: As Noted	Drawing No.

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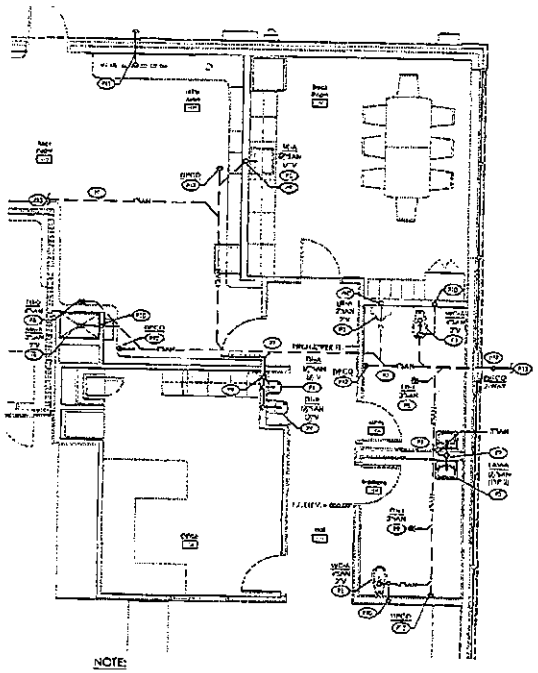
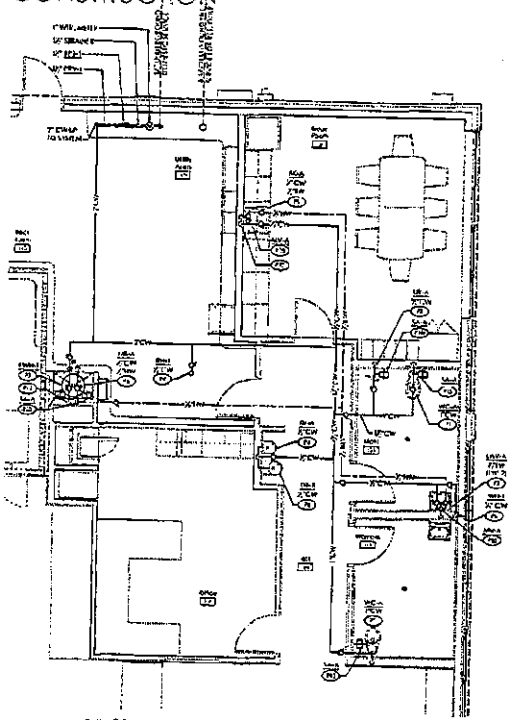


NOTE:

ENLARGED PLUMBING PLAN KEYNOTES (D1):

(D1) Sanitary Enlarged Plan



ENLARGED PLUMBING PLAN KEYNOTES (B1):

GENERAL DOMESTIC WATER NOTES:

(B1) Domestic Water Enlarged Plan

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Project Name & Location:

Enlarged Plumbing Plans

Drawing Name:

Date: Date	Project No.
Type: RWSO-V7	Proj. No.
Drawn By: XXX	P-201
Scale: As Noted	Drawing No.

PLOTTED: Mar 2, 2021 PM

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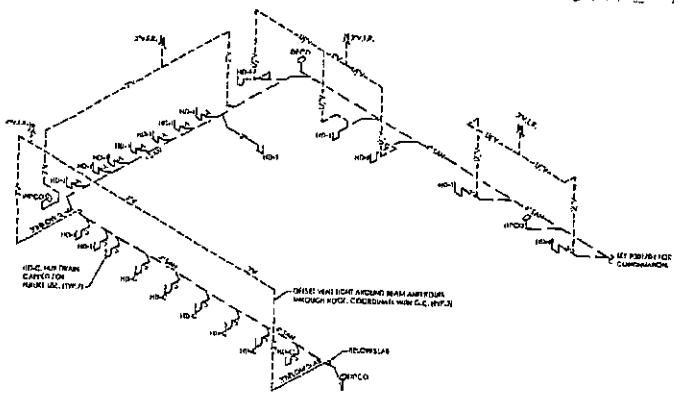
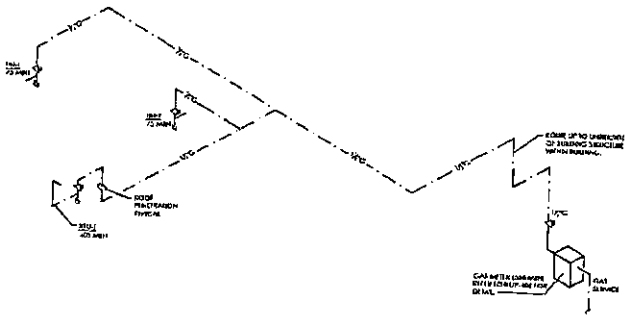


D2 Sanitary Isometric Diagram (Back Room)
NO SCALE



B2 Gas Isometric Diagram
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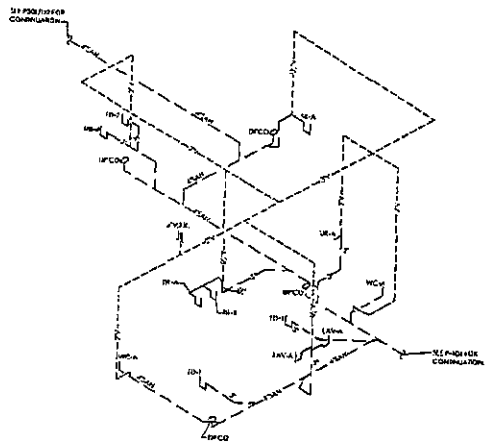

D1 Sanitary Isometric Diagram (Office Area)
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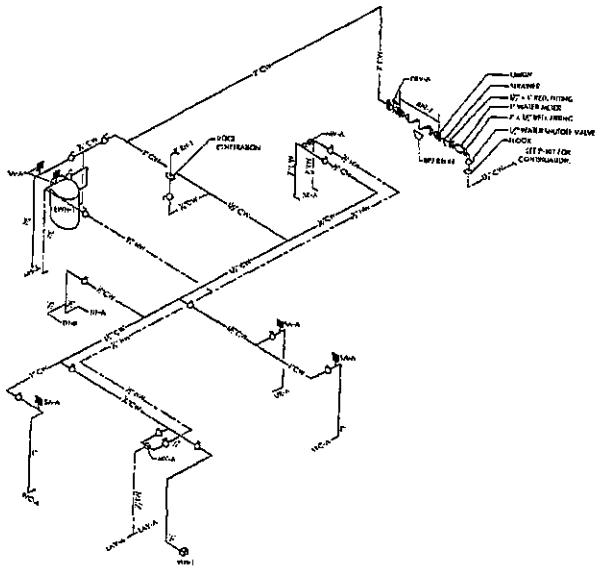

B1 Domestic Water Isometric Diagram
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Project County
Project Name & Location:

Isometric Diagrams
Drawing Name:

Date: Date
Type: RHSD-V7
Drawn By: XXX
Scale: As Noted

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Proj. No.
P-301
Drawing No.

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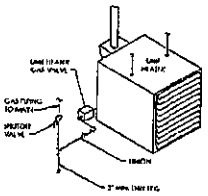
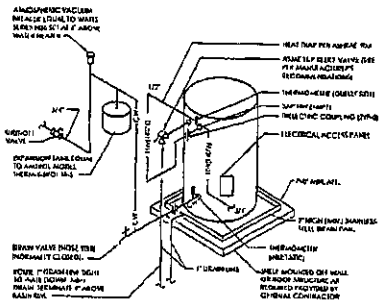
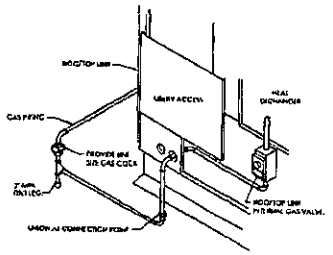


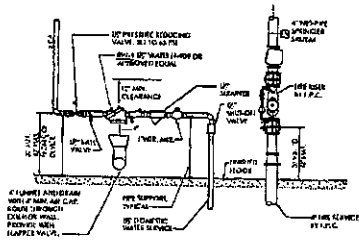
B3 Unit Heater Gas Piping Detail



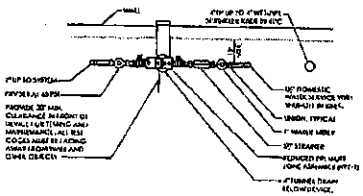
A3 Water Heater Piping Diagram



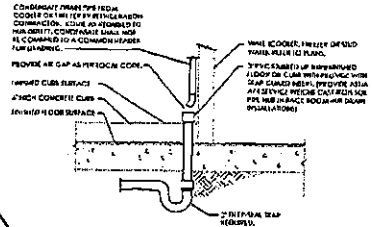
B2 Rooftop Unit Gas Piping Detail



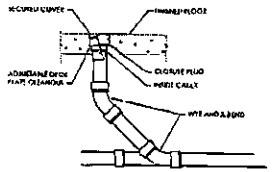
Elevation View



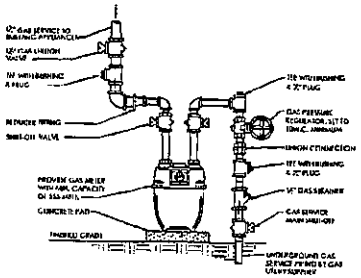
Plan View



D1 Condensate Drain Connection Detail



C1 Deck Plate Cleanout Detail



B1 Gas Service Detail

Detail Notes

1. [illegible]
2. LOCATION OF PIPE SHALL BE HEARD AND WELL LOCATED.
3. PROVIDE THE FOLLOWING CLEARANCES AROUND THE RADIATION PRODUCING MEDIA (UNLESS OTHERWISE NOTED):
   - 60" MIN. ABOVE TOP OF UNIT.
   - 30" MIN. IN FRONT OF UNIT.
   - 12" MIN. FROM UNIT.

A1 Water Service Detail

Issued:	Date:
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Victor, NY 14564

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Project Town, State, Zip
Project County
Project Name & Location

Plumbing Details
Drawing Name:

Date: Date
Type: RHSD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.
P-401
Drawing No.

D C B A

PLUMBING MATERIAL LIST

NOTES:

1. ANY SUBSTITUTIONS TO THE SPECIFIED MATERIALS AND/OR EQUIPMENT MUST BE APPROVED BY OWNER PRIOR TO BIDDING AND ANY SUBSTITUTIONS SHALL BE STATED ON THE BID. IF NO SUBSTITUTIONS ARE NOTED ON THE BID, PROVIDED MATERIALS AND/OR EQUIPMENT SHALL BE USED IN STRICT ACCORDANCE WITH SPECIFICATIONS.
2. REFER TO SPECIFICATION FOR ADDITIONAL INFORMATION FOR ALL ABOVE EQUIPMENT/DEVICES (NEW AND/OR) FOR COMPLETE INSTALLATION, MOUNTING AND CONNECTION REQUIREMENTS.

FIXTURE	SYMBOL	DESCRIPTION
WATER CLOSET	WC-A	WATER CLOSET - AMERICAN STANDARD MADERA #2461.216 WHEELED CHINA, FLOOR MOUNTED, SLIP RESISTANT, ELONGATED BOWL, 1.28 GPF SIPHON JET ACTION, WHITE - INCLUDES: 2" FLUSH VALVE WITH 1" TOP SPUD CONNECTION AND 3" CHROME PLATED BRASS TUBE, 1" VACUUM BREAKER, 1" TOP SPUD, 2" OUTLET, ELONGATED - 14" RIM, HARDEN CARRIER WITH BOLT AND ECCENTRIC BEARING PLATES, SEAT NOT INCLUDED, NO FLUSH, BOWL CLEAR FOUNDATION, SCREW CAPPED SLOTS, FLUSH VALVE WITH EASY BACK OF BOWL SPUD WITH 6.5 GPF, 3/4" INLET, TUBE TO CONTAIN PLATED BRASS SCREW WITH 3 BACK CHECK ANGLE STOP VALVE, ASA COMPLIANT, VACUUM BREAKER, LOW BACKFLOW ONLY, LOW BARRIER INSULATION FOR WALL AND SPUD FLANGES, ANGLE 52 1/2° AT 1 1/2" AND 3" MINIMUM, FINISH TO MATCH FAUCET, WALL AND SPUD FLANGES, WHITE HEAVY DUTY MOLDED WOOD PLASTIC ELONGATED SEAT WITH OPEN FRONT - MODEL 1955.
URINAL	UR-A	URINAL - AMERICAN STANDARD WASHBROOK 6590.001.02, FLUSH VALVE TYPE, 0.5 GPM WHITE WITH SIDE SPUD, WASHBROOK, 3/4" TOP SPUD, 2" OUTLET, ELONGATED - 14" RIM, HARDEN CARRIER WITH TOP AND BOTTOM BEARING PLATES, SEAT NOT INCLUDED, NO FLUSH, BOWL CLEAR FOUNDATION, SCREW CAPPED SLOTS, FLUSH VALVE WITH EASY BACK OF BOWL SPUD WITH 0.5 GPF, 3/4" INLET, TUBE TO CONTAIN PLATED BRASS SCREW WITH 3 BACK CHECK ANGLE STOP VALVE, ASA COMPLIANT, VACUUM BREAKER, LOW BACKFLOW ONLY, LOW BARRIER INSULATION FOR WALL AND SPUD FLANGES, ANGLE 52 1/2° AT 1 1/2" AND 3" MINIMUM, FINISH TO MATCH FAUCET, WALL AND SPUD FLANGES, WHITE HEAVY DUTY MOLDED WOOD PLASTIC ELONGATED SEAT WITH OPEN FRONT - MODEL 1955.
LAVATORY	LAV-A	LAVATORY - AMERICAN STANDARD "NEW YORKER" 0356.012, 20"X18" VITREOUS CHINA, WALL HUNG WITH SINGLE CENTER HOLE FOR FAUCET, AMERICAN STANDARD 7371.008 OR NEXT TRAP OF ASSEMBLY WITH CURVED DRAIN, SUPPLY WITH ANGLE STOPS, ADA CHROME PLATED CAST BRASS TRAP WITH CLEANOUT, WIDEBODY FLOOR MOUNTED CARRIER WITH 2" CONCEALED ARCH BARS ONLY, WALL BRACKET WILL NOT BE ACCEPTABLE, INSTALL FAUCET, TRAP, WASTE AND SUPPLY PIPING AT RIGHT ANGLE TO WALL, FOR USE WITH SPECIFIED FAUCET(S), PROVIDE WITH SOME MODEL HANDLE LEVER OPERATED HAND WASHING FAUCET WITH METAL FLOW RESTRICTOR AND WITH ADJUSTABLE CENTERS, 4" CENTERS, SINGLE TEMPERED WATER SUPPLY CONNECTION AND 0.5 GPM MAXIMUM FLOW RATE, ADA AND ASA COMPLIANT.
SINK	SK-A	SINK - ELKAY SINGLE BOWL, 16 GAUGE STAINLESS STEEL CONSTRUCTION, 20GA., TYPE 304 18-8 STAINLESS STEEL WITH SOUND DEADENING, SATIN FINISH, 18"X18"X6" DEEP BOWL, 3 FAUCET HOLES, 4" CENTERS, SINGLE TEMPERED WATER SUPPLY CONNECTION AND 0.5 GPM MAXIMUM FLOW RATE, ADA COMPLIANT.
MOP BASIN	MB-A	MOP BASIN - FIAT MOP-24FA, 24"X24"X10", MOLDED STONE, SMOOTH INTERIOR, 3" DRAIN AND STAINLESS STEEL STRAINER, WALL MOUNTED STAINLESS STEEL CAP WITH ALLEN WITH VACUUM BREAKER, COUPLINGS FOR HOSE AND PIPE, CHROME 3 HOLE WALL MOUNT FAUCET, HOSE AND WALL BRACKET.
ELECTRIC WATER HEATER	EWH-1	ELECTRIC WATER HEATER - AMERICAN EL6P52, 52 GALLON CAPACITY, 2.4 KW, 120 VOLTS, 1 PHASE, ULL LISTED, GLASS LINED TANK, REMOVABLE MAGNESIUM ANODE ROD, INCH INSULATION, DIP-OFF, HEAT TRAP VALVE AND 3 THREE WAY VALVE, FIRE RATED VALVE ROOM IN MOP BASIN, MAXIMUM 36" HIGH, WITH SIDE CONNECTIONS, UNIT SHALL COME DRILLED TO ACCEPT 90 DEGREE VERSION.
TEMPERATURE MIXING VALVE	MMV-A	MIXING VALVE - WATTS MODEL LF 480-T, 1" 4 VALVES SIZE OR UP, AT 20 GPM WITH RANGE TEMPERATURE OF 90°F TO 120°F, LEAD WATER AT A MAXIMUM 3 PSI, VALVE TO BE INSTALLED ABOVE FLOOR LEVEL AND BETWEEN DRAIN AND SHALL BE FLUSH MOUNTED TYPE, VALVE TO BE ALSO UNDER ADA 609.3 COMPLIANT, VALVE SHALL BE SHOWER BODY WITH SPECIAL CHECKS, TILE'S WASHERS AND ANY ADJUSTMENT CAP WITH LOCKING FEATURE. PRE-TAVR SHALL BE APPROPRIATE FOR 0.5 GPM MAXIMUM IN ACCORDANCE WITH THE LATEST ASSE-1017.
DRINKING FOUNTAINS	DF-A DF-B FOR DF-A & B	DRINKING FOUNTAIN - ELKAY MODEL EDFP1 INC., IN DRINKING FOUNTAIN, WALL MOUNT WITH SWEET BUBBLER, PUSH PUSH BAR CONTROL, 1 BAR DRAIN AND TRAP ASSEMBLY, MOUNT ON ELKAY MODEL APWM30 WALL SUPPORT MOUNTING PLATE WITH MODEL AV-102 IN-WALL CARRIER LEGS. DRINKING FOUNTAIN - ELKAY MODEL EDFP1HC, STAINLESS FOUNTAIN WITH MOUNT WITH SAFETY BUBBLER, PUSH PUSH BAR CONTROL, HOLE DRAIN AND TRAP ASSEMBLY, BARRIER FREE ACCESS, ADA COMPLIANT, MOUNT ON ELKAY MODEL WMS30 IN-WALL SUPPORT MOUNTING PLATE WITH MODEL AV-102 IN-WALL CARRIER LEGS. DRINKING FOUNTAIN MOUNTING RESOURCE - PROVIDE ELKAY MODEL WMS30 IN-WALL MOUNTING FOUNDER PLATE WITH STEEL MOUNTING. PROVIDE ELKAY MODEL AV-102 IN-WALL CARRIER PLATE MOUNTING LEGS, SCOPE TO FIXTURE.
AMBIENT/IN WALL HYDRANT	WH-1	AMBIENT/IN WALL HYDRANT - WOLVERINE 865 WITH VACUUM BREAKER, FREEZELESS, ASA CERAMIC DRAINING, FLUSH MOUNT WITH WALL FOR ANTI-SIPHON LINE, LOCKABLE.
WATER HAMMER ARRESTER	WHA	WATER HAMMER ARRESTER - SIZED TO PDI-WH-201, AUTO PRV LINE SIZE AND TERMINAL UNITS.
FLOOR DRAIN	FD-1	FLOOR DRAIN - MIFAB MI-1100A, CAST IRON BODY WITH DEEP 12 in. SEAL, HEAT GUARD, FLASHING COLLAR AND STRAINER, HEAVY DUTY CAST IRON ADJUSTABLE TOP, INSTALL DRAIN ON TOP OF SLAB TRAFFIC MAT.
FLOOR DRAIN	FD-2	FLOOR DRAIN - MIFAB MI-1100SA, CAST IRON BODY WITH 12" SEAL, HEAT GUARD, FLASHING COLLAR AND STRAINER, HEAVY DUTY CAST IRON ADJUSTABLE TOP AND GRATE, INSTALL DRAIN ON TOP OF SLAB TRAFFIC MAT.
HUB DRAIN	HD-1	HUB DRAIN - OVERHEAD CONFIDENCE DRAIN PIPE, 1 1/2" PVC, WITH 2" SEAL TRAP, PROVIDE WITH HEAT GUARD IN ATTIC, POWER DRAIN ON TOP OF SLAB TRAFFIC MAT.
HUB DRAIN CAP FOR TOILET DRAINS	HDC	CLEANOUT - JOHN GUEST 15MM GENERAL PURPOSE CLEANOUT WITH RECESSED ADJUSTABLE HOUSING, TAPERED METAL MOUNT COVER, ADJUSTABLE SET SHALL BE 3" AND ABOVE 6" MAXIMUM. ANGLE OF ACCESS TO BE READILY ACCESSIBLE AND CLEARLY OF THE PATHWAY TO DOORS.
ROOF DRAIN	RD-1	ROOF DRAIN - MIFAB 2000 SERIES, CAST IRON BODY WITH 15" DIAMETER CLAMPING DOME WITH FINE GRAY GRAVEL GUARD, GRAVEL GUARD TO BE ATTACHED TO DOME WITH STAINLESS STEEL CLAMP.
ROOF DRAIN	RD-2	ROOF DRAIN - MIFAB 2000A SERIES, CAST IRON BODY WITH 7" FLANGE JOINT, FLASHING RING, CAST IRON ALUMINUM DOME, DOME SIZE AS NOTED ON PLANS WITH 12" MIN SEAL DEPTH.
FLOOR CLEANOUT CONCRETE FLOORS	FCCO	FLOOR CLEANOUT - MIFAB 4000 X CAST IRON CLEANOUT WITH INTEGRALLY ADJUSTABLE HOUSING, TAPERED BRASS PLUG AND POINT, NICKEL-BRONZE CAST IRON HEAVY DUTY LOAD RATING, MINIMUM SIZE BE 1 1/2" TO 4" MINIMUM, ADJUSTABLE LOCATION TO BE READILY ACCESSIBLE AND CLEARLY OF THE PATHWAY TO DOORS, AND HEAVY DUTY CLASS SPECIAL DUTY (LIVE LOADING).
FLOOR CLEANOUT WITH SEAT FLOORS	FCCO	FLOOR CLEANOUT - MIFAB 4000 X CAST IRON CLEANOUT WITH INTEGRALLY ADJUSTABLE HOUSING, TAPERED BRASS PLUG AND POINT, NICKEL-BRONZE CAST IRON ADJUSTABLE TOP, MINIMUM SIZE SHALL BE 1 1/2" TO 4" MINIMUM, ADJUSTABLE LOCATION TO BE READILY ACCESSIBLE AND CLEARLY OF THE PATHWAY TO DOORS.
WALL CLEANOUT	WFCO	WALL CLEANOUT - MIFAB 1000 WC WROUGHT BRONZE STAINLESS STEEL ACCESS COVER
EXPANSION JOINT		EXPANSION JOINT - ADAPTA, 2.5 GAL, MAX ACCEPTANCE 45.
FLAPPER VALVE (ON PIPE DISCHARGE)		FLAPPER VALVE - SIZED TO PIPE DISCHARGE
FROST INTERRUPT	FI-1	FROST INTERRUPT - WOODFORD SERIES 19 HOSE CONNECTION BACKFLOW PREVENTER, MODEL 309 WITH 10" MOLD COATING FINISH, AND 1 BARRIER COATED TO LEAD FREE, CAST IRON BODY, NON-RISING STEM, 2" NPT FEMALE INLET CONNECTION, 10" BELL MARK GALVANIZED PIPE, MAXIMUM WORKING PRESSURE 300 PSI, ASA COMPLIANT, SCHEDULE 40 STEEL
TRUCK WITH SUMP PUMP SYSTEM	SP-1	SIMPLEX GRINDER SUMP PUMP SYSTEM - (2) LIBERTY VERTICAL CENTRIFUGAL SEWAGE GRINDER PUMPS, MODEL 2SG2000, EACH RATED AT 2 HP, 2000 RPM, 60 HZ, 3 PHASE, 208 VOLTS, 40 GPM AT 30 FEET OF DYNAMIC HEAD, UNIT SHALL INCLUDE 10' DISCHARGE CONNECTIONS, MINIMUM 48" INDOOR DUPLEX CONTROL PANEL WITH FOUR FLOAT SWITCHES AND HIGH WATER ALARM AND WITH AREA OF OVERHEAD PROTECTION, MANUFACTURER'S MULTI CABLE SEAL SYSTEM WITH QUICK DISCONNECTS AND PIPING TO INCLUDE AN 2" DUAL BALL CHECK VALVE, GATE VALVE PIPING TO BE SCHEDULE 80 PVC AND FORWARDED WITH A PVC SWING CHECK VALVE, PUMPS SHALL BE OF CLASS 25 CAST IRON CONSTRUCTION WITH OIL FILLED MOTOR HOUSING, BUNA-N MOLDED DOUBLE 316 SEALS AND O-RINGS, CAM AND LOCK WELL HOLE AND SHAFT AS LEAD, TUNGSTEN CARBIDE AND FLAME WITH NO BLADES, 316 STAINLESS, NEOPRENE MULTI CONDUCTOR CORD, PUMP'S INTERIOR CASTING SHALL BE PAINTED AND PROTECTED WITH EPOXY COATING. SUMP BASIN SHALL BE SIMPLEX 18" O.C. AND SHALL BE SUPPLIED WITH ALL NECESSARY FITTINGS. SIMPLEX SUMP CONTROL PANEL SHALL BE MOUNTED AT MIN. 60" FINISHED FLOOR ON WALL AREA SHALL.

PLUMBING LEGEND

TRANSIT & ABBREV	ITEM	SYMBOL	ABBREV	ITEM
CW	COLD WATER		GV	GATE VALVE
HW	HOT WATER		BV	BALL VALVE
TW	TEMPERED WATER		CV	CHECK VALVE
G	NATURAL GAS		GC	GAS COCK
SAN	SANITARY		RD	ROOF DRAIN
V	VENT		DFCO	DECK PLATE CLEAN OUT
STORM	STORM DRAIN		WFCO	WALL PLATE CLEAN OUT
			FD	TRAPPED FLOOR DRAIN
				T.O. = UP
				W. = DOWN
				T.O.
				ELBOW - UP
				ELBOW DOWN
				TEE DOWN
				UNION

GENERAL NOTES:

1. IF REQUIRED BY LOCAL CODE USE CAST IRON PIPE IN LIEU OF PVC PIPE FOR SANITARY AND VENT.
2. ALL FLOOR DRAINS AND CLEANOUTS IN QUARRY AND CERAMIC TILE FLOOR SHALL BE NICKEL BRONZE. FLOOR DRAINS AND CLEANOUTS IN BACK ROOMS AND UNDER KIOSKS WILL BE CAST IRON.
3. IF PLUMBING IS NOT LOCAL MUNICIPAL CO., WATER HEATER SHALL BE PROVIDED WITH REMOTE HEATING.
4. CHASE ALL CLEANOUT OPENINGS FLUSH TO ADJACENT FINISHING OF TILE.
5. ALL PIPING AT WALLS SHALL BE WITHIN CURB DEPTH.
6. DOME OR VACUUM BREAKER DOWNSTREAM OF PRESSURE REDUCING VALVE AND ON CIRCULATION RETURN WATER LINE OF COPPER PIPING.
7. ANY PLUMBING PIPING SHALL BE ROUTED AROUND STRUCTURAL ATTACHMENTS. WHERE POSSIBLE, FLOOR DRAINS ARE ON ELEVATED AREA, DROP PIPE FROM SHALL BE INSTALLED INTO THE DRAIN LOCATION AT ANOTHER ELEVATED STRUCTURE AREA OVER THE FLOOR. CHANGING WATER AWAY TO AS TO PREVENT ANY LEAKS IN THE AREA. AT ANY LOWER LEVELS OF DROP PAN, HOSES DRAIN TO HEATER OR PREVENTS RECIRCULATION WITH APPROVED SHUT OFF PIPE CONNECTION SHALL BE VISUAL DRAWING PRIOR TO CONSTRUCTION, AND BEFORE THE CONNECTION BEING.

FIXTURE CONNECTION SCHEDULE

DESCRIPTION & SYMBOL		CONNECTION SIZE			
		WATER	DRAIN/WASTE	VENT	WASTE	VENT
WATER CLOSET	(WC-A)	—	—	1"	3"	2"
LAVATORY	(LAV-A)	—	3/4"	—	1-1/2"	1-1/2"
SINK	(SK-A)	—	3/4"	3/4"	1-1/2"	1-1/2"
MOP BASIN	(MB-A)	3/4"	—	1/2"	3"	2"
FLOOR DRAIN	(FD)	—	—	—	3/4" FLAIR	—
HUB (CONCEALED) DRAIN	(HD-1)	—	—	—	3/4" FLAIR	SEE PLAN
WATER HEATER	(EWH-1)	3/4"	—	3/4"	—	—
AMBIENT/IN WALL HYDRANT	(WH-1)	—	—	3/4"	—	—
DRINKING FOUNTAIN	(DF-A & B)	—	—	3/4"	1-1/2"	1-1/2"
STRAINER	(SR-A)	—	—	3/4"	2"	2"

* 1/2" EQUIVALENT SUPPLY

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Picard Engineering

ALDI Inc.
Division Address
Division City, Division State, Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name 2, Location

Plumbing Schedules
Drawing Name:

Date: Date
Type: RHSD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.
P-501
Drawing No.

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PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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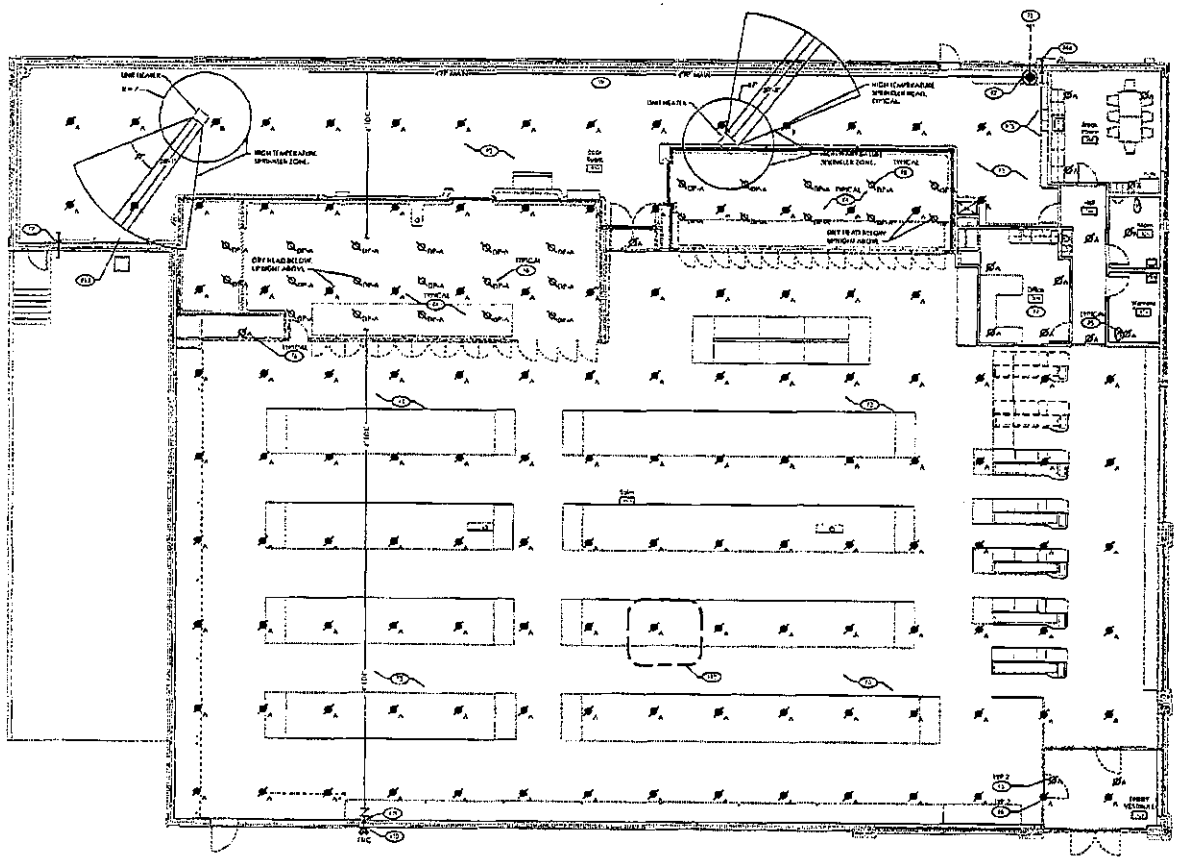
SPRINKLER HEAD SCHEDULE

SYMBOL	DESCRIPTION	ORIFICE SIZE	"K" FACTOR	TEMP. °F	FINISH	NOTES
	PENDANT - TYCO TY4151 (TY3251, OR APPROVED EQUAL	1/2"	5.6	155	WHITE	1,2,3
	UPRIGHT - TYCO TY4151 (TY3251, OR APPROVED EQUAL	1/2"	5.6	155	CHROME	1
	UPRIGHT - TYCO TY4151 (TY3251, OR APPROVED EQUAL	1/2"	5.6	212	CHROME	1
	PENDANT DRY HEAD - TYCO (TY3251, OR EQUAL	1/2"	5.6	155	CHROME	1,3,4

NOTES:
1. STANDARD RESPONSE
2. PROVIDE ESCUTCHEON (ESCUTCHEON SHALL MATCH)
3. PROVIDE STAINLESS STEEL BRAIDED FLEXIBLE SUPPLY TUBING TO PENDANT SPRINKLER HEAD ABOVE CEILING.
4. PROVIDE SPRINKLER HEAD GUARD.


HIGH TEMPERATURE SPRINKLER ZONE
HIGH TEMPERATURE SPRINKLER HEAD, TYPICAL
DRY HEAD BELOW UPRIGHT ABOVE
TYPICAL
DRY HEAD BELOW UPRIGHT ABOVE
SPRINKLER ZONE, TYPICAL
DRY HEAD BELOW UPRIGHT ABOVE

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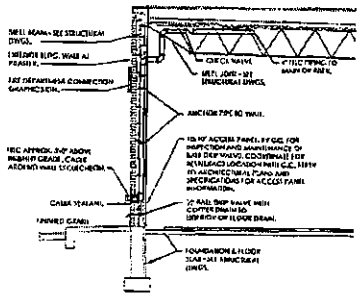
FIRE PROTECTION LEGEND

SYMBOL	ABBREV	DESCRIPTION
	FP	FIRE PROTECTION MAIN
		SPRINKLER HEAD - RECESSED PENDANT
		SPRINKLER HEAD - UPRIGHT
		SPRINKLER HEAD - DRY PENDENT
		FIRE DEPARTMENT CONNECTION

SYMBOL	ABBREV	DESCRIPTION
		REDUCER
		CHECK VALVE
		FLOW SWITCH
		TAMPER SWITCH
		TEE - UP
		TEE - DOWN
		ELBOW - UP
		ELBOW - DOWN
		ELBOW

GENERAL FIRE PROTECTION NOTES:

1. PROVIDE ALL WORK IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES. COORDINATE ALL WORK WITH LOCAL FIRE MARSHAL.
2. SPRINKLER CONTRACTOR SHALL OBTAIN AND PAY FOR ALL STATE AND LOCAL PERMITS, FEES AND LICENSES REQUIRED TO DO HIS WORK, AND SCHEDULE ANY INSPECTIONS REQUIRED BY GOVERNING RULES AND REGULATIONS.
3. PROVIDE FULL SPRINKLER COVERAGE FOR ALL SPACES IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL CODES, NFPA-13 AND OWNER'S REQUIREMENTS. CONFIRM/UNDERSTATE.
4. COORDINATE FIRE PROTECTION SYSTEM WITH ALL OTHER TRADES, INCLUDING CONVEYORS, ETC.
5. ALL PIPING SHALL BE ENOUGH BACK TO MAIN WITH SPRINKLER HEADS AS HIGH AS POSSIBLE IN SPACES NOTED AS HIGH OR SLOPED TO DRY UNOCCUPIED.
6. FIRE PROTECTION CONTRACTOR SHALL PROVIDE DRY FIRE PENDANT HEADS WHERE HEAD GUARDS AT THE WALLS AND CORNERS. HEATED AND COOLED SPACES IT SHALL BE RESPONSIBLE FOR SEALING THE SPRINKLER HEAD PENETRATION TO PREVENT AIR INFILTRATION.
7. PROVIDE HEADS TO ANY LIGHT HOUSED IN COOLER AND FREEZER AND TO BE LOCATED NO CLOSER THAN 24" TO REFLECTION CONTAINING END WALL/CEILING OF COOLER/FREEZER OR NO CLOSER THAN 48" TO THE BACK WALL OF THE COOLER/FREEZER. COORDINATE WITH EMERGENCY/LIGHTING CONTRACTORS.
8. FOR AIR BREATHER CEILING GRIDS, PROVIDE SPRINKLERS IN THE CENTER OF CHANNEL OF GRID, TEE, AND ANGLE OF WHERE PERIMETER TO ARCHITECTURAL PLAN FOR CEILING GRID LAYOUT.
9. THE SPRINKLER/FIRE PROTECTION CONTRACTOR SHALL REVIEW/ASSIST/COORDINATE COMPLETE SPRINKLER SYSTEM.
10. PROVIDE (2) EXTRA HEADS FOR EACH TYPE OF SPRINKLER HEAD AND TEMPERATURE RATING AND ASSOCIATED WRENCHES FOR EACH HEAD WITH A MINIMUM OF 6 HEADS. PROVIDE SURFACE MOUNTED SPRINKLER HEAD WRENCH CABINET LOCATED AT KEY AND MECHANICAL ROOM. HEAD CABINET WHERE LARGE ROOMS ARE PRESENT TO BE DETERMINED BY FIRE MARSHAL AND OWNER.
11. FIRE PROTECTION CONTRACTOR SHALL TEST AND FLUSH PIPING.
12. NOTE THAT SPRINKLER HEADS SHOWN ARE FOR ILLUSTRATIVE ONLY AND THE FIRE PROTECTION CONTRACTOR SHALL DESIGN THE ENTIRE FIRE PROTECTION SYSTEM PER NFPA-13, INCLUDING ALL HEAD LOCATIONS, BRANCH PIPING, MAIN RUNS AND ASSOCIATED PIPE SIZES, HEAD LOCATIONS OF THE FIRE PROTECTION CONTRACTOR'S DESIGN MAY BE DIFFERENT THAN SHOWN HEREIN.
13. ALL PIPING SHALL BE INSTALLED AROUND ELECTRICAL AREAS WHERE POSSIBLE. IF ANY PIPING IS OVER THE AREA, DRIP PANS SHALL BE INSTALLED UNDER THE ENTIRE LENGTH OF EACH PIPE OVER 50'-0" WORK AREA OVER INT EQUIP. CHAMPIONS "MAKE IT EASY" SO AS TO PREVENT ANY LEAKS IN THE AREA. AT THE LOWEST SEGMENT OF DRIP PAN, FOUR DRAIN TO NEAREST APPROVED RECEPTACLE. NEW/ADD APPROVED AIR GAP PER CODE. CONTRACTOR SHALL REVIEW ALL DRAWING PRIOR TO CONSTRUCTION, AND REPORT IF THIS CONDITION EXIST.



62 Fire Department Connection Detail
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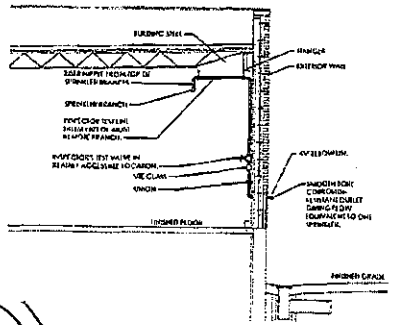

P2 Inspector's Test Connection Detail
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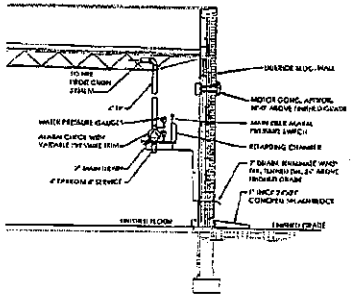

C1 Fire Protection Alarm Check Detail
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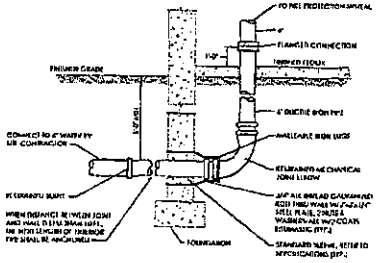

B1 Fire Service Lead-In Detail
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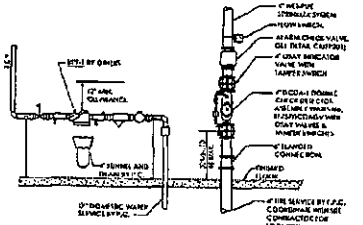

A1 Fire Protection Riser Detail
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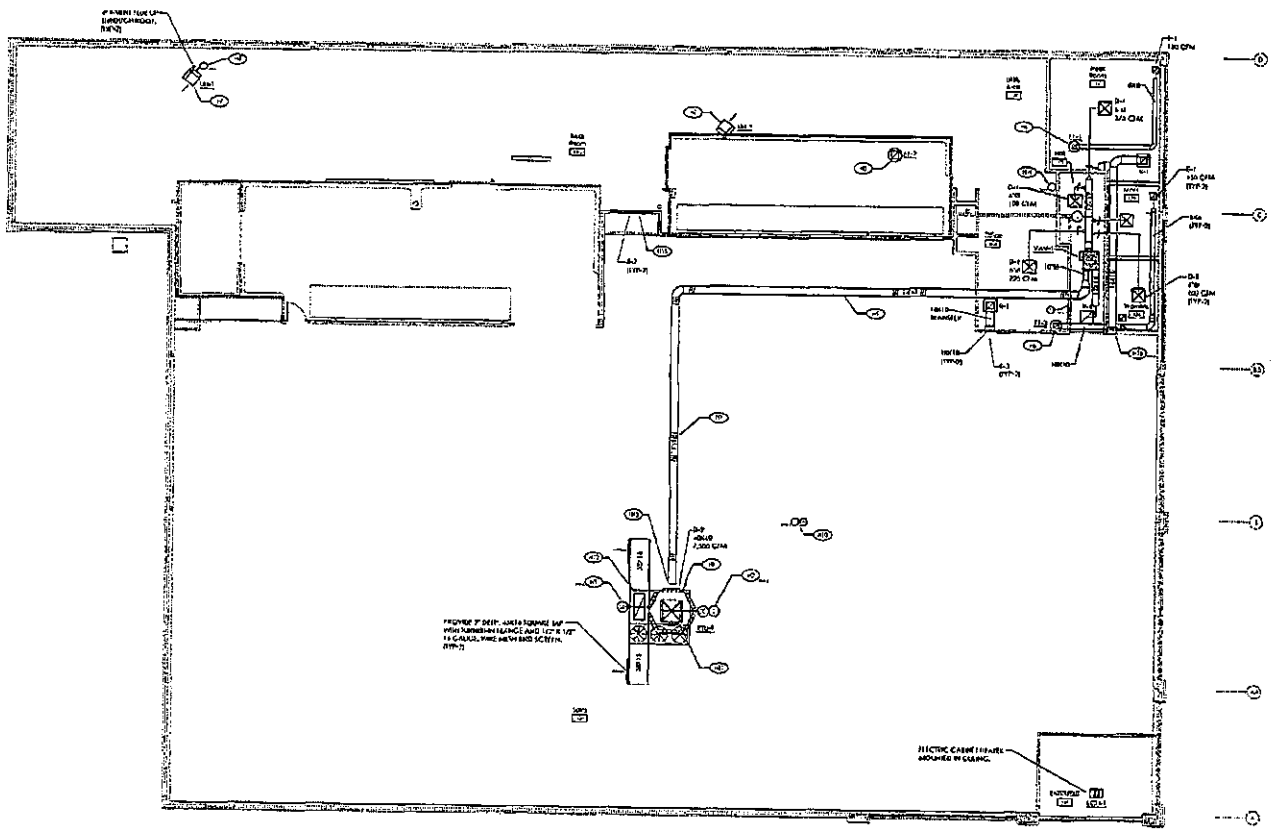

1 HVAC Construction Plan
Scale: 1/8" = 1'-0"

GENERAL HVAC NOTES:

1. COORDINATE DIFFUSER LOCATIONS WITH REFLECTED CEILING PLAN SHOWING LIGHTS AND MINIMIZE HEAD LAYOUTS.
2. PROVIDE DUCT MOUNTED SMOKE DETECTORS IN SUPPLY AND RETURN AIR DUCTS AS INDICATED ON THE FLOOR PLAN. DUCT SMOKE DETECTORS SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR. DETECTORS SHALL BE COMPATIBLE WITH THE BUILDING FIRE ALARM SYSTEM AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
3. COORDINATE SUPPLY DIFFUSER MOUNTING HEIGHT AND LOCATION WITH ARCHITECTURAL PLANS AND ELEVATIONS. MOUNT DIFFUSERS AS HIGH AS POSSIBLE.
4. TEMPERATURE AND HUMIDITY SENSORS ARE SHOWN FOR REFERENCE ONLY. AN ENERGY MANAGEMENT SYSTEM IS BEING PROVIDED BY OTHERS. UNDER A SEPARATE CONTRACT BY THE OWNER. WE GIVE SHALL BE MAINTAINED BY THE SUBCONTRACTOR CONTRACTOR AND ON MECHANICAL CONTRACTOR SHALL COORDINATE WORK WITH THE ALDI PROJECT MANAGER AND REPRESENTATIVE CONTRACTOR.
5. ALL DUCT DIMENSIONS ARE CLEAR FREE AREA.
6. AIR METERED ELBOWS & FITTINGS TO BE PROVIDED WITH TURNING VANES.
7. ALL ROUND DUCTWORK SHALL BE SPIRAL ONLY.
8. PROVIDE VOLUME DAMPERS AT ALL BRANCH REGISTER BARBOTS.
9. MAINTAIN MIN DUCT LENGTH SHALL BE 4ft.
10. FIELD VERIFY ALL NEW EQUIPMENT AND SCOPE OF WORK PRIOR TO BIDDING. NOTIFY OWNER IN WRITING 48 HOURS PRIOR TO BID DAY OF ANY QUESTIONS OR SCOPE OF WORK OF CONTRACT DOCUMENTS.
11. PROVIDE 1 1/2" PVC CONDENSATE DRAIN & P-TRAP FOR AIR TO ROOFTOP UNITS.
12. PROVIDE ACOUSTICAL INSULATION INSIDE ROOFTOP UNIT CURB FOR SOUND ATTENUATION, TYPICAL.
13. AREAS ARE ALL DIMENSIONS DIMENSIONED ABOVE A CEILING AND EXPOSED OR RE: ARCHITECTURAL SPECIFICATION SECTION 23 0000 - HVAC BALANCING FOR DETAILS.
14. SCHNEIDER ELECTRIC, INC. IS PROVIDING AN ENERGY MANAGEMENT SYSTEM (EMS) UNDER A SEPARATE CONTRACT WITH THE OWNER. THE MECHANICAL CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE ALDI PROJECT MANAGER AND THE SCHNEIDER ELECTRIC REPRESENTATIVE. REFERENCE THE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. THE SCHNEIDER ELECTRIC SHALL BE RESPONSIBLE FOR THE SEQUENCE OF OPERATION AND THE SHALL NOT DOCUMENTS.

HVAC PLAN KEYNOTES:

- (1) MOUNT SUPPLY DIFFUSER 6" BELOW BOTTOM OF ROOF JOIST. SUPPORT FROM ROOF JOIST. USE TRAPEZE HANGER PER DETAIL.
- (2) PROVIDE SMOKE DETECTOR. SMOKE DETECTOR SHALL BE PROVIDED AND INSTALLED BY OTHERS.
- (3) DUCT MOUNTED SMOKE DETECTOR.
- (4) EXHAUST FAN UP TO EF-1 LOCATED ON ROOF.
- (5) RETURN AIR FAN UP TO RF-1 LOCATED ON ROOF AND EXTENDED DUCTWORK. PROVIDE TRUSS FRAMED DRAIN PAN BELOW DUCT OPENING.
- (6) EXHAUST HOOD UP TO EF-2 LOCATED ON ROOF.
- (7) MOUNT BOTTOM OF UNIT HEATER AT A MINIMUM OF 10'-0" AFF.
- (8) PROVIDE WALL MOUNTED TEMPERATURE SENSOR/DIGITAL ZONE CONTROLLER AT REAR OF UNIT HEATER AT 10'-0" AFF.
- (9) RUN 10"Ø DUCTWORK THROUGH ROOF OPENING AND SLOPE DOWN TO THE ROOF OPENING. PROVIDE CURB AS REQUIRED AND MOUNT AS HIGH TO THE ROOF DECK AS POSSIBLE.
- (10) TEMPERATURE & HUMIDITY SENSORS MOUNTED ON COLUMN MOUNT SENSORS OUT OF THE SUPPLY AIR STREAM AT 8'-0" AFF. SENSORS, WIRING AND CONNECTIONS SHALL BE PROVIDED AND INSTALLED BY OTHERS.
- (11) 40"x16" LINED SUPPLY UP TO 97'0". TRANSITION TO 8'0" SUPPLY CONNECTION.
- (12) 10"Ø LINED RETURN UP TO 87'0". TRANSITION TO 8'0" RETURN CONNECTION.
- (13) CONNECT 1 HP® SUPPLY TO 8'0" SUPPLY AIR DUCT.
- (14) MOUNT TEMPERATURE SENSOR ON WALL AT 5'0" AFF.
- (15) MOUNT THERMOSTAT MOUNTED AT 5'-0" AFF.
- (16) MOUNT THERMOSTAT MOUNTED AT 5'0" AFF.

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415 Fishers Run
Victor, NY 14564

Picard Engineering

ALDI Inc.
Division Address
Elmira City, Chemung County, State, Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

HVAC Construction Plan
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RMSD-V7	
Drawn By: XXX	H-101
Scale: As Noted	Drawing No.

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V7.0 PROTOTYPE - NOT FOR CONSTRUCTION

ROOFTOP UNIT SCHEDULE

ID	LOCATION	PLENUM	SUPPLY AIR CFM	OUTSIDE AIR CFM	MAX. CONTINUOUS AIR CFM	ESP IN WG	MOTOR HP	VOLTS/PH	HEATING INPUT MBTUH	HEATING OUTPUT CAPACITY MBH	REHEAT OUTPUT CAPACITY MBH	COOLING MEDIUM	EVAPORATOR COOLING CAPACITY MBH	SENS. COOL CAPACITY MBH	EER	IEER	MANUFACTURER	REMARKS
RTU-1	ROOF	SALES ROOM	4,900	DIRECT	2,100	1.0	5	208/3	0.42	480.0	336.0	R-410A	240.1	168.0	14.7	20.0	MODEL #	GAS HEATED-REVAV11

(1) PROVIDE 2" INCH INSULATED ROOF CURB & SUPPLY & RAPS ON SUPPLY AND RETURN OPENINGS, 60"x1' ROOF CURB IS BY AES INDUSTRIES CONTACT GEOFF OR LARRY 1(800)558-6502 X 314. MECHANICAL CONTRACTOR RESPONSIBLE FOR PURCHASING THE ROOF CURB DIRECTLY FROM AES INDUSTRIES.
(2) PROVIDE WITH SUPPLIED THE BASE SINGLE POINT ELECTRICAL CONNECTION DISCONNECT, VFD 3-SPEED OPERATION, GAS WOOD, PROOF AIRFLOW SWITCH, CLOGGED FILTER SWITCH, STAINLESS STEEL DRAIN PAN, 120V CONVENIENCE OUTLET, HEAT RECLAIM COIL & DEHUMIDIFICATION CONTROL.
(3) UNIT SUPPLIED BY OWNER, RECEIVED, UNLOADED AND INSTALLED BY MECHANICAL CONTRACTOR.
(4) ROOFTOP UNIT CONTROLLER IS FACTORY INTEGRATED WITH DES MARTIN PACKAGE SPACE TEMPERATURE, SUPPLY AIR TEMPERATURE & SPACE HUMIDITY SENSORS ARE SUPPLIED BY CO CONTROLS AND SHIPPED TO REFRIGERATION CONTRACTOR FOR FIELD INSTALLATION.
(5) CUR AIRFOIL FAN WAS MANUFACTURED BY AADN INC. (PRODUCTION IS ~12 WEEKS) TO COORDINATE RFU SHIPPING OR FOR TECHNICAL SUPPORT CONTACT CES INC 1(866)FOR-24-7 X172. ALDI@OTTAGE.INC.CA
(6) MECHANICAL CONTRACTOR TO REVIEW AND CONFIRM RTU SEQUENCE/STORE HOURS WITH ALDI DIRECTOR OF REAL ESTATE AND JENSEN ENERGY MANAGEMENT USER GUIDE.

FAN POWERED VAV BOX WITH ELECTRIC REHEAT SCHEDULE

ID	TYPE	MANUFACTURER	PRIMARY AIR CFM	MIN. AIR CFM	CFM	INLET SIZE	DISCHARGE SIZE	ELECTRICAL HEATING CAPACITY KW	VOLTAGE	MANUFACTURER/MODEL NUMBER	REMARKS
VAV-1	CEILING	TITUS OR APPROVED EQUAL	894	402	0.2	1,500	10"Ø	7.5KW	208/3	TITUS DESV-10	(1)(2)(3)(4)

(1) PROVIDE 0-10VDC CONTINUOUS MOTOR & AIRFLOW SWITCH, ELECTRICAL DISCONNECT.
(2) PROVIDE THERMOSTAT BRACKETS.
(3) PROVIDE 1/4" INSULATED ACOUSTICAL LINER.
(4) PROVIDE 0-10VDC MODULATING VAV DAMPER MANUFACTURER - MAGNAMOTOR PER DETAIL#P1. DAMPER TO BE CONTROLLED VIA CONTROLLER LOCATED IN CEILING.

EXHAUST FAN SCHEDULE

ID	SERVES	LOCATION	TYPE	DRIVE	CFM	ESP IN. W.G.	FAN RPM	HP	VOLTAGE	MANUFACTURER	REMARKS
EF-1	BREAK ROOM	ROOF	CEIL	DIRECT	300	0.75	1,318	1/20	120/1	GREENHECK G-080-D	(1)(2)(3)(4)
EF-2	BACKROOM	ROOF	CEIL	DIRECT	1,200	0.4	1,433	1/6	120/1	GREENHECK G-150-A	(1)(2)(3)(4)
EF-3	TOILET	ROOF	CEIL	DIRECT	300	0.4	1,519	1/20	120/1	GREENHECK G-080-D	(1)(2)(3)(4)

(1) CONTROLLED FROM WALL SWITCH PROVIDED AND INSTALLED BY DIVISION 16.
(2) PROVIDE TIMED CONTROLLER INTEGRATED ON EXHAUST DUCT ARCHE OPENING.
(3) PROVIDE THRU 14" INCH INSULATED ROOF CURB.
(4) CONTROLLED BY HONEYWELL ENERGY MANAGEMENT SYSTEM.

VENTILATION RATE SCHEDULE

INTERNATIONAL MECHANICAL CODE 2012
TABLE 403.3 - SUPPLEMENTED

ROOM NAME	OCCUPANCY CLASSIFICATION	AREA (SQ FT)	AIR DISTRIBUTION EFFECTIVENESS	TOTAL OCCUPANTS	CFM/PERSON	CFM PER AREA	VENTILATION REQUIREMENTS	EXHAUST CFM	TRANSFER CFM
						CFM/SQ FT	CFM	CFM	CFM
SALES PROGRAMMED	SUPERMARKET	12,887	1.0	644	7.5	0.06	4,830	-	-
OFFICE	OFFICES, VARIOUS	240	1.0	2	5	0.06	12	150	-
BREAK RM.	CONFERENCE RM.	288	1.0	10	5	0.06	50	75	-
MEET RM.	TOILET RM. - PUBLIC	63	1.0	4	-	0.06	4	70	-
MEMBER'S RM.	TOILET RM. - PUBLIC	63	1.0	4	-	0.06	4	-	100
MAIL	CORRIDOR	145	1.0	2	-	0.06	9	-	100
BACK ROOM	WAREHOUSE	2,139	1.0	11	-	0.06	129	50	-
								100	-
						TOTAL OA REQUIRED		2,013	
						TOTAL OA PROVIDED		2,100	

(1) GAS FIRED MAKE UP UNIT/TUNNEL WITH DOMELESS OPERATING CONTINUOUSLY DURING OCCUPIED HOURS.

ELECTRIC CABINET HEATER

ID	TYPE	SERVES	QTY	VOLTAGE	CFM	ELECTRICAL HEATING CAPACITY KW	VOLTAGE	MANUFACTURER	REMARKS
ECH-1	RECESSED	THERMOSTAT	1	208/1	0.0	1KW/1	208/1	QMARK QAC1-1008	(1)

(1) PROVIDE FRAME CEILING ADAPTER, BUILT-IN THERMOSTAT & DISCONNECT.

DIFFUSER/REGISTER/GRILLE SCHEDULE

ID	SERVICE	TYPE	FACE SIZE	NECK SIZE	MOUNT. ACCESSORIES	CEILING ANGLE (DEG)	MAX. NC	MANUFACTURER	REMARKS
D-1	SUPPLY	DIFFUSER	24x24	SEE PLANS	STEEL	T-BAR	25	TITUS FMAA	(1)
D-2	SUPPLY	4-WAY	24x12	SEE PLANS	STEEL	T-BAR	25	TITUS FMAA	(1)
R-1	RETURN	PERF.	24x24	12x12	STEEL	LAY-IN	25	TITUS PAR	(1)
R-2	SIDEWALL	GRILLE	48x12	48x12	STEEL	OVER	25	TITUS 350 RL	
E-1	CEILING	PERF.	24x24	12x12	STEEL	T-BAR	25	TITUS PAR	(1)

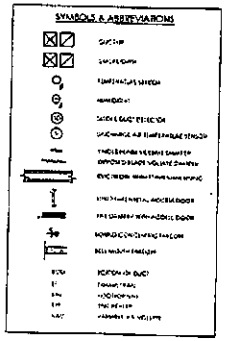
(1) COORDINATE CEILING TYPE WITH ARCHITECTURAL CEILING PLAN.
(2) MAKE/MODEL SPECIFIED OR APPROVED EQUAL BY ADAPTABLE AIR PRODUCTS, AES INDUSTRIES OR UNITED SHEETMETAL

GAS FIRED UNIT HEATER SCHEDULE

ID	LOCATION	TYPE	INPUT CAP. - Dry/HD BAY MBH	OUTPUT CAP. MBH	CFM	HP	VOLTAGE	MANUFACTURER	REMARKS
UH-1	BACKROOM	POWER VENT	75.0	60.0	950	1/6	120/1	STERLING STPH60-A	(1)
UH-2	BACKROOM	POWER VENT	75.0	60.0	950	1/6	120/1	STERLING STPH75-A	(1)

(1) CONTROLLED BY THE HONEYWELL ENERGY MANAGEMENT SYSTEM. TWO TEMPERATURE SENSORS SHALL BE USED.

SYMBOLS & ABBREVIATIONS



HVAC Section

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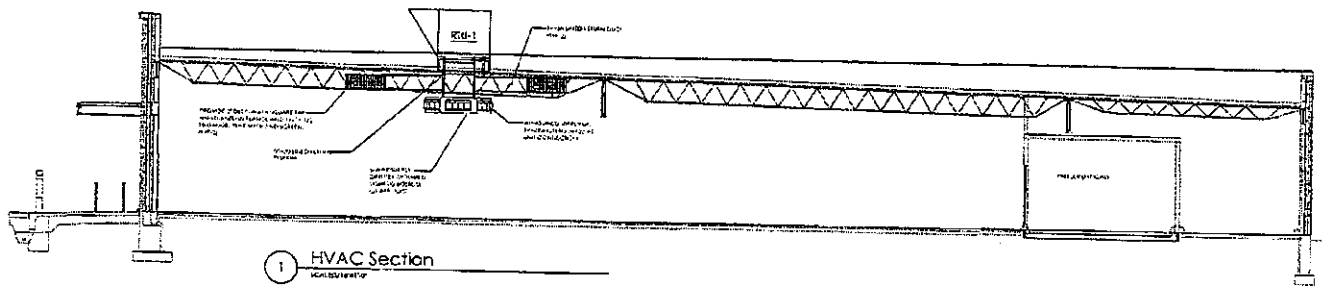

PROVIDE 12" MIN. FLAT AREA

APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
Victor, NY 14564

Picard Engineering

ALDI Inc.

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Project Town, State, Zip
Project County
Project Name & Location:

HVAC Legend, Section & Schedules
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RNSD-V7	
Drawn By: XXX	H-201
Scale: As Noted	Drawing No.

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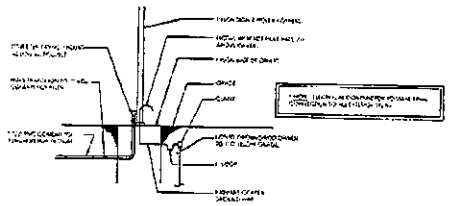
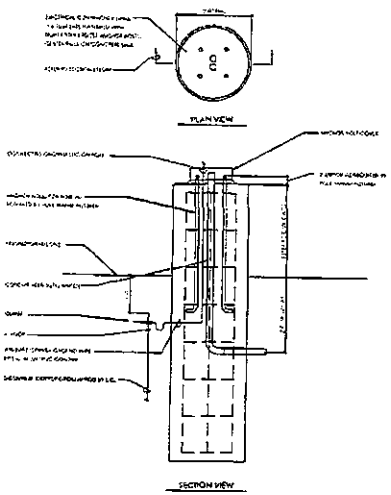
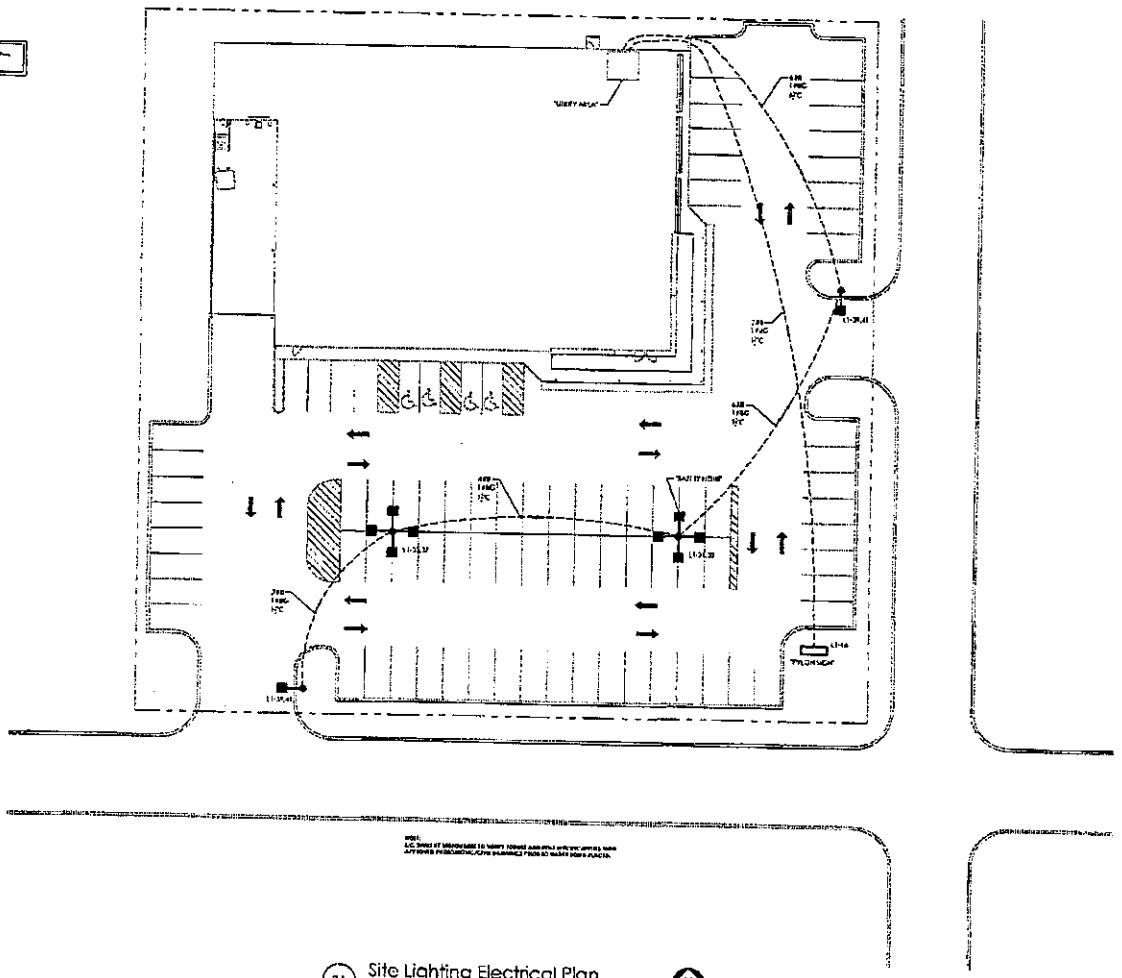


D3 Pylon Sign Wiring Detail



D1 Lighting Pole Base Detail



B1 Site Lighting Electrical Plan

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Victor, NY 14564

Picard Engineering

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Division City, Division State, Zip

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Project County
Project Name & Location

Site Lighting Electrical Plan
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Date: Date	Project No. Proj. No.
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Drawn By: XXX	SE-101
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V7.0 PROTOTYPE - NOT FOR CONSTRUCTION

GENERAL ELECTRICAL NOTES:

1. "#AWG-3/0" INDICATES WIRE REQUIREMENT NUMBER.
2. "SEE" INDICATES ANOTHER SHEET SEARCH FOR FURTHER.
3. (XX) INDICATES KEY NOTE USED TO DESCRIBE ADDITIONAL INFORMATION OR WORK REQUIRED SPECIFIC TO THE NOTED LOCATION.
4. "NO" INDICATES VERIFY IF APPLICABLE FOR THAT LOCATION.
5. ALL ELECTRICAL CONNECTIONS SHALL BE CLIPPED, U.O.N.
6. INDICATES NUMBER OF WIRES INCLUDING:
   - NEUTRAL WIRE
   - GROUND WIRE
   - ISOLATED GROUND WIRE
   - PHASE WIRE
7. ABBREVIATIONS:
   - EC ELECTRICAL CONTRACTOR
   - GC GENERAL CONTRACTOR
   - MC MECHANICAL CONTRACTOR
   - C CONDUIT
   - TYP TYPICAL
   - UC UNDERCOUNTER
   - AFF MOUNTING HEIGHT FROM FINISHED FLOOR TO CENTERLINE

ELECTRICAL INSTALLATION NOTES:

1. THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE A.D.A.A.G. STANDARDS AND WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. CIRCUIT NUMBERS ARE SHOWN FOR CIRCUIT IDENTIFICATION. CONDUCTORS SHALL AGREE WITH NUMBERING ON THE PLANS PROVIDED, SHALL BE COMMON NUMBER IF USED FOR TWO OR MORE CIRCUITS, EACH SHALL DESIGNATE FROM WHICH PHASE LEG OF THE PANEL BUS COMMON NUMBERS SHALL NOT BE USED FOR CONDUCTORS OF DIFFERENT RECEPTACLES. EQUIPMENT NOT LOAD ON PANEL SHALL VERIFY AS PHASE BETWEEN EACH PHASE.
3. CIRCUIT WIRING NOT INDICATED ON PLANS SHALL BE RUN TO SERVICE CLOSEST FROM ALL GIVEN CIRCUITS. SHALL A MANUFACTURER'S TOOLS OR NOT OR CIRCUIT BREAKER TESTING AND CONNECT EQUIPMENT.
4. A #10 GREEN INSULATED GROUND CONDUCTOR SHALL BE INSTALLED WITH CIRCUIT CONNECTORS TO ALL RECEPTACLES.
5. FLUSH MOUNT ALL TOGGLE SWITCHES AT +48" FROM FINISH FLOOR OR OTHERWISE DIMENSIONS ABOVE FINISH OR OTHERWISE NOTED.
6. FLUSH MOUNT ALL DUPLEX RECEPTACLES AND TELECOMMUNICATION OUTLETS AT HEIGHTS INDICATED ON FLOOR TO CENTERLINE AS NOTED ON PLANS.
7. CONTRACTOR SHALL VERIFY ALL EQUIPMENT, MOTOR AND FURNITURE AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL PLANS, ELEVATIONS AND REVIEWED SHOP DRAWINGS PRIOR TO ROUGH-IN. PRIOR TO MAKING ANY MAJOR ELECTRICAL INSTALLATION THE CONTRACTOR SHALL ADJUST RECEPTACLES, OUTLETS OR CONNECTION LOCATIONS TO ACCOMMODATE FURNITURE AND EQUIPMENT AS REQUIRED.
8. NOTES LOCATED ON OPPOSITE SIDE OF MONUMENT SIGN WALLS SHALL BE ON THE APPROACH OF VEHICLE TRAFFIC. NOTES ON OPPOSITE SIDE OF THE WALLS SHALL BE OFFSET A MINIMUM OF 24" HORIZONTALLY (INDEPENDENT CONDUCTS). "SIMILAR-WALL" BOXES SHALL NOT BE ALIGNED THROUGH FROM ONE SIDE TO THE OTHER.
9. ELECTRICAL EQUIPMENT SHALL BE INSTALLED TO AVOID INTERFERENCE WITH THE OPERATION OR AND/OR ACCESS TO OTHER EQUIPMENT. ALL WIRING OF ELECTRICAL ITEMS OR EQUIPMENT SUPPLIED BY ANOTHER CONTRACTOR SHALL BE APPROVED IN ADVANCE, BY THE OTHER CONTRACTOR AND OWNER.
10. ALL FINAL ELECTRICAL CONNECTIONS TO MOTORS ARE FURTHER SUBJECT TO VERIFICATION SHALL BE MADE WITH FLEXIBLE METAL CONDUIT. USE HOUSEHOLD CLEANER AND HEAVY WHITE RUBBER TO MAINTAIN SEPARATION BETWEEN CONDUCTORS AND METAL. USE GREEN INSULATED GROUND WIRE FROM CIRCUIT GROUND TO MOTOR EQUIPMENT THROUGH FLEXIBLE CONDUIT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OPENINGS REQUIRED IN WALLS. ALL OPENINGS SHALL BE REPAIRED SO AS NOT TO EXPOSE BY A QUALIFIED CONTRACTOR AT THE EXPENSE OF THIS CONTRACTOR. ALL CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE SEALED ON BOTH SIDES. WHERE CONDUIT PENETRATES WALLS AND MOISTURE MAY WORK IN, USE LISTED SEALANT. NON-PENETRATING PENETRATIONS SHALL ALSO, FOR EXAMPLE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ALL MATERIALS USED TO SEAL PENETRATIONS OF FIRE WALLS AND FLOORS SHALL BE TESTED AND CLASSIFIED AS A SYSTEM BY AN INDEPENDENT TESTING LAB. USE OF UNTESTED FIRE STOPPING MATERIALS SHALL BE AS MANUFACTURED BY 3M, RICHARD & SONS, OR EQUIVALENT.
12. ALL CONDUIT SHALL BE CONCEALED IN WALLS, PARTITIONS OR ABOVE CEILING, U.N.O., UNLESS OTHERWISE INDICATED ON THE PLANS, OR IN THIS SPECIFICATIONS. CONDUIT MAY BE EXPOSED IN BASEMENTS TO THE UNDERSIDE OF FIRST FLOOR FRAMING, IF NO CEILING IS INSTALLED. CONDUIT SHALL BE RUN JUST BELOW FLOOR DECK, IN BOTTOM OF JOIST'S CHORD OR ROOF TRUSS TO PROVIDE MAXIMUM HEADROOM. FOR NO ABOVE. CONFIRM LOCATIONS IN SHAFTS AND WITH ARCHITECT. INSTALL LOCATIONS ALL CONDUIT SHALL BE PARALLEL AND/OR PERPENDICULAR TO THE BUILDING STRUCTURE AND WALLS. EXPOSE SHALL NOTE INSTALLED OR UNDER PLAN UNLESS SPECIFICALLY NOTED OR APPROVED BY ARCHITECT/ENGINEER.
13. CONTRACTOR SHALL INSTALL AT EACH SERVICE, BRANCH A PERMANENT DIRECTORY ACCORDING TO ARTICLE 708.10, OF THE NATIONAL ELECTRICAL CODE.
14. ALL UNLOCATED RECEPTACLES SHALL BE LABELED ON DEVICE FACEPLATE "SPARE" W/ USE # + CIRCUIT NUMBER.
15. ELECTRICAL CONTRACTOR SHALL PROVIDE ARC FLASH WARNING LABELS FOR ALL DISCONNECTS PER NFPA AND OSHA STANDARDS.

MATERIAL LIST

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Picard Engineering

ALDI Inc.
Division Address
Division/City, Division State, Zip
(###) ###-####

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Material List & Notes
Drawing Name:

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Drawn By: XXX	E-001
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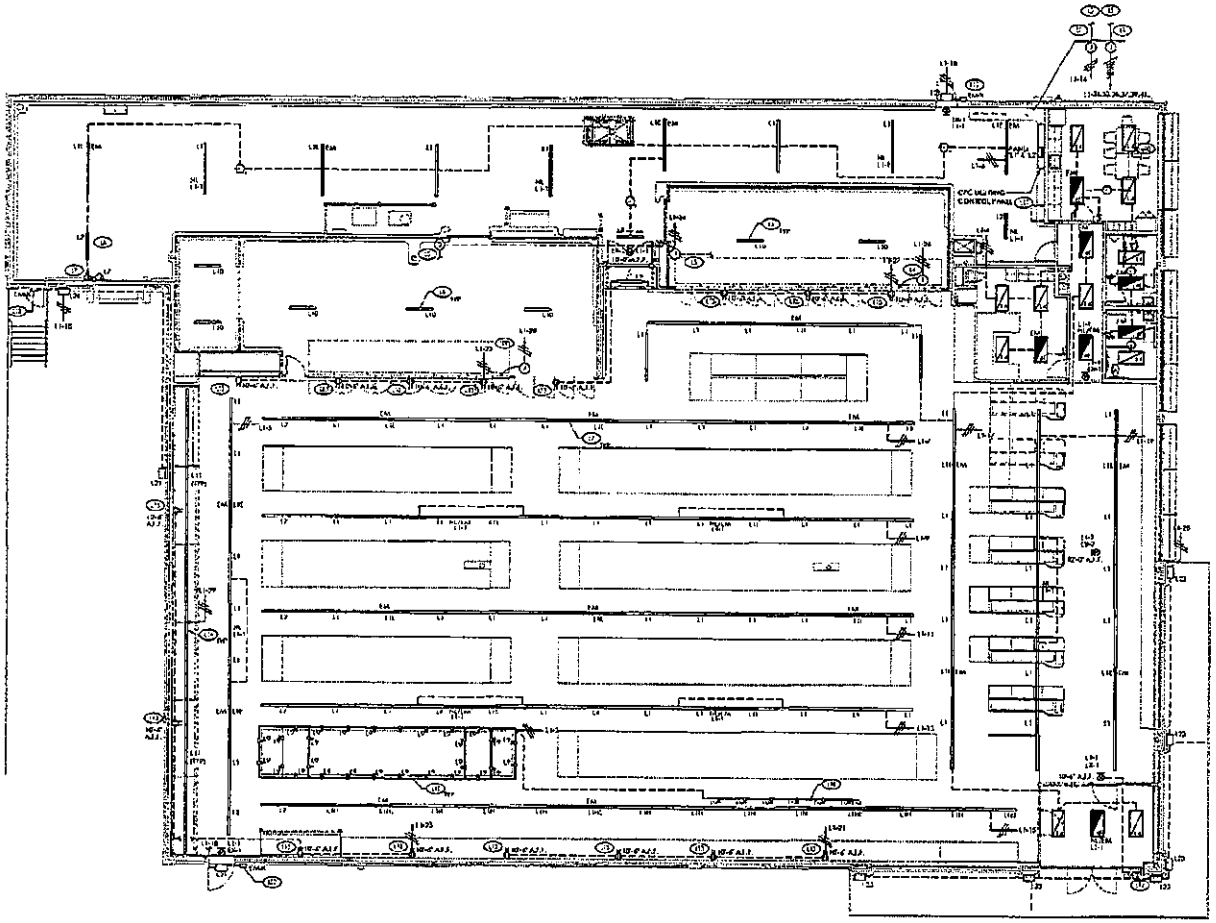

D1 Lighting Plan

GENERAL LIGHTING NOTES:

1. ALL HEIGHT DIMENSIONS (e.g. +9'-0") ARE FROM THE FINISHED FLOOR TO THE CENTERLINE OF THE FIXTURE.
2. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR COORDINATION OF LUMINAIRES WITH CEILING GRID.
3. REFER TO SHEET E-001 FOR THE ELECTRICAL ANALYSIS, LEGEND AND GENERAL INSTALLATION NOTES.
4. REFER TO DETAIL E1.1-107 FOR LIGHTING CONTROL AND WIRING DIAGRAM.
5. REFER TO SHEET E-001 FOR SCHEDULE OF FIXTURES FOR PANEL 'L'.
6. REFER TO DRAWINGS E-002 FOR LIGHTING LUMINAIRE SCHEDULE.
7. IN AREAS WHERE NO CEILING IS INSTALLED, CONDUIT SHALL BE RUN 2'-6" BELOW ROOF DECK AT BOTTOM OF STEEL CHORD OF ROOF JOIST.
8. EXIT LIGHTING FIXTURES SHALL BE CONNECTED TO THE NIGHT LIGHTING BRANCH CIRCUIT 1-17. CIRCUITS SHALL NOT BE SWITCHED.
9. EMERGENCY FIXTURES SHALL HAVE EMERGENCY BATTERY BALLAST FACTORY INSTALLED, WITH 1.5 HOUR CURVE AND PLATELIFE OF THE BATTERY FAILURE. PRIOR TO INSTALLATION, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

LIGHTING PLAN KEYNOTES:

(L1) EQUIP. CONTROL PANEL 'L' TO OUTSIDE BUILDING SITE LIGHTING AND NIGHTLIGHTING BELOW. PANEL SHALL BE 120/208V, 3 PHASE, 4 WIRE WITH NEUTRAL BUS AND GROUND BUS. PROVIDE WITH MAIN LUGS ONLY. CONTRACTOR SHALL HAVE PANEL LOCATION APPROVED BY ARCHITECT PRIOR TO ROUGH-IN. PANEL SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

(L2) 1" C. CONDUIT FROM PANEL 'L' TO OUTSIDE BUILDING SITE LIGHTING AND NIGHTLIGHTING BELOW (L1A). MINIMUM 3 1/2" CONCRETE COVER AT GRADE AND CONDUIT SHALL HAVE PULL POINTS AT LOCATIONS ACCORDING TO ALL LOCAL CODES AND CURRENT EDITION OF N.E.C. WHEN 90 DEGREE BENDS ARE REQUIRED USE LONG SWEEP BENDS.

(L3) MINIMUM 3-1/2" SCHEDULE 40 PVC CONDUIT, INSTALL MINIMUM OF 24" BELOW GRADE NO MOVEMENT FROM FINAL. REFER TO DETAIL FOR CONDUIT ENTRANCE AT NEAR METER PERFORMANCE LOCATIONS. USE LONG SWEEP BENDS TO KEEP RUN AS SHORT AS POSSIBLE.

(L4) MINIMUM 1-1/2" SCHEDULE 40 PVC CONDUIT, INSTALL MINIMUM OF 24" BELOW GRADE TO MAIN PARKING LOT LUMINAIRES. REFER TO SITE ELECTRICAL PLAN FOR LOCATION. FIELD VERIFY ENTRANCE LOCATION AND ROUTING TO KEEP RUN AS SHORT AS POSSIBLE.

(L5) VERIFY LOCATION OF CONNECTION TO DOWN LIGHTS WITH REFRIGERATION CONTRACTOR.

(L6) VERIFY LOCATIONS AND DETAILS FOR VESTIBULE HEATING BY CONTRACTOR. CONDUIT AND WIRING CONNECTIONS, AND INSTALLATION OF THERMOSTATS WHERE SHOWN ON PLAN. REFER TO DETAIL E1.1-107 FOR CONNECTION TO VESTIBULE HEATERS.

(L7) PROVIDE 1" C. CONDUIT FROM REFRIGERATION CONTRACTOR'S CONDENSING UNIT TO ROOF. REFER TO DETAIL E1.1-107 FOR CONNECTION TO REFRIGERATION CONTRACTOR'S EQUIPMENT.

(L8) PROVIDE 1" C. CONDUIT FROM REFRIGERATION CONTRACTOR'S CONDENSING UNIT TO ROOF. REFER TO DETAIL E1.1-107 FOR CONNECTION TO REFRIGERATION CONTRACTOR'S EQUIPMENT.

(L9) ALL EMERGENCY LIGHTING THROUGH R.A.B. SHALL BE CONTROLLED BY TWO (2) LIGHTING BRANCH CIRCUITS ORIGINATING FROM SAME BRANCH CIRCUIT. ONE HOT LEG (SPECIFY) OF THE CIRCUIT SHALL BE CONNECTED TO (BE SPECIFIED) UNSWITCHED LIGHTING BRANCH CIRCUIT CONTROLLED BY THE EXIT OF LOCAL SWITCHING SOURCE). FOR CONCEALED EMERGENCY OPERATION THE CIRCUIT WILL BE UNSWITCHED AND CONNECTED TO THE PANEL SUCH THAT IN THE EVENT OF A LOSS OF NORMAL POWER THE EMERGENCY BALLAST OPERATES FIXTURE.

(L10) INSTALL LUMINAIRES, CONDUIT AND WIRING TO CLEAR OVERHEAD DOOR OF THE OPEN POSITION.

(L11) RECEPTACLE FOR DOOR LIGHT SHALL BE SWITCHED WITH RECESSED DOOR HOLDING WOOD BLOCKING BETWEEN STUDS SO IT CANNOT BE DAMAGED.

(L12) ATTACH CIRCUIT TO DEDICATED FAN BY-1. REFER NOTE 306 FOR CONNECTION.

(L13) EXIT SYMBOL REFER TO DETAIL E1.1-107 FOR LIGHTING CONTROL DIAGRAM.

(L14) PROVIDE EXTERIOR EMERGENCY FIXTURE NEAR DOOR FOR EMERGENCY LIGHTING. REFER TO ARCHITECTURAL ELEVATIONS FOR LOCATIONS.

(L15) PROVIDE RECESSED STYLE RE-EXPOSABLE LED EGRESS GRAPHIC SYMBOL, COORDINATE RE-EXPOSABLE LOCATIONS WITH SLAB MODULE (2'-0" AND 4'-0" FROM TO SIDEWALL RECEPTACLE WALL AS SHOWN ON ELEVATIONS. REFER TO DETAIL E1.1-107 FOR CONTROL DIAGRAM (E1.1-102).

(L16) INSTALL 2 COMPACT FLUORESCENT LINEAR COVE FIXTURES FACING UP TO LIGHT BACK WALL OF CANOPY ON TOP OF WALL. FIXTURES TO BE CONCEALED FROM GRADE BY CANOPY WITH UNIFORM MOUNTING CLEARANCE. REFER TO ARCHITECTURAL ELEVATION DRAWINGS FOR EXACT PLACEMENT. VERIFY QUANTITY OF FIXTURES REQUIRED FOR CONTINUOUS LIGHT WALL AT WALL.

(L17) MOUNT EXTERIOR AREA BLACK LIGHT AT 11'-0" A.F.F. TO BOTTOM OF FIXTURE. FIELD MANUFACTURED MOUNTING STRUCTURE AND ATTACH TO EXISTING LUMINAIRE AND ARCHITECTURAL CANOPY SUPPORT AS PROVIDED IN NEW CONSTRUCTION. SUPPLY FIXTURE AND SHADE AS FURNISHED TO MATCH EXISTING COLOR. FIXTURE SHALL BE MOUNTED TO AVOID ALL OBSTRUCTIONS. REFER TO REFLECTED CEILING PLAN FOR LOCATIONS.

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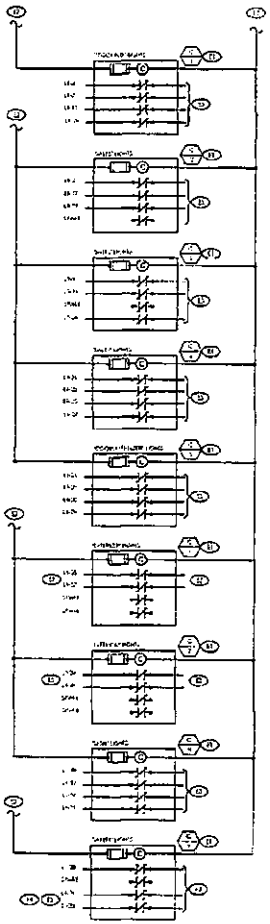


LIGHTING LUMINAIRE SCHEDULE

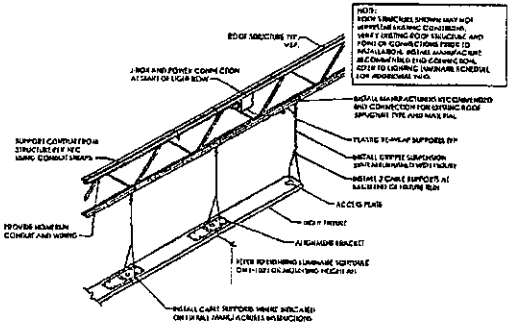
NOTES:

1. EACH LUMINAIRE SHALL BE CONTROLLED DOWNLIGHT AND MINIMAL SHALL NOT BE CHANGED BY MANUFACTURER AND ELECTRICAL CONTRACTOR UNLESS APPROVED BY ENGINEER.
2. SEE LEADS FOR THE PROJECT SPECIFIC REQUIREMENTS BY MANUFACTURER WITH DRIVERS AND INSTALLED BY ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED.
3. FOR ADDITIONAL ACCESSORY MOUNTING FOR ADDITIONAL FIXTURES, SEE ELECTRICAL LIGHTING AND LIGHTING SPECIFICATION.
4. LIGHTING FIXTURES SHOWN ON ELEVATIONS, REFERS TO SHOWN LIGHTING FIXTURES WITHIN THE PROJECT. REFER TO DRAWINGS FOR QUANTITIES OF LUMINAIRES AND FIXTURES SHALL BE DETERMINED BY ACTUAL LAYOUT AND ENGINEERING ACTUAL NOT BY ESTIMATE. VERIFY SITE LIGHTING LEVELS WITH LOCAL AUTHORITY HAVING JURISDICTION.
5. ROOFLINE AND POLE SPECIFICATIONS SHALL BE VERIFIED IN FIELD BY PLANT AND LUMINAIRE MANUFACTURER'S REPRESENTATIVE BEFORE ORDERING FIXTURES.

MARK	DESCRIPTION	MOUNTING	VOLTAGE	LAMPS		MAX. WATTS PER FIXTURE	NOTES	MANUFACTURER	REMARKS
				TYPE	QUANTITY PER FIXTURE				
L1	8' SURFACE LINEAR LIGHT								
L2M	8' SURFACE LINEAR LIGHT WITH MOTION SENSOR								
L3E	8' SURFACE LINEAR LIGHT WITH EMERGENCY BATTERY BACKUP								
L4	4' SURFACE LINEAR LIGHT								
L5	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR								
L6	4' SURFACE LINEAR LIGHT WITH EMERGENCY BATTERY BACKUP								
L7	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L8	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L9	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L10	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L11	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L12	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L13	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L14	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L15	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L16	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L17	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L18	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L19	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L20	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L21	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L22	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L23	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L24	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L25	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L26	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L27	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L28	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L29	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L30	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L31	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L32	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L33	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								
L34	4' SURFACE LINEAR LIGHT WITH MOTION SENSOR AND EMERGENCY BATTERY BACKUP								

RC SHALL BE RESPONSIBLE TO VERIFY FIXTURE AND POLE SPECIFICATIONS WITH APPROVED MANUFACTURER'S CUTSHEETS PRIOR TO ORDER BEING PLACED

NOTE:
ROOF STRUCTURES SHOWN MAY NOT REPRESENT EXISTING CONDITIONS. VERIFY EXISTING ROOF STRUCTURE AND TYPE OF CONNECTIONS PRIOR TO INSTALLATION. INSTALL MANUFACTURER RECOMMENDED END CONNECTIONS. REFER TO LIGHTING LUMINAIRE SCHEDULE FOR MOUNTING TYPE.



A1 Continuous Light Row Suspension Detail

STRIP FIXTURE MOUNTING NOTES (GROUND UP):

STRIP FIXTURE MOUNTING NOTES (BOTTOM FITS):

D1 Lighting Control Diagram

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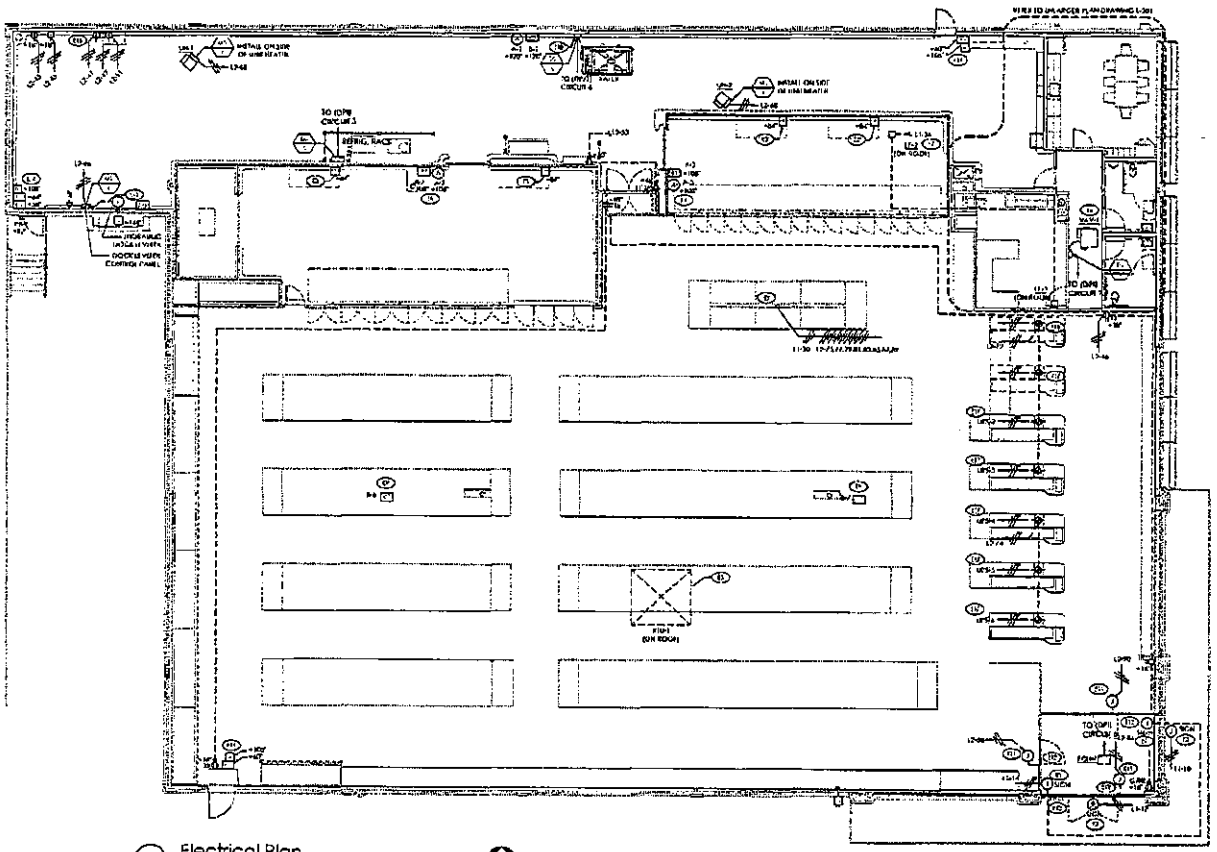

D1 Electrical Plan

GENERAL ELECTRICAL NOTES:

1. ALL HEIGHT DIMENSIONS (e.g., +NOT) ARE FROM FINISHED FLOOR TO THE CENTERLINE OF THE DEVICE.
2. REFER TO SHEET E-001 FOR MATERIAL LIST AND GENERAL INSTALLATION NOTES.
3. REFER TO ONE-LINE FOR ELECTRICAL SERVICE AND DISTRIBUTION REQUIREMENTS.
4. REFER TO SHEET E-001 FOR GROUND DIAGRAM.
5. REFER TO SHEET E-002 FOR SCHEDULE OF CIRCUITS FOR PANEL 'LL' & 'LP'.
6. IN AREAS WHERE ACT CEILING IS INSTALLED, CONDUIT SHALL BE RUN JUST BELOW ROOF DECK AT BOTTOM OF UPPER CHORD OF ROOF JOISTS.
7. IF REQUIRED BY ANY LOCAL JURISDICTION FIRE ALARM SYSTEM CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPLETE FIRE ALARM SYSTEM OR AUTOMATIC NOTIFICATION SYSTEM AS REQUIRED AND IN ACCORDANCE WITH LOCAL AND STATE CODES. CONTRACTOR SHALL SUBMIT DRAWINGS TO THE LOCAL GOVERNING AUTHORITIES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

ELECTRICAL PLAN KEYNOTES:

(E1) INSTALL JUNCTION BOXES AND BRANCH CIRCUIT CONDUCTORS AS SHOWN ON DIAGRAM. JUNCTION BOX SHOWN SHALL BE MOUNTED 12" ABOVE NEUTRAL CEILING. ALL CONDUIT RUNS AND ROUTINGS INDICATED SHALL BE CONCEALED IN WALL PRIOR TO DRYWALL AND FLOORING AND REQUIRE COORDINATION BETWEEN GENERAL CONTRACTOR, MECHANICAL AND ARCHITECTURAL DRAWINGS.

(E2) INSTALL JUNCTION BOXES AND BRANCH CIRCUIT CONDUCTORS AS SHOWN ON DIAGRAM. VERIFY LOCATIONS AND REQUIREMENTS FOR FINAL CONNECTION WITH EQUIPMENT PROVIDED AND INSTALLED BY OTHERS.

(E3) SURFACE MOUNT JUNCTION BOX WITH 3/4" EMT STUBS & TWO CONDUITS OF COPPER AND 1" ALLEY STUBS. PROVIDE WATER TIGHT CONNECTORS AT ENTRANCE OF EQUIPMENT. EXPANSION CONNECTORS SHALL BE PROVIDED AT EXPANSION CONNECTORS AS REQUIRED BY NEC 300.7

(E4) SLAB PENETRATIONS AND CONDUIT PENETRATIONS THROUGH COOLER AND FREEZER WALLS SHALL BE MADE WATERTIGHT USING AN METHOD APPROVED BY REGULATORY AUTHORITIES. CONDUIT PASSING THROUGH COOLER/FREEZER WALLS SHALL BE SEALED AND SEALED PER NEC 300.7

(E5) INSTALL MOUNTED ON ROOF. REFER TO E205-001 AND E205-002 FOR WIRING REQUIREMENTS.

(E6) VERIFY MOUNTING ABOVE CEILING. REFER TO E-001 FOR WIRING REQUIREMENTS.

(E7) EXPOSED 3/4" AND 1" CONDUIT AND SYSTEM THROUGH CONVECTOR ENCLOSURE. REFER TO DETAIL ON DIAGRAM E1.0-001

(E8) LOCATE POWER POLE ABOVE SPOT MERCHANDISE. REFER TO DETAIL E205-001 FOR INSTALLATION REQUIREMENTS.

(E9) SALES FLOOR OUTLETS SHALL BE MOUNTED IN THE WALL ABOVE (VERTICAL) MOUNTED TO SIDE OF JOIST OVER THE LOCATIONS INDICATED. OUTLETS WILL NOT BE ALLOWED IN CEILING ABOVE POWDER (HORIZONTAL). REFER TO DETAIL E1.0-001 FOR WALL AND SURFACE WIRING DIAGRAMS.

(E10) PROVIDE FLEXIBLE CONDUIT BETWEEN DISCONNECT AND EXISTING JUNCTION BOX MOUNTED TO MECHANICAL ANCHOR. PROVIDE CONCEALED TO FRAMING ABOVE WALL. FIELD VERIFY FOR COMPACT SOLUTION WHEN EQUIPMENT POWERED PRIOR TO BOXING IN.

(E11) P.C. WALL SWITCH JUNCTION BOX ABOVE DOOR IN ENTRY AREA. EXTEND 1" MARBLE CONDUIT AND CONDUCTORS THROUGH WALL TO AUTO DOOR OPERATOR LOCATION. CONNECTION BY OTHERS. REFER TO DETAIL E1.0-001

(E12) VERIFY LOCATION OF DOOR OPERATOR IN ENTRY AREA WITH DOOR SUPPLIER FOR CONDUIT INSTALLATION.

(E13) INSTALL PB-3 AT +48" IN THE ADJACENT DOOR JAMB PERPENDICULAR TO GLASS IN LOCATION SHOWN. REFER TO DETAIL FOR LOCATION NOTATION E1.0-001

(E14) FOR CEILING MOUNTED POS CONNECTIONS, JUNCTION BOX REQUIREMENTS AT DISPLAYS, REFER TO ARCHITECTURAL MIRROR ELEVATIONS AND CONDUIT ENTRY PLANS. INSTALL JUNCTION BOXES AND CONDUIT AS REQUIRED. ELECTRICAL CONTRACTOR SHALL INSPECT AND INSTALL ALL CONDUIT FOR SECURITY AND FIRE ALARM SYSTEM, COORDINATE FINAL CONDUIT REQUIREMENTS WITH EQUIPMENT CONTRACTOR. WIRING PROVIDED AND INSTALLED BY SECURITY CONTRACTOR.

(E15) PROVIDE 1-1/2" CONDUIT CONCEALED IN CONCRETE FROM CONTROL PANEL TO DOOR LOCATION. COORDINATE WITH EQUIPMENT AVAILABLE REFER TO ARCHITECTURAL DRAWINGS FOR ELEVATION MOUNT HEIGHTS.

(E16) CENTER RECEPTACLES AS SHOWN. WIRING RECEPTACLES AT ABOVE SHALL SPLIT TO ON CIRCUIT POWERED AND LONG CORD AND PANEL ON BATTERY CHARGER.

(E17) WIRE THROUGH CIRCUIT BREAKER IN (UPON) WIRE ARRANGEMENT CONNECTIONS AS CONNECT. REFER TO E1.0 & C1.0 DRAWINGS & SET FOR WIRING DIAGRAMS. ALL UPS POWERED RECEPTACLES SHALL BE LABELED ON DEVICE FACEPLATE. "UPS-P" WHERE P = CIRCUIT NUMBER.

(E18) INSTALL JUNCTION BOXES WITH CIRCUITS AS SHOWN AS POSSIBLE FOR FUTURE CASE DOORS. UPS CIRCUITS AS REQUIRED AND TERMINATE IN JUNCTION BOX ABOVE UPS LOCATION FOR FUTURE INSTALLATIONS. ADDITIONAL UPS AND SWITCH.

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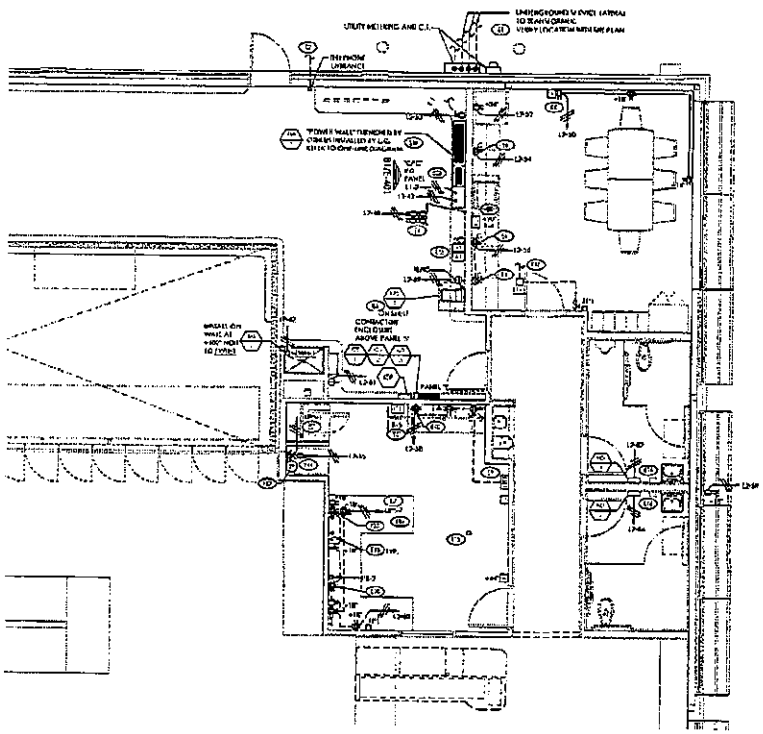

B1 Enlarged Plan
Office, Break Room and Utility

ENLARGED PLAN KEYNOTES

1. ELECTRICIAN TO PROVIDE ENTRANCE RATED ENCLOSURE FOR ELECTRICAL EQUIPMENT AS REQUIRED BY LOCAL CODE. ELECTRICIAN TO PROVIDE AND INSTALL ENTRANCE RATED ENCLOSURE FOR ELECTRICAL EQUIPMENT AS REQUIRED BY LOCAL CODE. ELECTRICIAN TO PROVIDE AND INSTALL ENTRANCE RATED ENCLOSURE FOR ELECTRICAL EQUIPMENT AS REQUIRED BY LOCAL CODE.
2. E.C. SHALL PROVIDE 3" ABOVEGROUND PVC CONDUIT UNDERGROUND FROM TELEPHONE BOARD IN MECHANICAL ROOM TO EXTERIOR OF BUILDING. CONDUIT SHALL CONTAIN A MINIMUM OF 10 #24 HORIZONTAL MOUNTING. VERIFY LOCATION AND EXACT REQUIREMENTS WITH TELEPHONE COMPANY. LEGEND: CONDUIT ABOVE FINISH FLOOR AND INSTALL INSULATED BUSHING. BOND TO GROUND BAR IN ELECTRICAL PANEL WITH #6 BARE COPPER GROUND.
3. REFER TO A.I.T.-555 FOR WIRING DIAGRAM OF DATA INPUTS AND OUTLET REQUIREMENTS. INPUTS AND OUTLETS SHALL BE MOUNTED ON THE WALL, NEAR BY E.C. COORDINATE TYPE/LOCATION OF RECEPTACLE LOCATION WITH OWNER AND GNL. VERIFY EXACT LOCATION WITH ALDI REPRESENTATIVE. E.C. SHALL COORDINATE UPS UNIT NEEDS WITH ALDI REPRESENTATIVE AT TIME OF PUNCH LIST.
4. LOCATE TWO (2) RECEPTACLES SPACED 6" ON CENTER AT 42" A.F.F. AND THREE (3) RECEPTACLES SPACED 6" ON CENTER 54" FOR EQUIPMENT WITH 4 POWER CORDS. COORDINATE LOCATION WITH ELEVATION PRIOR TO INSTALLATION PRIOR TO ROUGH-IN.
5. CAMAS SHALL BE SURFACE MOUNTED IN LOCATION INDICATED BY MANUFACTURERS RECOMMENDATIONS. REFER TO E-301 FOR WALL AND BUILDER WIRING DIAGRAM AND E-000 FOR MANUFACTURER.
6. RECEPTACLES TO BE INSTALLED ABOVE COUNTER AS REQUIRED. REFER TO ARCHITECTURAL ELEVATIONS. FIELD VERIFY WITH LOCATION OF COUNTER PRIOR TO ROUGH-IN.
7. WIRE BETWEEN CIRCUIT BREAKER AND SPLICE WITH MINIMUM #12 CONDUCTORS IN CONDUIT. REFER TO A.I.T.-555 FOR WIRING DIAGRAM. ALL GFCI POWERED RECEPTACLES SHALL BE LABELED ON DEVICE FACEPLATE "GFCI PROTECTED" WHERE IT CANNOT BE SEEN.
8. PROVIDE DUPLEX RECEPTACLE AND SINGLE GANG JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING FOR CLOCK. RECEPTACLES AND JUNCTION BOX SHALL BE MOUNTED ON FLAT PANEL CONNECTION INCLUDES FLEXIBLE CONNECTION AND ANY CONFLICTS WITH ARCHITECTURAL SPACES TO BE VERIFIED FOR LOCATION.
9. FACILITY STATUS DISPLAY. PROVIDE 3/4" CONDUIT TO ABOVE CEILING FOR COMM. WIRING.
10. RECEPTACLES TO BE INSTALLED ABOVE COUNTER (ABOVE). REFER TO ARCHITECTURAL INTERIOR ELEVATIONS. FIELD VERIFY WITH LOCATION OF COUNTER PRIOR TO ROUGH-IN.
11. JUNCTION BOX AND RECEPTACLE LOCATION IN BACK ALCOVE SHALL BE LOCATED SO THAT THEY ARE NOT OBSTRUCTED BY BACK FRAMING AND BRACING. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR COORDINATION. COMPUTER/SCANNER CABLES AND INSTALLATION SHALL BE BY OTHERS.
12. PROVIDE (2) 20A-1P RECEPTACLES WITH (2) SINGLE 3/4" CONDUITS TO ABOVE CEILING. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR BOX AND RECEPTACLE LOCATIONS.
13. PROVIDE SINGLE GANG BOX AND 3/4" CONDUIT TO ABOVE CEILING FOR CASING. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS.
14. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR COORDINATION OF COMPUTER OUTLET AND RECEPTACLE LOCATIONS. COMPUTER/SCANNER CABLES AND INSTALLATION SHALL BE BY OTHERS.
15. PROVIDE SINGLE RANGE 6-12 V STATIONS TYPE BT-10CA WITH (2) JACKET TO FIRE ALARM PANEL. COORDINATE LOCATIONS WITH FIRE ALARM SYSTEM INSTALLER PRIOR TO ROUGH-IN.
16. INSTALL PULL STATION AND DEVICE IN BOARDING. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR LOCATION AND MOUNTING HEIGHT.
17. PROVIDE 20A DISCONNECT FOR UNIT WITH A FUSIBLE SWITCH SIZED AT 125% OF MAX. CONTINUOUS CURRENT OF EQUIPMENT. PROVIDE POWER FROM BUILDING CIRCUIT.
18. PROVIDE 2" RIGID GALVANIZED STEEL CONDUIT FROM ROOF TOP UP THROUGH ROOF. PROVIDE WEATHERHEAD AT EQUIPMENT AS REQUIRED. COORDINATE FLASHING REQUIREMENTS WITH ROOFING MANUFACTURER.
19. REFER TO PHOTOMETRICS FOR ADDITIONAL INFORMATION ON SITE DEVICES MOUNTED ON POLE/WALL.
20. ELECTRICAL CONTRACTOR SHALL PROVIDE 12" DIAMETER ELECTRICAL CLEARANCE WARNING LABEL AS SUPPLIED BY MILWAUKEE TOOL SKU # 48-18-0012. COORDINATE INSTALLATION LOCATION WITH ARCHITECTURAL DRAWINGS AND G.C.
21. ELECTRICAL CONTRACTOR SHALL COORDINATE DISCONNECTION REQUIREMENTS AND RECEIVE APPROVAL FROM UTILITY COMPANY AND ALDI REP. VERIFY FINAL LOCATION OF DISCONNECTION BOX WITH ALDI REP PRIOR TO INSTALLATION. REFER TO ONE-LINE DIAGRAM DRAWING.

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ELECTRICAL LOAD SUMMARY		
	Max. CONNECTED	Max. DEMAND
LIGHTING	36.6	36.6
REFRIGERATION	115.7	115.7
HVAC	46.9	46.6
WATER HEATER	2.0	2.0
RECEPTACLES	9.5	9.5
MISC.	6.7	6.7
SPARE	8.0	8.0
EALER TEMP	20.3	20.3
TOTAL	244	245

* Largest Motor

PANELBOARD SCHEDULE
L1

TOTAL CONNECTED LOAD WITH NEC FACTORS: 262 kVA 188 Amps @ 208 Volts 3 Phase

PANELBOARD SCHEDULE
L2

TOTAL CONNECTED LOAD WITH NEC FACTORS: 244 kVA 188 Amps @ 208 Volts 3 Phase

C3 Service Entrance Grounding Detail
SCALE: None

D1 One-Line Diagram
SCALE: None

B1 Utility Area Elevation
SCALE: 3/4"=1'-0"

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Drawing No.

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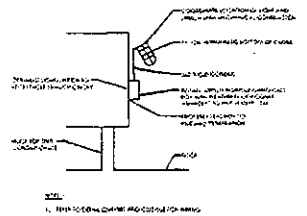
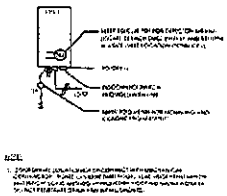
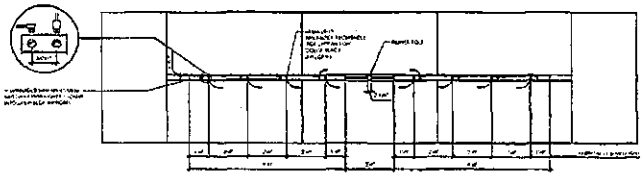


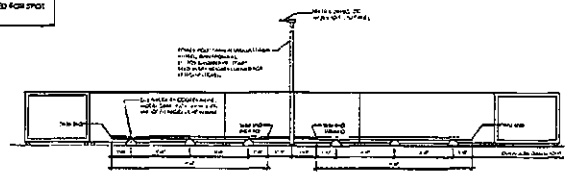
D3 RTU Service Light Mounting Detail
SCALE: N.T.S.



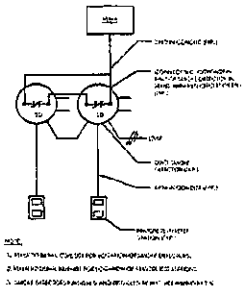
C3 RTU-1 Detail
SCALE: N.T.S.



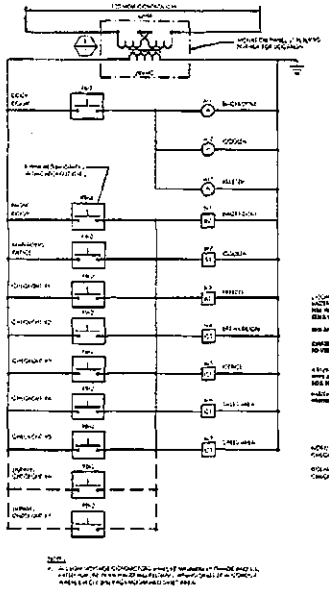
NOTE:
CONTRACTOR SHALL FIELD VERIFY RECEPTACLE TYPE REQUIRED FOR SPOT MERCHANDISER UNIT.



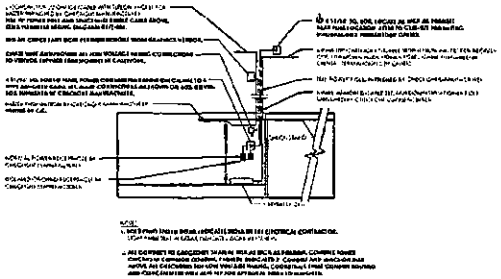
B2 Spot Merchandiser Raceway Detail
SCALE: N.T.S.



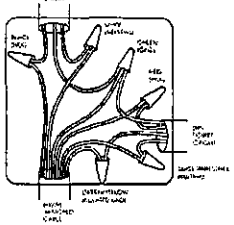
C2 Duct Smoke Detector Wiring Detail
SCALE:



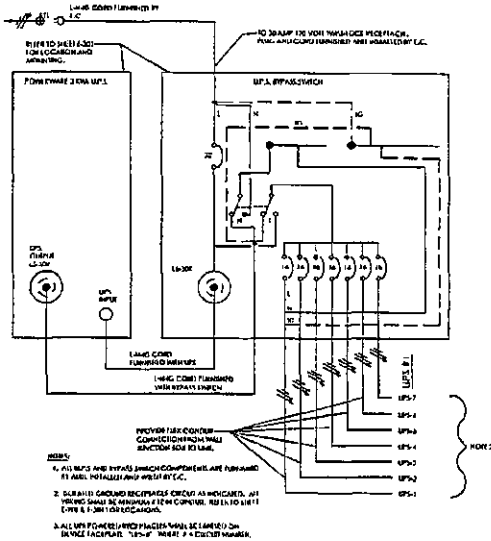
P1 Bell and Buzzer Wiring Diagram
SCALE: N.T.S.



C1 Checkout Wiring Detail
SCALE: N.T.S.



B1 Checkout Wiring Diagram
SCALE: N.T.S.



A1 UPS Wiring Diagram
SCALE: N.T.S.

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A	Issued for Use/Reference	1 Oct 2016
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PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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Drawing Alteration

DO NOT SCALE PLANS

APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
Victor, NY 14564
585.742.2770
www.apdpc.com

Picard Engineering

ALDI Inc.
Service Address
Division City, Division State, Zip

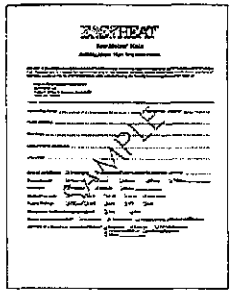
ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

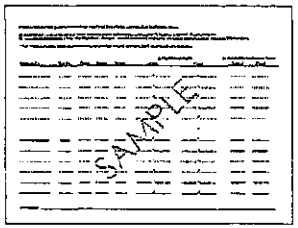
Electrical Details
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	E-501
Scale: As Noted	Drawing No.

PROTOTYPE NOT FOR USE

V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



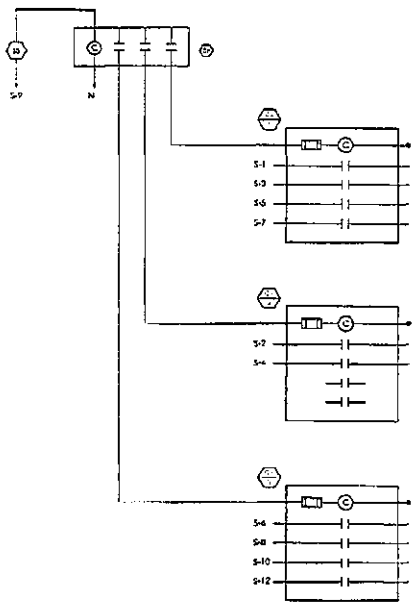


NOTE:
CONTRACTOR SHALL FOLLOW ALL INSTALLATION GUIDELINES AND INSTRUCTIONS INCLUDING SUBMERGENCE INSTALLATION ITEM RELOW MUST BE SHOWN IN THE SHOP DRAWING. ITEM RECORD DRAWINGS INCLUDED IN THE INSTALLATION KIT. A COPY OF THE AS-BUILT RECORD DOCUMENTATION INCLUDING RECORD DRAWING OF THE INSTALLATION SHOULD BE LOCATED NEAR THE SNOW MELT CONTROL PANEL.

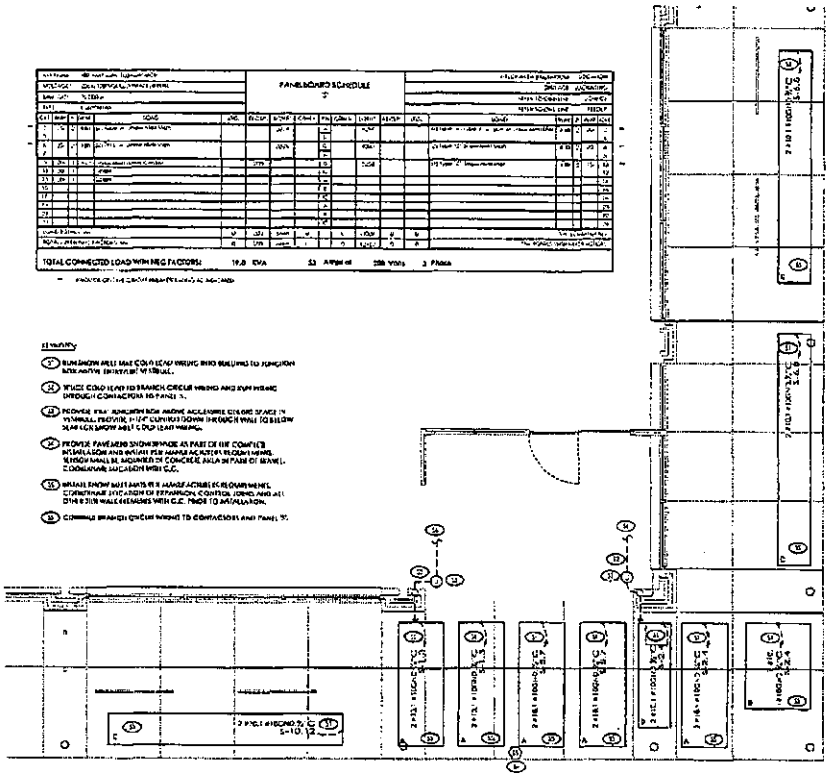
SNOW MELTING SYSTEM MAT SCHEDULE

CODE	LENGTH	WIDTH	AREA	WATTS	AMPS	VOLTS	TOTAL OHMS	LEAD LENGTH	PART NUMBER	QTY
A	9'-6"	3'-6"	33.25	1662	8.0	208	26.00	50'	9'6" H 42-8-50	4
B	6'-6"	5'-0"	32.50	1625	7.8	208	26.62	50'	6'6" H 60-8-50	1
C	18'-0"	2'-6"	45.00	2250	10.8	208	19.22	50'	18'0" H 30-8-50	3
D	8'-0"	2'-6"	20.00	1000	4.8	208	43.33	50'	8'0" H 30-8-50	1

NOTE:
SNOW MELT SYSTEM MANUFACTURER SHALL COORDINATE WITH MECHANICAL AUTOMATION COMPANY TO PROVIDE ALL EQUIPMENT AND CONTROLS REQUIRED FOR A COMPLETE SYSTEM.



D2 Snow Melting Control Diagram



B1 Snow Melting System Plan

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Revisions: Date:
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PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

Drawing Alteration

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APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
Victor, NY 14564

Picard Engineering

ALDI Inc.

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Snow Melting System Plan
Drawing Name:

Date: Date
Type: RIISD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.
E-600
Drawing No.

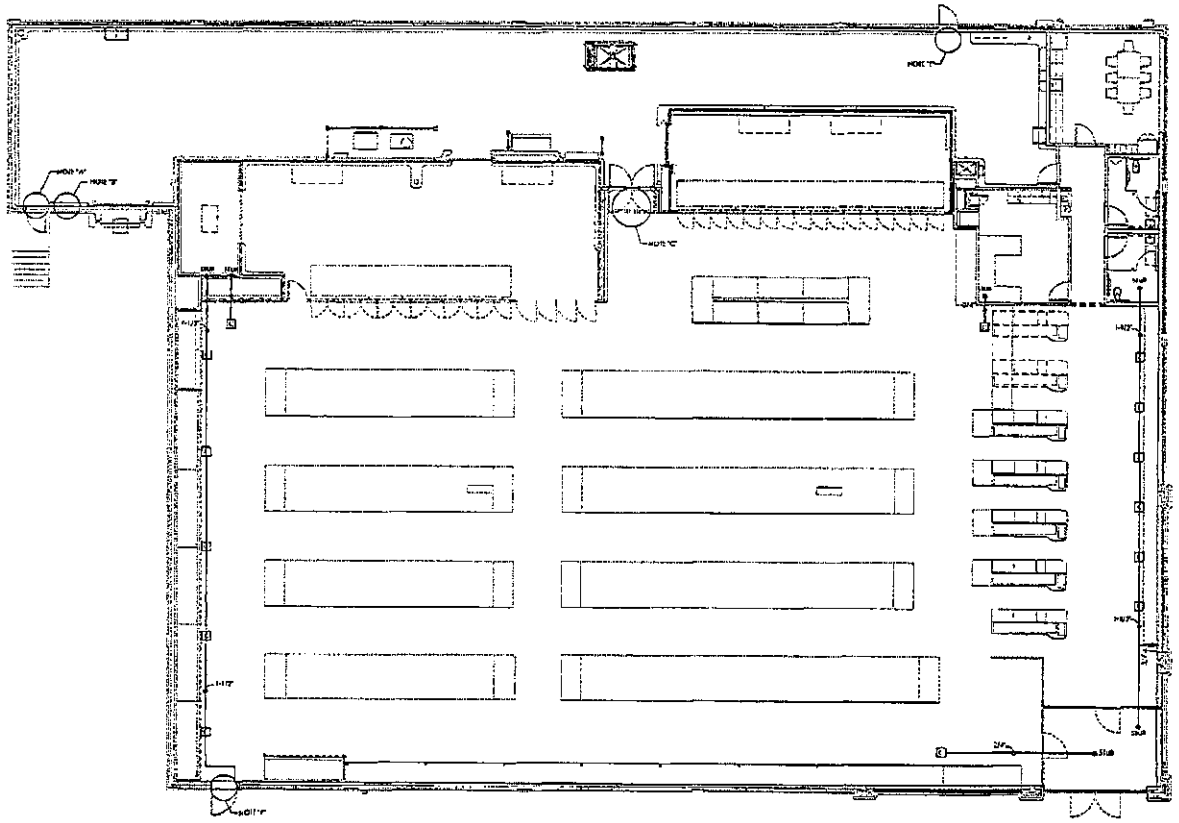
PLOTTED: 5/5/2015 12:48 AM

V7.0 PROTOTYPE - NOT FOR CONSTRUCTION

	COMPANY	SIGNATURE	DATE
SYSTEM VENDOR			
GENERAL CONTRACTOR			
ELECTRICAL CONTRACTOR			

SIGN-OFF PROCEDURE:

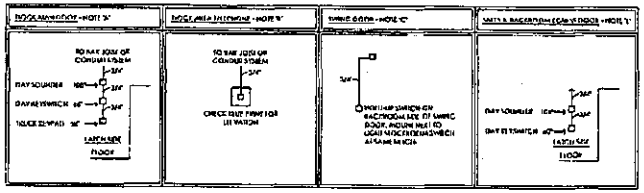
1. THE G.C. SHALL SEND THE CONDUIT LAYOUT DRAWINGS TO THE SYSTEM INSTALLER FOR THEIR REVIEW, COMMENT AND MARK UP.
2. THE SYSTEM INSTALLER SHALL MARK UP THE PLAN WITH ANY CHANGES OR ADDITIONAL DETAILS, THEN SIGN AND DATE WITH THEIR COMPANY NAME AND SEND IT BACK TO THE G.C.
3. UPON PROOF OF RIC PLAN THE G.C. WILL THEN SIGN AND DATE WITH HIS COMPANY NAME INDICATING THAT THEY ACCEPT THE MARKED UP PLANS from E.C.



GENERAL SECURITY CONSTRUCTION NOTES:

- MUST CONSULT WITH LOCATION OF SOFT TOWN & SAUNA WHO CEILING PERIMETER IN OFFICE AREA & VESTIBULE.
- ALL JUNCTION BOXES ARE 4in. BOXES (S) AND WALLS TO INCLUDE A SINGLE GANG PLASTER RING.
- ALL JUNCTION BOXES IN OPEN CEILING AREAS SHALL BE MOUNTED TO REMOVABLE BAR JOISTS UNLESS OTHERWISE NOTED.

B1 Security System Conduit Plan
SCALE: 1/8" = 1'-0"



NOTE:

THIS CONDUIT DRAWING IS FOR REFERENCE ONLY. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL FIRE ALARM SYSTEM (IF REQUIRED) AND SECURITY SYSTEM REQUIREMENTS WITH ALDI'S FIRE ALARM AND SECURITY SYSTEM VENDOR(S) AND SHALL PROVIDE ALL RACEWAYS, CONDUIT AND BOXES AS REQUIRED FOR INSTALLATION OF SYSTEM EQUIPMENT, DEVICES AND CABLING. ALL REQUIRED RACEWAYS, CONDUIT AND BOXES SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR FOR USE BY THE FIRE ALARM AND SECURITY SYSTEM INSTALLER(S). REFER TO SIGN-OFF PROCEDURE LOCATED ON THIS SHEET.

Issued:	Date:
A Issued for Review/Reference	08/05/16
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Revisions:	Date:
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PROJECT LEAD DATE

PROJECT DESIGNER DATE

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APD ENGINEERING & ARCHITECTURE, PLLC
613 Fishers Run
Victor, NY 14564
(585) 421-7729
info@apdpllc.com
www.apdpllc.com

ALDI Inc.
Division Address
Division City, Division State, Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Security System Conduit Plan
Drawing Name:

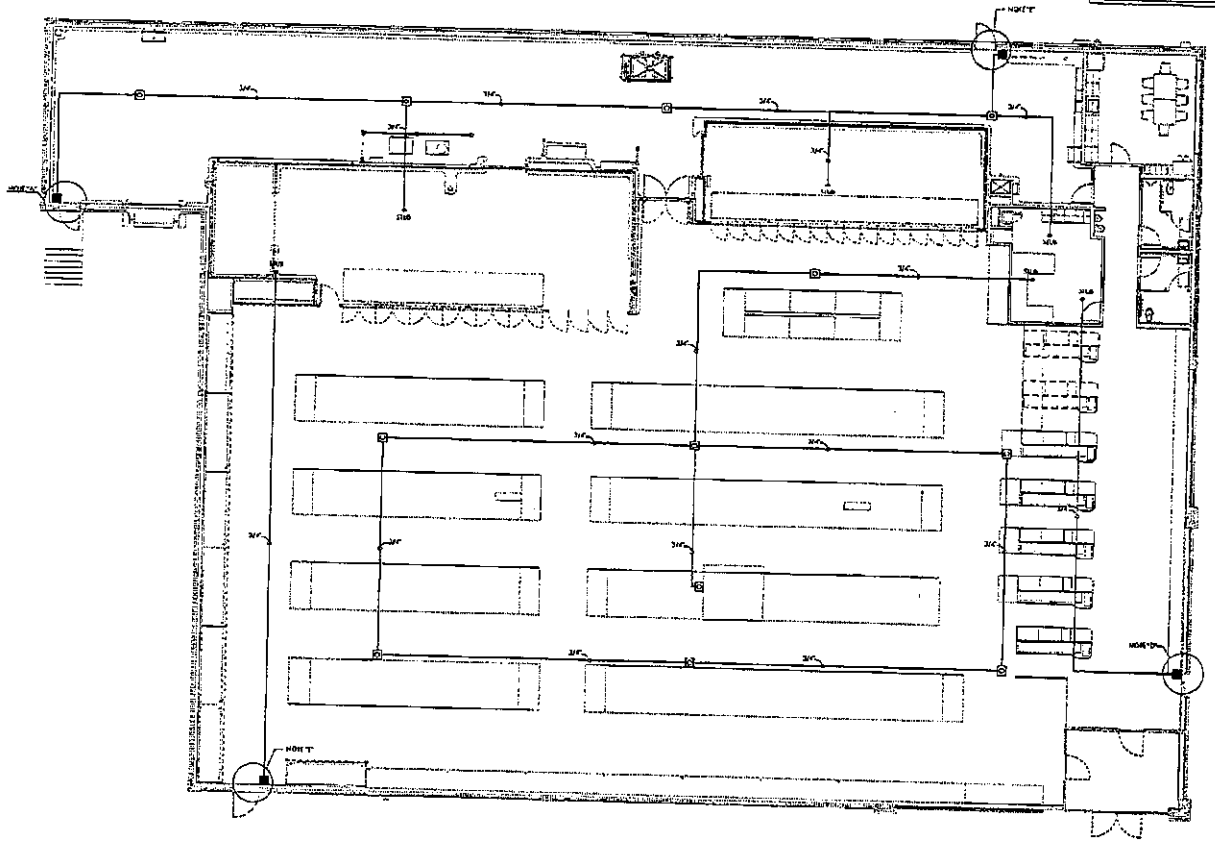
Date: Date	Project No. Proj. No.
Type: RHSD-V7	
Drawn By: XXX	CLP-101
Scale: As Noted	Drawing No.

V7.0 PROTOTYPE - NOT FOR CONSTRUCTION

	COMPANY	SIGNATURE	DATE
SYSTEM VENDOR			
GENERAL CONTRACTOR			
ELECTRICAL CONTRACTOR			

SIGN-OFF PROCEDURE

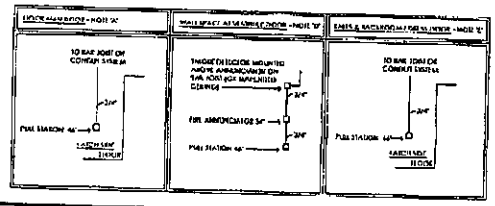
1. THE G.C. SHALL SEND THE CONDUIT LAYOUT DRAWINGS TO THE SYSTEM INSTALLER FOR SHOP REVIEW, COMMENT AND MARK UP.
2. THE SYSTEM INSTALLER SHALL MARK UP THE PLAN WITH ANY CHANGES OR ADDENDUM DETAILS, THEN SIGN AND DATE WITH THEIR COMPANY NAME AND SEND IT BACK TO THE G.C.
3. UPON RECEIPT OF THE PLAN THE G.C. WILL SIGN THEIR SIGN AND DATE WITH THEIR COMPANY NAME INDICATING THAT THEY ACCEPT THE MARKED UP PLAN WITH G.C.



D1 Fire Alarm Conduit Plan

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

NORTH



NOTE:

THIS CONDUIT DRAWING IS FOR REFERENCE ONLY. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL FIRE ALARM SYSTEM (IF REQUIRED) AND SECURITY SYSTEM REQUIREMENTS WITH ALDI'S FIRE ALARM AND SECURITY SYSTEM VENDOR(S) AND SHALL PROVIDE ALL RACEWAYS, CONDUIT AND BOXES AS REQUIRED FOR INSTALLATION OF SYSTEM EQUIPMENT, DEVICES AND CABLING. ALL REQUIRED RACEWAYS, CONDUIT AND BOXES SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR FOR USE BY THE FIRE ALARM AND SECURITY SYSTEMS INSTALLER(S). REFER TO SIGN-OFF PROCEDURE LOCATED ON THIS SHEET.

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A Issued for Use/Permit/Bid	MM/DD/YY
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PROJECT LEAD DATE

PROJECT DESIGNER DATE

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APD ENGINEERING & ARCHITECTURE, PLLC

615 Fishers Run
Victor, NY 14564

585.742.2220
585.574.4911 Fax
www.apdpllc.com

ALDI Inc.

Corporate Address
Batavia City Group Name, Co
Address
City, State, Zip

ALDI Inc. Store #: XX

Project Name

Project Address

Project Town, State, Zip

Project County

Project Name & Location:

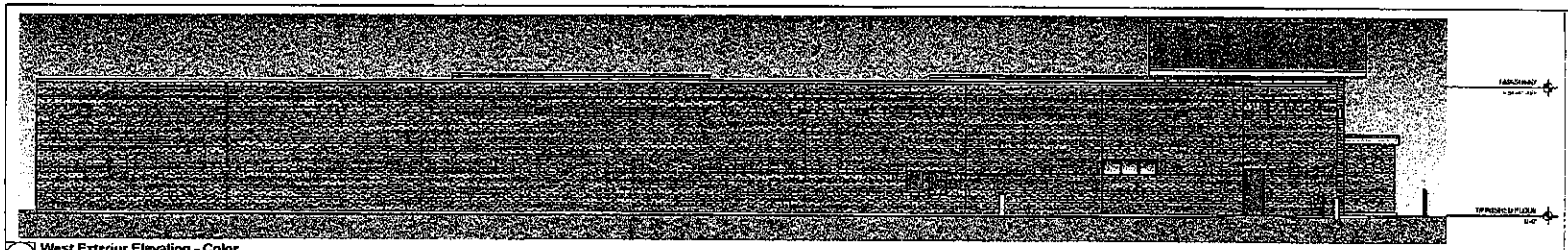
Fire Alarm Conduit Plan

Drawing Name:

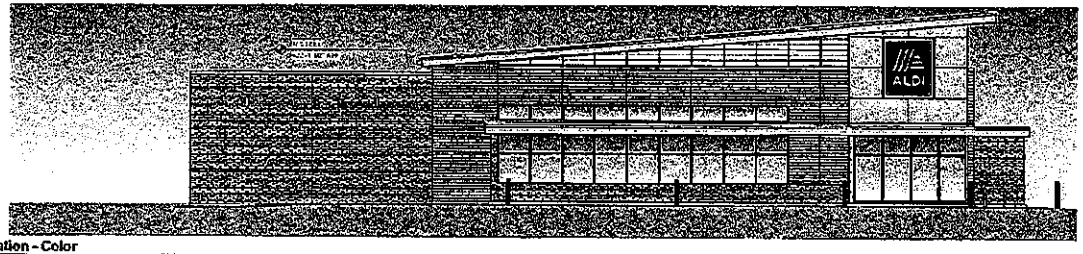
Date: Date	Project No. Proj. No.
Type: RHSD-V7	
Drawn By: XXX	CLP-102
Scale: As Noted	Drawing No.

EXHIBIT "F"

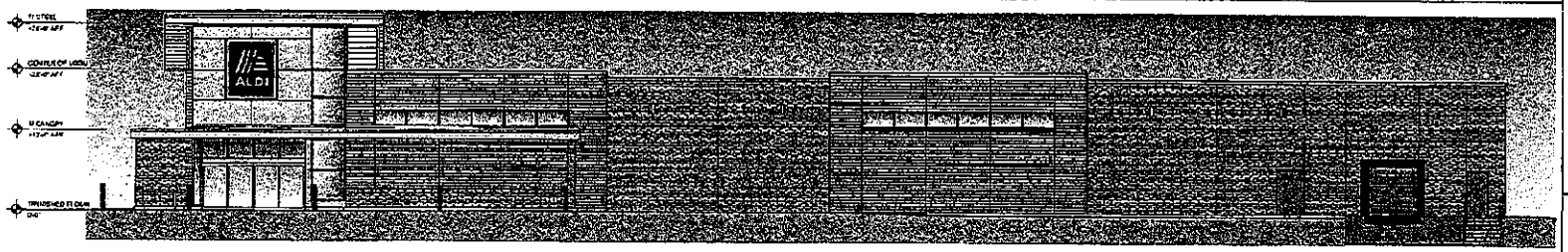
TENANT'S APPROVED SIGNAGE



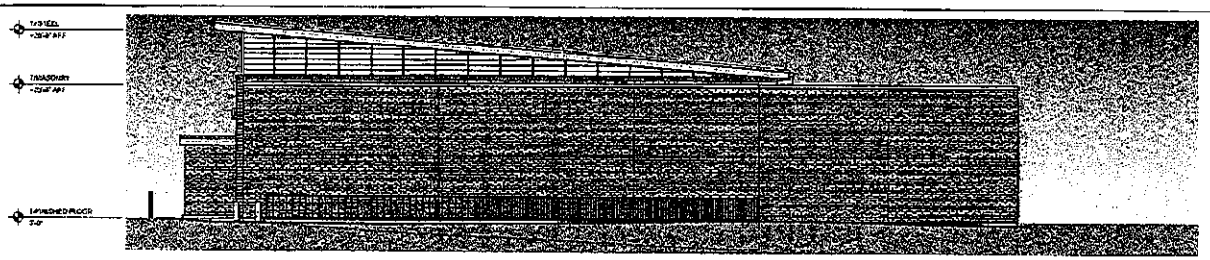
4 West Exterior Elevation - Color
Scale: 1/8" = 1'-0"



3 South Exterior Elevation - Color
Scale: 1/8" = 1'-0"



2 East Exterior Elevation - Color
Scale: 1/8" = 1'-0"



1 North Exterior Elevation - Color
Scale: 1/8" = 1'-0"

Issued:		Date:
A	PRELIMINARY ELEVATIONS	03/23/2018
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Revisions:	Date:
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Seal
PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

Farnsworth
GROUP

ALDI Inc.

ALDI Inc.
CRESTWOOD
CRESTWOOD RIVER CROSSING

Project Name & Location:

EXTERIOR ELEVATIONS

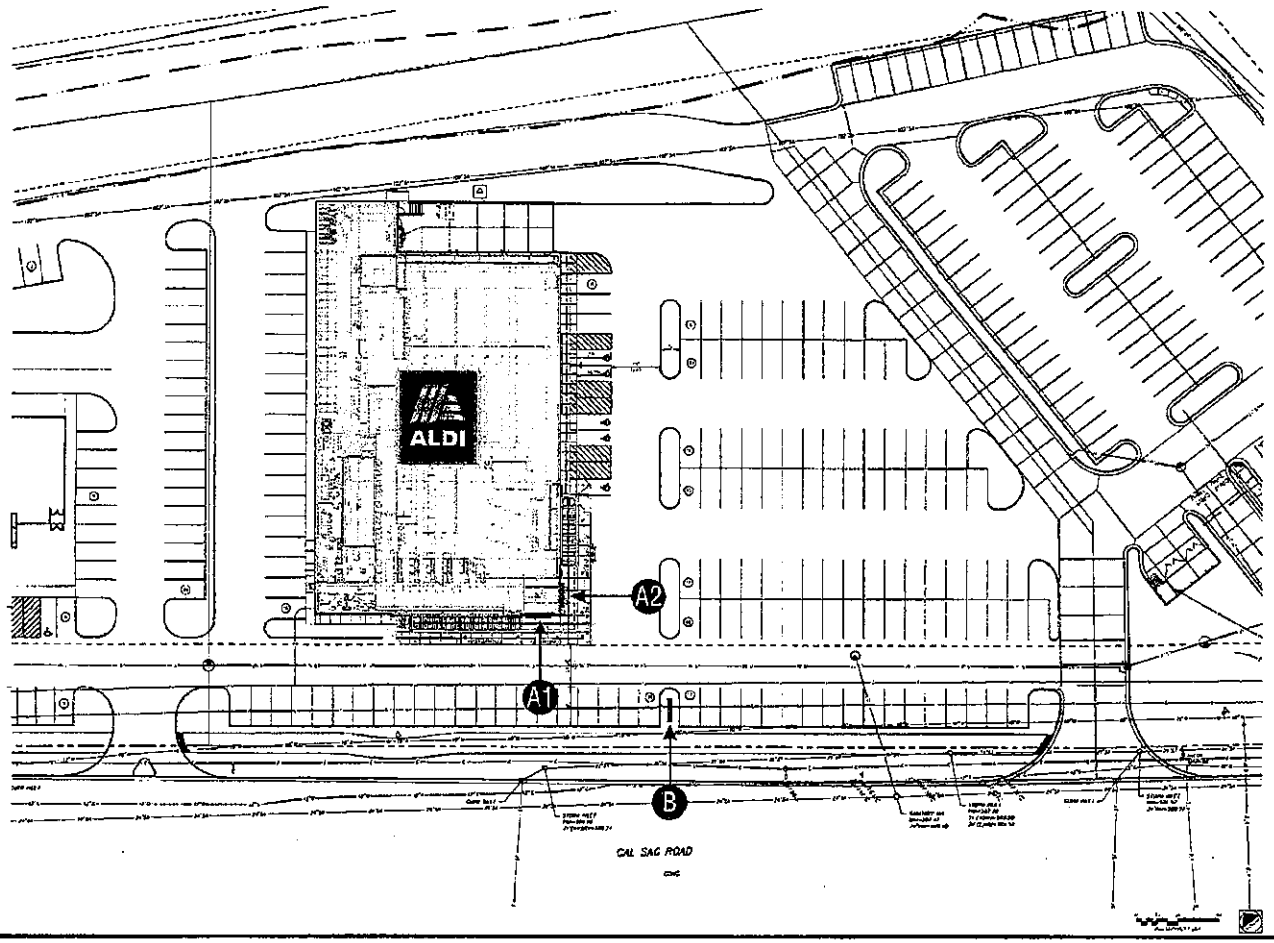
Drawing Name:

Date: 03/23/2018
Project No. 0180095.00

Type: RHRD-V1
Drawn By: AW
A-201

Scale: As Noted
Drawing No.

D C B A



DOYLE

GENERAL SIGN CONTRACTORS

DATE	REVISION

CUSTOMER APPROVAL DATE

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CLIENT	ALDI #48R						
ADDRESS	4600 CAL SAG RD.						
CITY	CRESTWOOD	STATE	IL	DESIGNER	KM	SALESPERSON	TD
DRWG. NO.	15578	SCALE:	NOTED	DATE:	03.30.2018	SHEET NO.	1

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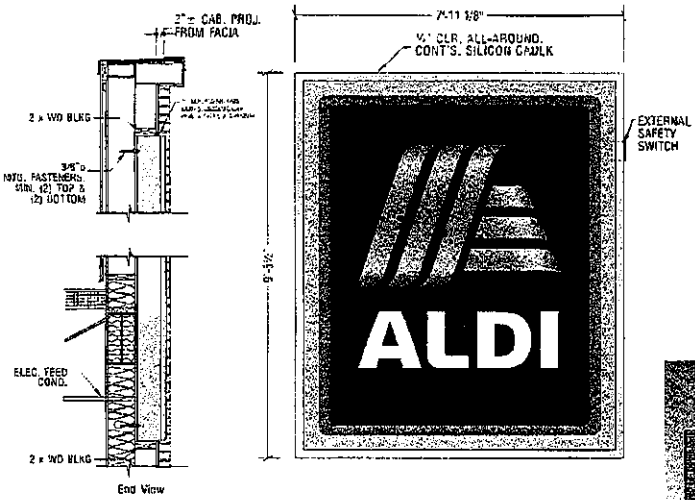


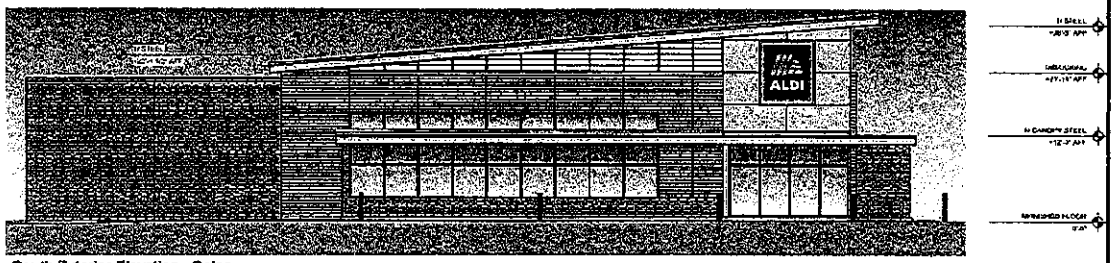
A Standard 'Flex-Face' Illum'd. Wall Sign

TWO(2) req'd. scale: 3/8" = 1'-0"

DESCRIPTION:
- FLEX FACE GRAPHICS-
  - -COPY, WHITE ON A PMS #281 BLUE BKGD.
  - -LOGO, PRINTED GRADIENT
  - -OUTER BORDER, PMS #7548 YELLOW
  - -CENTER BORDER, PMS #3564 ORANGE
  - -INNER BORDER, PMS #2035 RED
- ALUMINUM CABINET & MOULDING, "SLATE GRAY" ENAMEL FIN.

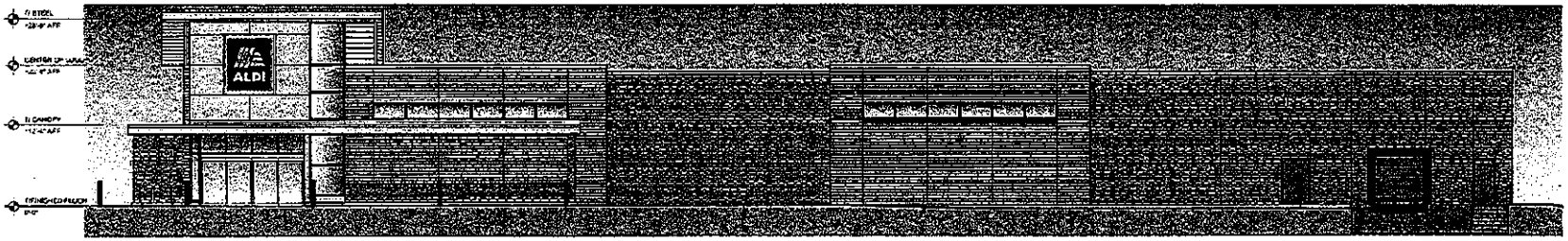
PANTONE COLORS

- Pantone® 7548 C Yellow
- Pantone® 3564 C Orange
- Pantone® 2035 C Red
- Pantone® 281 C Dark Blue



South Exterior Elevation - Color

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



East Exterior Elevation - Color

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

DOYLE
GENERAL SIGN CONTRACTORS

DATE	REVISION

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CLIENT	ALDI #46R						
ADDRESS	4800 CAL SAG RD.						
CITY	CRESTWOOD	STATE	IL	DESIGNER	KM	SALESPERSON	TD
DRWG. NO.	16578	SCALE:	NOTED	DATE	03.30.2018	SHEET NO.	2

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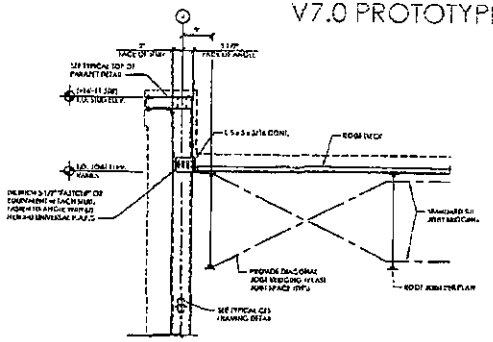
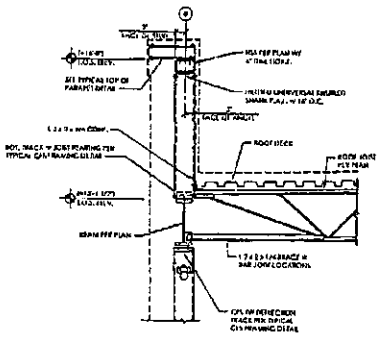
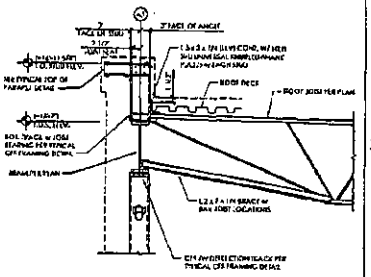
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



C3 Section



B3 Section



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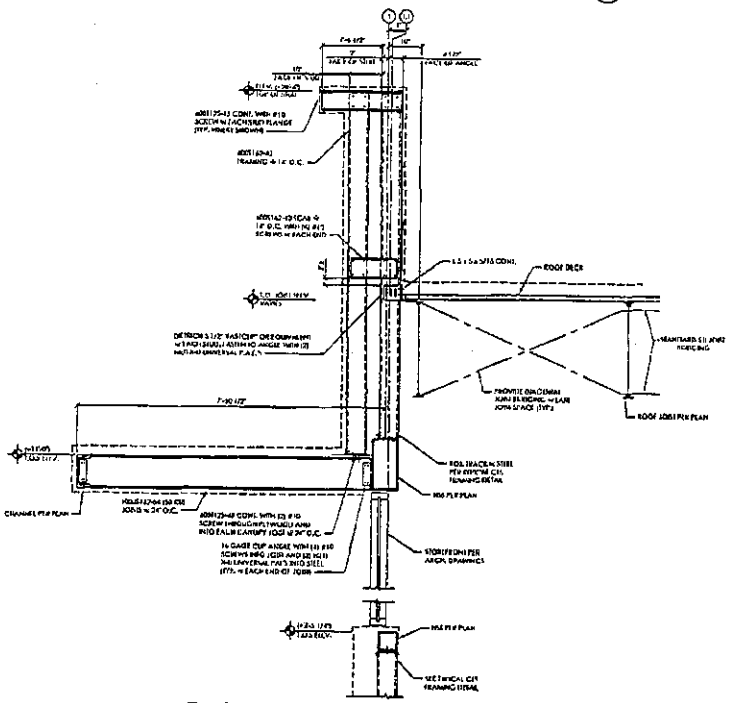
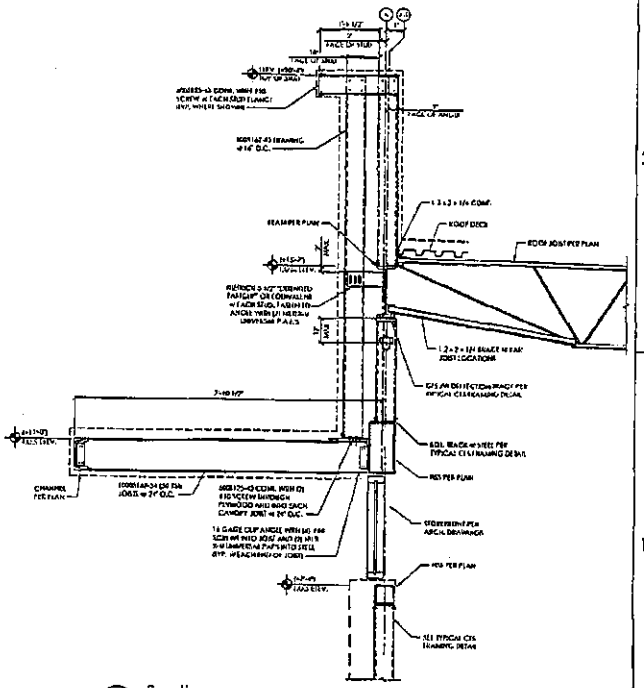


C1 Section



A1 Section

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PROJECT LEAD DATE

PROJECT DESIGNER DATE

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635 Fishers Run
Victor, NY 14564

ALDI Inc.

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Steel Framing Section & Details
Drawing Name:

Date: Date	Project No. Proj. No.
Type: R150-V7	
Drawn By: XXX	S-403
Scale: As Noted	Drawing No.

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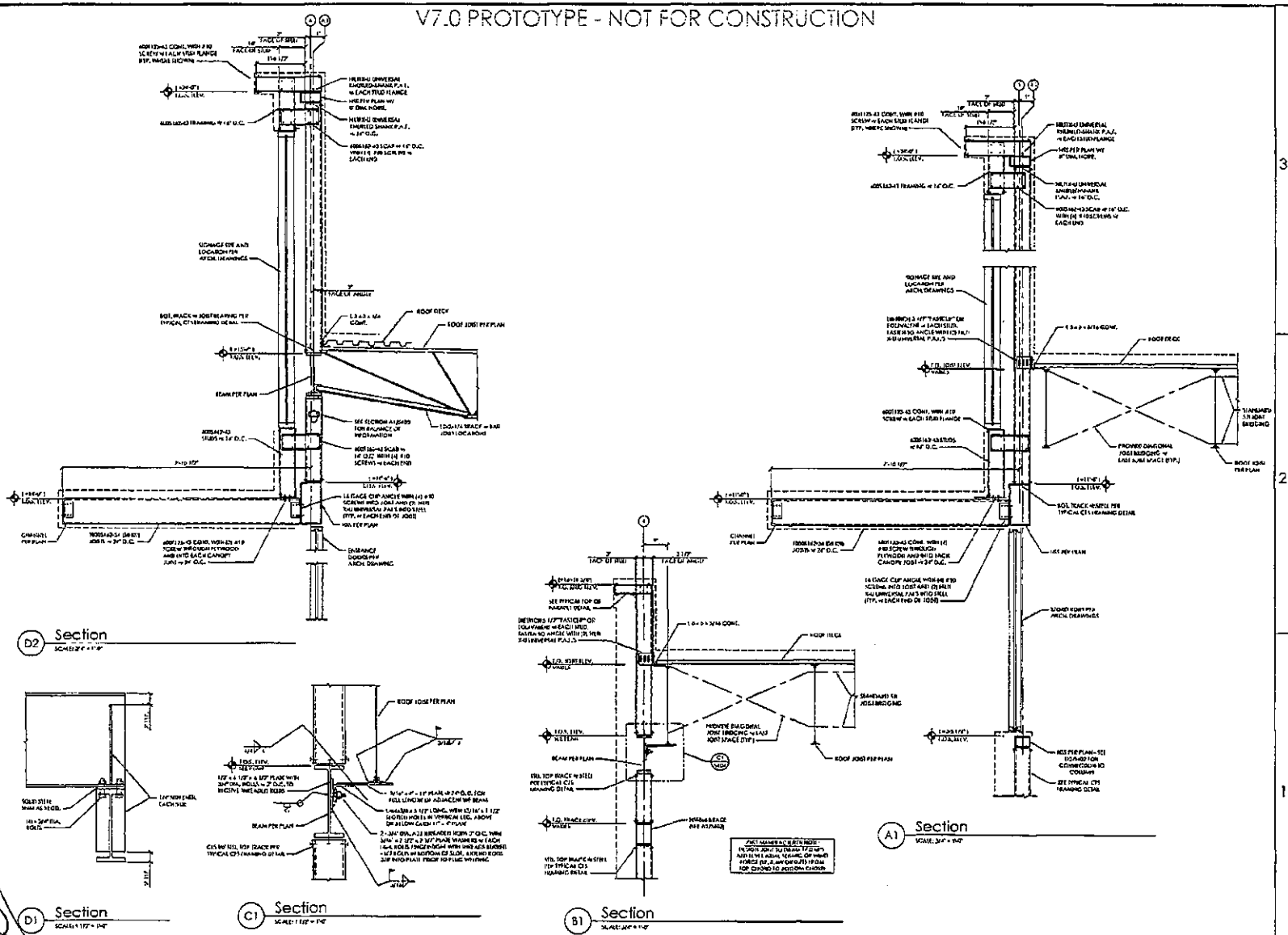
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



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APD ENGINEERING & ARCHITECTURE, PLLC
613 Fishers Run
Victor, NY 14564
585.749.2979
585.924.7446

ALDI Inc.

Design Agent
Chesterton, IN 46304

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Steel Framing
Section & Details
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	S-404
Scale: As Noted	Drawing No.

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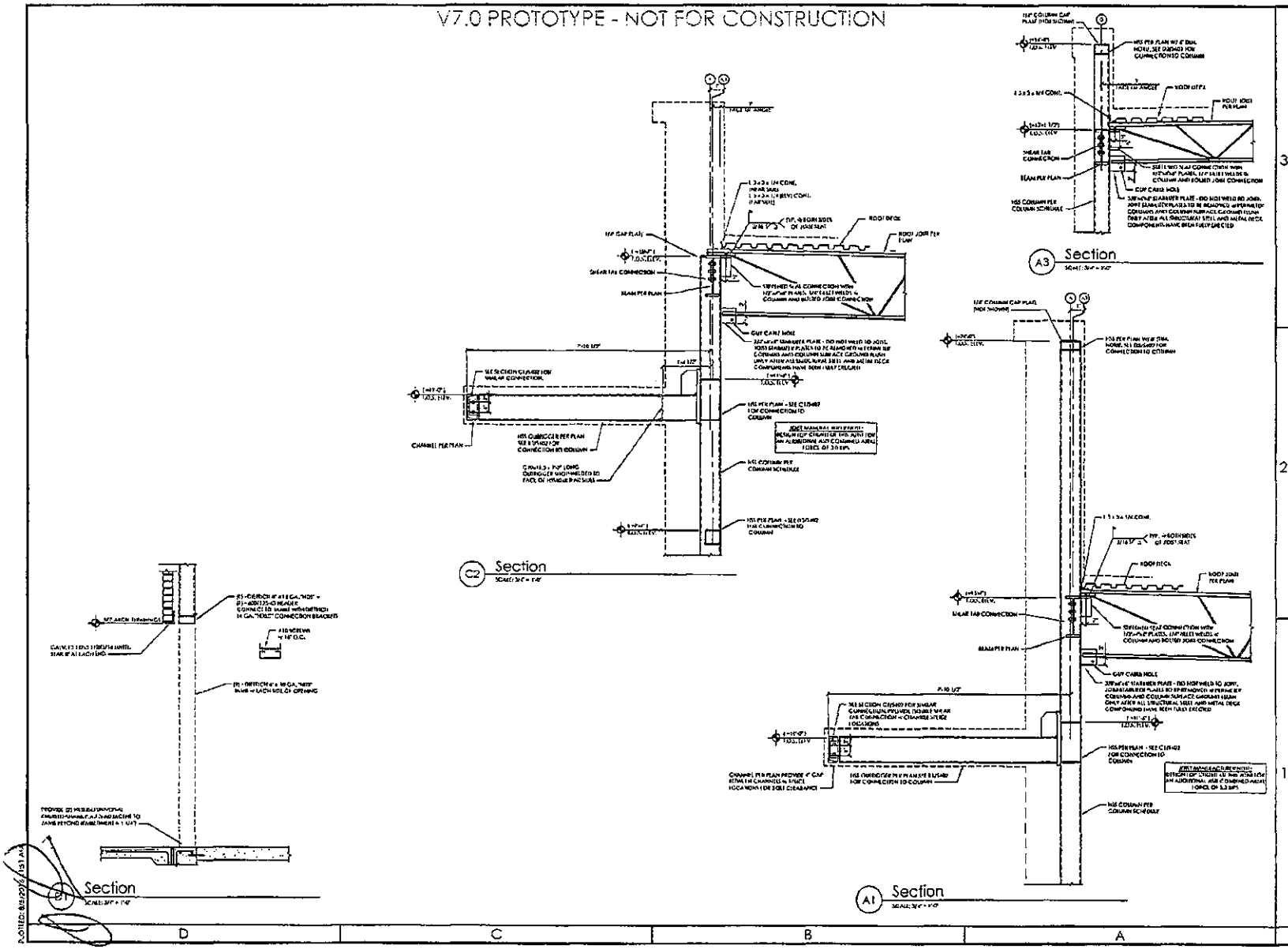

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PROJECT LEAD DATE

PROJECT DESIGNER DATE

Document ID: 3014

Drawing Information

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APD ENGINEERING & ARCHITECTURE, PLLC
415 Fishers Run
Victor, NY 14564

ALDI Inc.
Dresden Address
Dresden City, Dresden State, Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Steel Framing Section & Details
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	S-405
Scale: As Noted	Drawing No.

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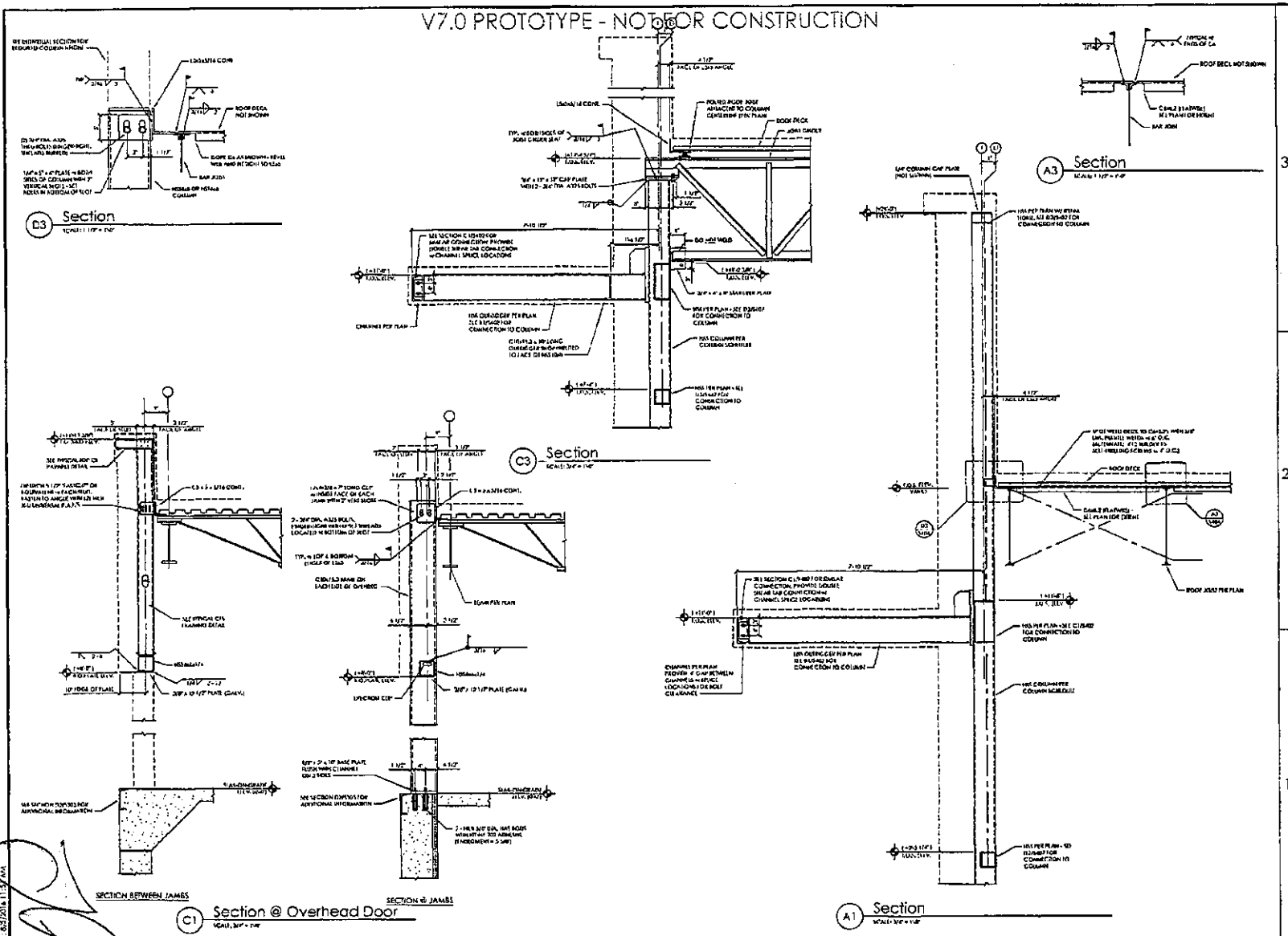
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



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PROJECT LEAD DATE

PROJECT DESIGNER DATE

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615 Flowers Run
Victoria, TX 77904
361.740.7222
www.apdeng.com

ALDI Inc.
Mailing Address
Section City, Division State, Zip
www.aldi.us

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

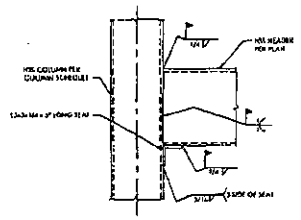
Steel Framing
Section & Details
Drawing Name:

Date: Date
Type: RHSD-V7
Drawn By: XXX
Scale: As Noted

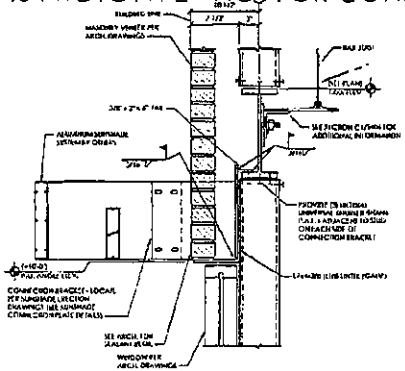
Project No.
Proj. No.
S-406
Drawing No.

PLOTTED: 6/5/2016 11:34 AM

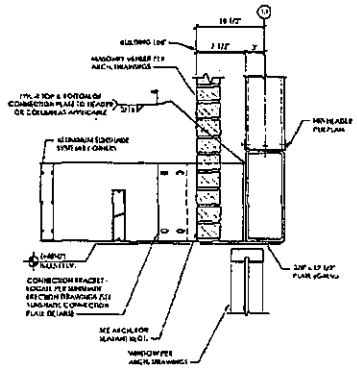
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



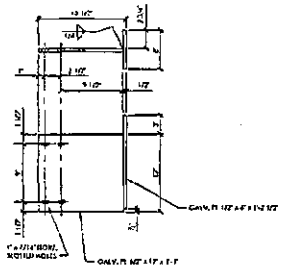
D3 CONNECTION DETAIL FOR HSS WINDOW HEADER



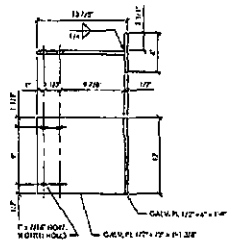
C3 SUN SHADE OUTRIGGER CONNECTION @ L7x4 LINTEL & BRACE



A3 SUN SHADE OUTRIGGER CONNECTION @ HSS HEADER



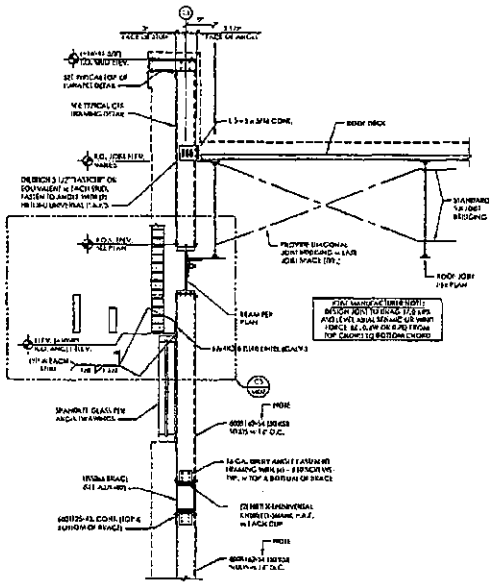
Connection Bracket
[4 REQUIRED]
REFERENCE C1/S407 & C3/S407



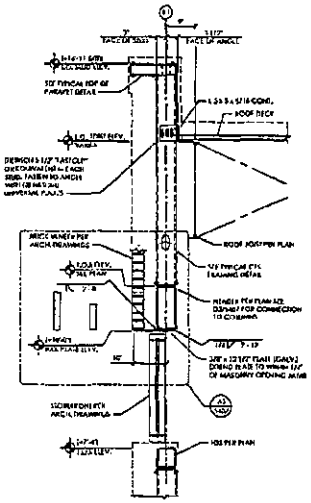
Connection Bracket
[8 REQUIRED]
REFERENCE A1/S407 & A3/S407

NOTES FOR ALL CONNECTION BRACKETS:
1. CONNECTION BRACKETS ARE TO BE HOT DIPPED GALVANIZED AND POWDER COATED WITH COLOR TO MATCH SUN SHADE.
2. 3/8" DIAMETER STEEL BOLTS W/ STAINLESS STEEL TENSION WASHER LOCATED BETWEEN BRACKET AND SUN SHADE, SUPPLIED BY SUN SHADE MFR.
3. INSTALLATION OF SUN SHADE PER MFR. RECOMMENDATIONS.

SUN SHADE CONNECTION PLATE DETAILS



C1 Section



A1 Section

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PROJECT ARCHITECT/ENGINEER DATE

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Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Steel Framing Section & Details
Drawing Name:

Date: Date
Type: RHSD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.
S-407
Drawing No.

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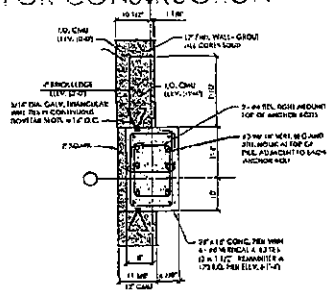
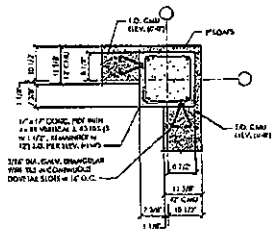
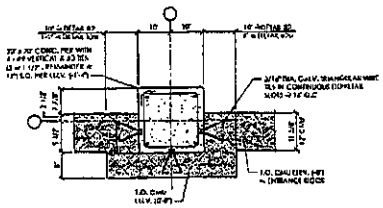
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



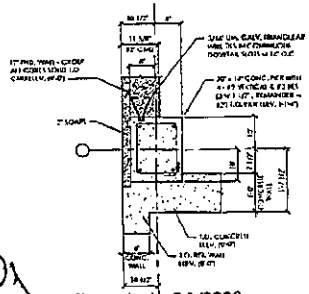
B3 Alternate to B3/S302



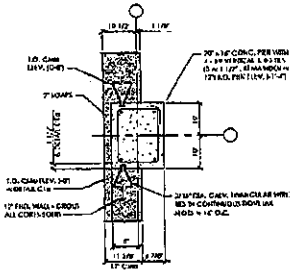
C2 Alternate to C2/S302



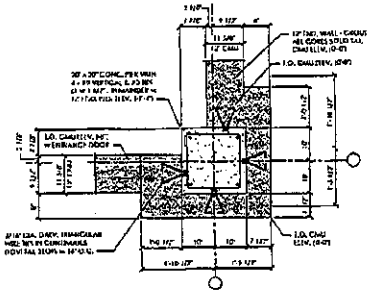
B2 B2a Alternate to B2 and B2a/S302



D1 Alternate to D1/S302



C1 C1a Alternate to C1 and C1a/S302



B1 Alternate to B1/S302

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Drawing Name:

Date: Date	Project No.
Type: RHSO-V7	Proj. No.
Drawn By: XXX	S-501
Scale: As Noted	Drawing No.

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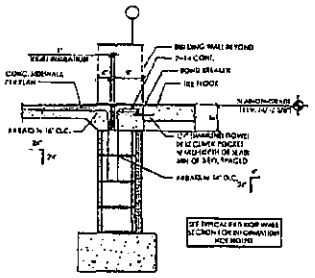
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



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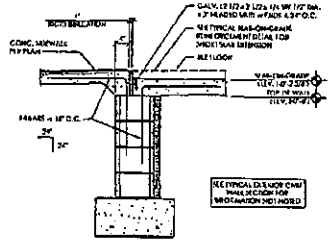
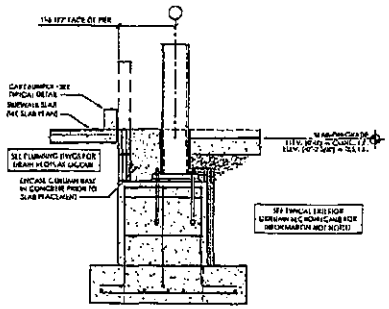


A3 Alternate to A3/S303



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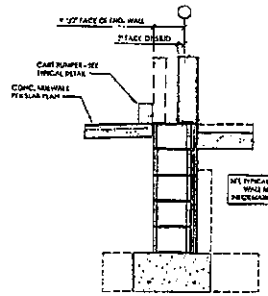

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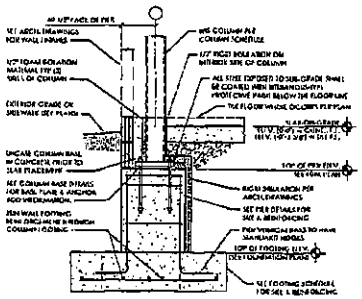
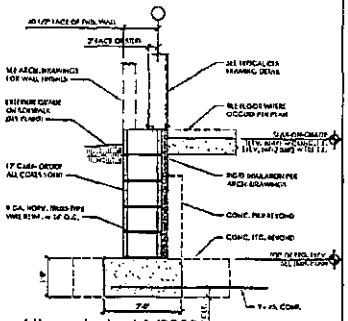


B1 Alternate to B1/S303
Typical Exterior Column Section (CMU)



A1 Alternate to A1/S303
Typical Exterior CMU Wall Section

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ALDI Inc.
Division Address
Division City, Division State, Zip

ALDI Inc. Store #: XX
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Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Alternate Details
Drawing Name:

Date: Date
Type: RMSD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.
S-502
Drawing No.

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V7.0 PROTOTYPE FLOOR CONSTRUCTION

ABBREVIATIONS

AB	ANCHOR BOLT	@	AT (SPACE BETWEEN)	R	RISER	W	WIDE
ACOUST	ACOUSTICAL	BD	FLOOR BEAM	RAD	RADIUS & DIMENSION	W/	WITH
ADJ	ADJUSTABLE/ADJACENT	BF	BOTTOM OF FOOTING	RAD	RADIUS & DIMENSION	W/O	WITHOUT
AFF	ABOVE FINISHED FLOOR	BF	BOTTOM OF FOOTING	RAD	RADIUS & DIMENSION	WC	WATER CLOSET
AHC	ACOUSTICAL CEILING	BFC	BOTTOM OF FOOTING	RAD	RADIUS & DIMENSION	WD	WOOD
AHU	AIR HANDLING UNIT	BLK	BLOCK	RAD	RADIUS & DIMENSION	WH	WATER HEATER
ALUM	ALUMINUM	BM	BEAM	RAD	RADIUS & DIMENSION	WP	WATERPROOF
ANOD	ANODIZED	BOT	BOTTOM	RAD	RADIUS & DIMENSION	WT	WEIGHT
APPROX	APPROXIMATELY	BRG	BEARING	RAD	RADIUS & DIMENSION	WWF	WELDED WIRE FABRIC
ARCH	ARCHITECTURAL	BSMT	BASEMENT	RAD	RADIUS & DIMENSION		
ASPH	ASPHALT	BTW	BETWEEN	RAD	RADIUS & DIMENSION		
AVG	AVERAGE	BUR	BUILT-UP ROOFING	RAD	RADIUS & DIMENSION		
BLDG	BUILDING	CAB	CABINET	RAD	RADIUS & DIMENSION		
BLKG	BLOCKING	CAP	CAPACITY	RAD	RADIUS & DIMENSION		
BM	BEAM	CB	CATCH BASIN	RAD	RADIUS & DIMENSION		
BOT	BOTTOM	CEM	CEMENT	RAD	RADIUS & DIMENSION		
BRG	BEARING	CER	CERAMIC	RAD	RADIUS & DIMENSION		
BTW	BETWEEN	CFM	CUBIC FEET PER MINUTE	RAD	RADIUS & DIMENSION		
BUR	BUILT-UP ROOFING	CHAN	CHANNEL	RAD	RADIUS & DIMENSION		
CAB	CABINET	CI	CAST IRON	RAD	RADIUS & DIMENSION		
CAP	CAPACITY	CIP	CAST IN PLACE	RAD	RADIUS & DIMENSION		
CAT	CATHODIC	CJ	CONTROL JOINT	RAD	RADIUS & DIMENSION		
CB	CATCH BASIN	CL	CENTER LINE	RAD	RADIUS & DIMENSION		
CEM	CEMENT	CLG	CEILING	RAD	RADIUS & DIMENSION		
CER	CERAMIC	CLR	CLEAR	RAD	RADIUS & DIMENSION		
CFM	CUBIC FEET PER MINUTE	CMU	CONCRETE MASONRY UNIT	RAD	RADIUS & DIMENSION		
CH	CHANNEL	COL	COLUMN	RAD	RADIUS & DIMENSION		
CIP	CAST IN PLACE	CONC	CONCRETE	RAD	RADIUS & DIMENSION		
CJ	CONTROL JOINT	CONST	CONSTRUCTION	RAD	RADIUS & DIMENSION		
CLG	CEILING	CONT	CONTINUOUS	RAD	RADIUS & DIMENSION		
CLR	CLEAR	CPT	CARPET	RAD	RADIUS & DIMENSION		
CMU	CONCRETE MASONRY UNIT	CT	CERAMIC TILE	RAD	RADIUS & DIMENSION		
COL	COLUMN	CTR	CENTER	RAD	RADIUS & DIMENSION		
CONC	CONCRETE	DEMO	DEMOLITION	RAD	RADIUS & DIMENSION		
CONST	CONSTRUCTION	DIA	DIAMETER	RAD	RADIUS & DIMENSION		
CONT	CONTINUOUS	DIM	DIMENSION	RAD	RADIUS & DIMENSION		
COORD	COORDINATE, COORDINATED	DN	DOWN	RAD	RADIUS & DIMENSION		
CORR	CORRIDOR	DR	DOOR	RAD	RADIUS & DIMENSION		
CPT	CARPET	DS	DOWNSPOUT	RAD	RADIUS & DIMENSION		
CT	CERAMIC TILE	DWG	DRAWING	RAD	RADIUS & DIMENSION		
DB	DUMBBELL	EA	EACH	RAD	RADIUS & DIMENSION		
DEMO	DEMOLITION	EC	ELECTRICAL CONTRACTOR	RAD	RADIUS & DIMENSION		
DIM	DIMENSION	EF	EACH FACE	RAD	RADIUS & DIMENSION		
DN	DOWN	EJ	EXPANSION JOINT	RAD	RADIUS & DIMENSION		
DR	DOOR	EL	ELEVATION	RAD	RADIUS & DIMENSION		
DS	DOWNSPOUT	ELEC (T)	ELECTRICAL (TRADE)	RAD	RADIUS & DIMENSION		
DWG	DRAWING	ELEV	ELEVATOR	RAD	RADIUS & DIMENSION		
E	EAST	EMC	EMERGENCY	RAD	RADIUS & DIMENSION		
EA	EACH	EP	EXPANSION PLATE	RAD	RADIUS & DIMENSION		
EC	ELECTRICAL CONTRACTOR	EQ	EQUAL	RAD	RADIUS & DIMENSION		
EF	EACH FACE	EW	EACH WAY	RAD	RADIUS & DIMENSION		
EJ	EXPANSION JOINT	EXH	EXHAUST	RAD	RADIUS & DIMENSION		
EL	ELEVATION	EXIST	EXISTING	RAD	RADIUS & DIMENSION		
ELEC (T)	ELECTRICAL (TRADE)	EXP	EXPANSION	RAD	RADIUS & DIMENSION		
ELEV	ELEVATOR	EXT	EXTERIOR	RAD	RADIUS & DIMENSION		
EMC	EMERGENCY	FA	FIRE ALARM	RAD	RADIUS & DIMENSION		
EMLC	EMULSION	FACP	FIRE ALARM CONTROL PANEL	RAD	RADIUS & DIMENSION		
EPS	EXPANDED POLYSTYRENE	FBL	FIBERGLASS	RAD	RADIUS & DIMENSION		
EQ	EQUAL	FD	FLOOR DRAIN	RAD	RADIUS & DIMENSION		
EQUIP	EQUIPMENT	FDN	FOUNDATION	RAD	RADIUS & DIMENSION		
ERC	ELECTRIC WATER COOLER	FEC	FIRE EXTINGUISHER CABINET	RAD	RADIUS & DIMENSION		
EXIST	EXISTING	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	RAD	RADIUS & DIMENSION		
EXP	EXPANSION, EXPANSION	FF	FINISH FLOOR	RAD	RADIUS & DIMENSION		
EXT	EXTERIOR	FFE	FINISH FLOOR ELEVATION	RAD	RADIUS & DIMENSION		
FA	FIRE ALARM	FG	FINISH GRADE	RAD	RADIUS & DIMENSION		
FACP	FIRE ALARM CONTROL PANEL	FH	FIRE HOSE	RAD	RADIUS & DIMENSION		
FBL	FIBERGLASS	FHC	FIRE HOSE CABINET	RAD	RADIUS & DIMENSION		
FD	FLOOR DRAIN	FHWA	FEDERAL HIGHWAY ADMINISTRATION	RAD	RADIUS & DIMENSION		
FDN	FOUNDATION	FIN	FINISH	RAD	RADIUS & DIMENSION		
FEC	FIRE EXTINGUISHER CABINET	FLR	FLOOR	RAD	RADIUS & DIMENSION		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	FM	FRAME	RAD	RADIUS & DIMENSION		
FF	FINISH FLOOR	FOC	FACE OF CONCRETE	RAD	RADIUS & DIMENSION		
FFE	FINISH FLOOR ELEVATION	FOF	FACE OF FINISH	RAD	RADIUS & DIMENSION		
FG	FINISH GRADE	FOM	FACE OF MASONRY	RAD	RADIUS & DIMENSION		
FH	FIRE HOSE	FOS	FACE OF STUD	RAD	RADIUS & DIMENSION		
FHC	FIRE HOSE CABINET	FP	FIREPROOF	RAD	RADIUS & DIMENSION		
FHWA	FEDERAL HIGHWAY ADMINISTRATION	FPRF	FIREPROOF	RAD	RADIUS & DIMENSION		
FIN	FINISH	FPT	FIRE PROTECTION TILE	RAD	RADIUS & DIMENSION		
FLR	FLOOR	FRP	FIBERGLASS REINFORCED PANEL	RAD	RADIUS & DIMENSION		
FM	FRAME	FS	FULL SIZE	RAD	RADIUS & DIMENSION		
FOC	FACE OF CONCRETE	FT	FOOT, FEET	RAD	RADIUS & DIMENSION		
FOF	FACE OF FINISH	FTG	FOOTING	RAD	RADIUS & DIMENSION		
FOM	FACE OF MASONRY	FUR	FURRING	RAD	RADIUS & DIMENSION		
FOS	FACE OF STUD			RAD	RADIUS & DIMENSION		
FP	FIREPROOF			RAD	RADIUS & DIMENSION		
FPRF	FIREPROOF			RAD	RADIUS & DIMENSION		
FPT	FIRE PROTECTION TILE			RAD	RADIUS & DIMENSION		
FRP	FIBERGLASS REINFORCED PANEL			RAD	RADIUS & DIMENSION		
FS	FULL SIZE			RAD	RADIUS & DIMENSION		
FT	FOOT, FEET			RAD	RADIUS & DIMENSION		
FTG	FOOTING			RAD	RADIUS & DIMENSION		
FUR	FURRING			RAD	RADIUS & DIMENSION		

GENERAL SYMBOLS

- SECTION CUT — SECTION NO., SHEET #; SHEET # SECTION DRAWING (TYP.)
- DETAIL CUT — DETAIL NO., (TYP.); SHEET #; SHEET # DETAIL DRAWING (TYP.)
- DETAIL — DETAIL NO., (TYP.); SHEET #; SHEET # DETAIL DRAWING (TYP.)
- INTERIOR ELEV. — ELEVATION NO., (TYP.); SHEET #; SHEET # ELEVATION DRAWING (TYP.)
- EXTERIOR ELEV. — ELEVATION NO., (TYP.); SHEET #; SHEET # ELEVATION DRAWING (TYP.)
- BUILDING SECTION — SECTION NO., (TYP.); SHEET #; SHEET # SECTION DRAWING (TYP.)
- DOOR NUMBER
- ROOM NUMBER
- KEY NOTE
- WINDOW/GLAZING NUMBER
- CEILING HEIGHT
- REVISION TAG
- MISCELLANEOUS TAG
- FINISH TAG - SEE DRAWING A-603
- SLAB ELEVATION CHANGE
- SPOT ELEVATION TAG
- CENTER LINE CONTROL JOINT LINE
- INTERIOR WALL FINISH TAG

MATERIAL INDICATION

- WOOD BLOCKING (CONTINUOUS)
- WOOD BLOCKING (NON-CONTINUOUS)
- PLYWOOD
- FINISH WOOD
- PARTICLE BOARD
- RIGID INSULATION
- BATT INSULATION OR SOUND ATTENUATION BLANKETS
- TILE
- BRICK
- CONCRETE MASONRY UNIT
- CONCRETE
- GRADE LINE
- GRAVEL
- SAND
- BATT INSULATION OR SPRAYED FOAM INSULATION
- ANY WALL

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CODES LISTED ON G-002.
   A. ALL CODES, RULES, AND REGULATIONS OF THE STATE IN WHICH THE WORK IS BEING PERFORMED.
   B. NFPA STANDARD NO. 70, AS MOST RECENTLY ADOPTED BY LOCAL GOVERNMENT, LABOR & INDUSTRIES INC., AND LOCAL UTILITY CO.
   C. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AS REQUIRED TO PROVIDE THE NEW CONSTRUCTION.
2. CONTRACTOR SHALL VISIT THE SITE AND EXAMINE EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. BIDS SHALL INCLUDE PROVISIONS FOR A COMPLETE JOB BASED ON THE OBSERVATIONS SHOWN ON THE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO START OF WORK AND REPORT ALL DISCREPANCIES TO THE ARCHITECT / ENGINEER.
3. WHEN COMPARING THE DRAWINGS AND SPECIFICATIONS, THE DRAWINGS GOVERN SPECIFICATIONS FOR QUANTITY AND LOCATION, AND SPECIFICATIONS GOVERN DRAWINGS FOR QUALITY AND PERFORMANCE, IN THE EVENT OF AMBIGUITY IN DOCUMENT FOR QUALITY, THE GREATER QUANTITY AND SUPERIOR QUALITY SHALL GOVERN.
4. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL COORDINATION AS REQUIRED INCLUDING COORDINATION WITH ANY WORK PERFORMED BY OWNER AND BY OTHERS.
   A. REFER TO HVAC, PLUMBING, & ELECTRICAL DRAWINGS FOR MORE INFORMATION AS REQUIRED BY TRADE.
5. THE OWNER SHALL DESIGNATE STAGING AND STORAGE AREAS ON THE SITE FOR USE BY CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL KEEP AREAS NEAT AND ORDERLY AND FREE FROM ACCUMULATION OF WASTE OF ALL MATERIALS. CONTRACTOR'S TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIALS.
6. AREAS OF THE SITE AND ANY EXISTING CONSTRUCTION TO REMAIN, AND IF DAMAGED DUE TO CONSTRUCTION SHALL BE RESTORED TO THE ORIGINAL CONDITION BY AND ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PROVIDE ALL PROTECTION OF THE WORK THROUGHOUT CONSTRUCTION AS REQUIRED AND PER CODE.
8. PROVIDE A TELEPHONE/DATA REFERENCE UNDER PLATFORM AT MAIN FRAMING & COORDINATE DO NOT MEET MANUFACTURER RECOMMENDATIONS FOR SUBSTRATE PREPARATION.
9. FRAMING INCLUDES WALLS, SOFFITS, DOOR FRAMES, NON-LOAD METAL DOORS, ALL DIFFUSER SURFACES, AND ALL SURFACE MOUNTED ITEMS ASSEMBLED TO PROVIDE A FINISHED PRODUCT.
10. CONTRACTOR TO VERIFY LOCATIONS OF ALL WALL MOUNTED ITEMS AND PROVIDE SOLID BLOCKING FOR MOUNTING.
11. REFER TO FINISHES AND ELEVATIONS FOR FINISH LIMITS OF LENGTHS.
12. REFER TO PROJECT MANUAL APPENDIX 'A' FOR ALL ITEMS FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
13. REFER TO PROJECT MANUAL APPENDIX 'B' FOR ALL ITEMS FURNISHED BY OWNER.

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A1 Issued for Use/Reference	08/26/16
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ALDI Inc.
Division Address
Omaha, NE 68144-3693

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

General Notes, Symbols & Abbrev.
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	A-001
Scale: As Noted	Drawing No.

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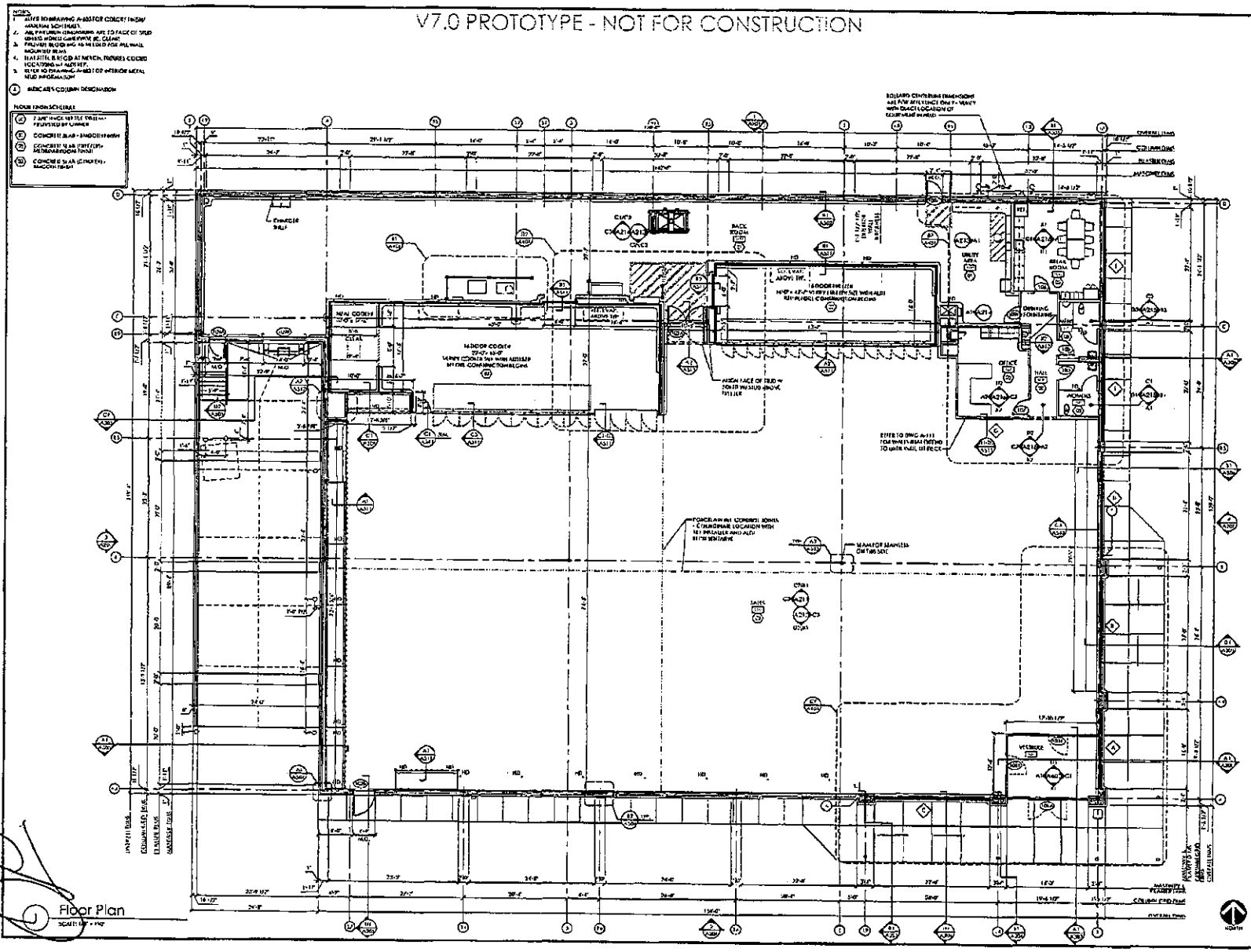
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



Floor Plan

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Project Address
Project Town, State, Zip
Project County
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Floor Plan
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	A-101
Scale: As Noted	Drawing No.

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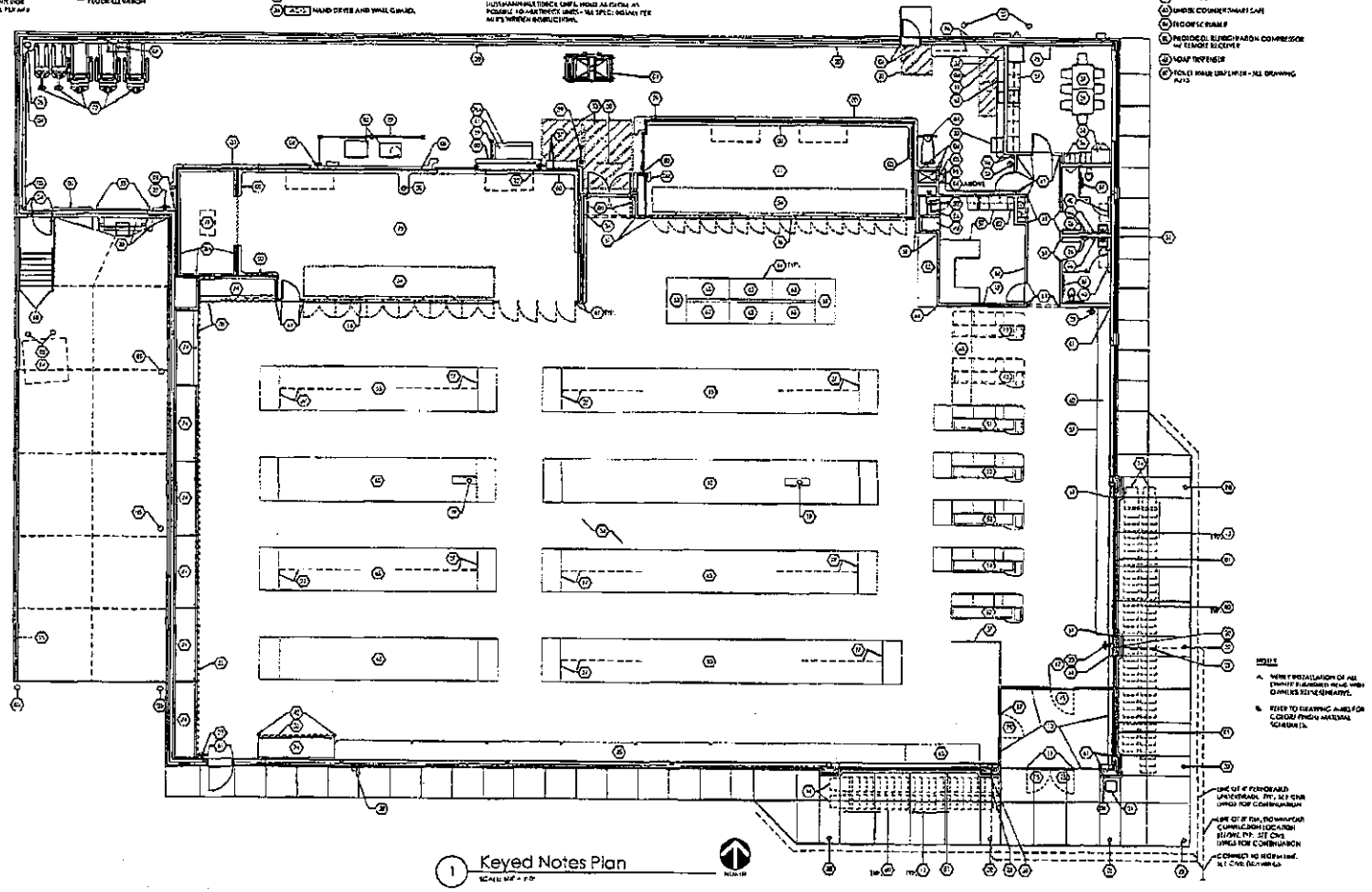

1 Keyed Notes Plan

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Drawing Addition

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Victor, NY 14564

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ALDI Inc. Store #: XX
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Project Address
Project Town, State, Zip
Project County
Project Name & Location

Keyed Notes Plan
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RMSD-V7	
Drawn By: XXX	A-102
Scale: As Noted	Drawing No.

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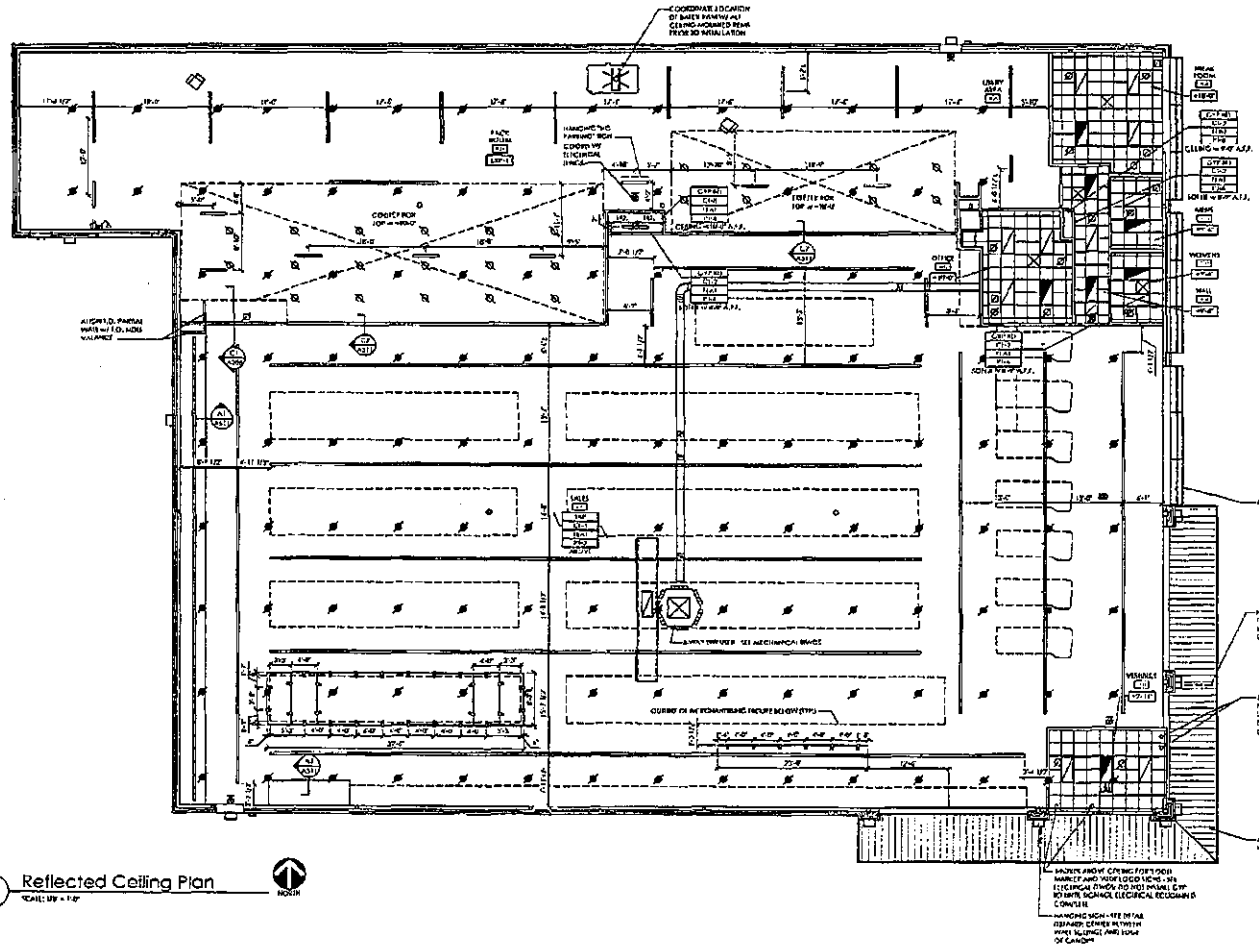

1 Reflected Ceiling Plan

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

NORTH

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ALDI Inc.

Drawing Address
Division City, Division State, Zip

ALDI Inc. Store #: XX

Project Name

Project Address

Project Town, State, Zip

Project County

Project Name & Location:

Reflected Ceiling Plan

Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	A-111
Scale: As Noted	Drawing No.

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V7.0 PROTOTYPE - NOT FOR CONSTRUCTION

NOTES:

1. ROOFTOP EQUIPMENT, SCUPPER AND ROOF DRAIN LOCATION INFORMATION IS TO THE FACE OF MASONRY @ FINISH FLOOR.

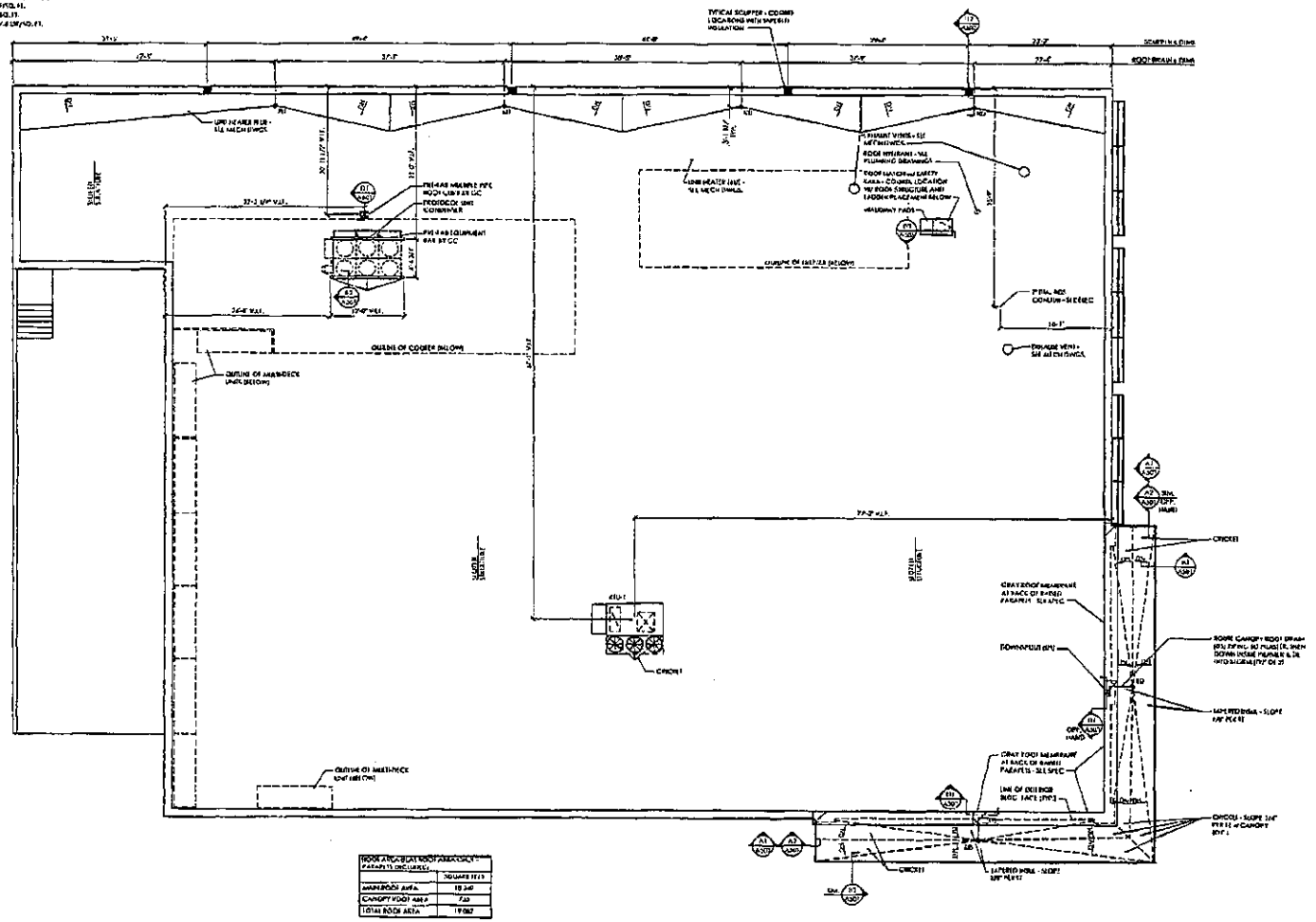
2. ROOF SYSTEM PERFORMANCE REQUIREMENTS

A. ACCESSIBLE WEATHERING ROOFING SYSTEM SHALL WITHSTAND 2500 HOURS OF EXPOSURE WHEN TESTED ACCORDING TO ASTM G 152, ASTM G 154, OR ASTM G 155.

B. IMPACT RESISTANCE: ROOFING SYSTEM SHALL RESIST IMPACT DAMAGE WHEN TESTED ACCORDING TO ASTM D 3746 OR ASTM D 4272.

C. ROOFING SYSTEM DESIGN TESTED BY A QUALIFIED TESTING AGENCY TO RESIST THE FOLLOWING UPLIFT PRESSURES:

1.1. CORNER UPLIFT PRESSURE: 77.39 LBF/SQ. FT.
1.2. PERIMETER UPLIFT PRESSURE: 47.69 LBF/SQ. FT.
1.3. FIELD OF ROOF UPLIFT PRESSURE: 37.8 LBF/SQ. FT.



ROOF AREA CALCULATIONS* PARAPETS EXCLUDED	
	SQUARE FEET
MAIN ROOF AREA	19,340
CANOPY ROOF AREA	720
TOTAL ROOF AREA	19,060

Roof Plan

NORTH

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Roof Plan
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	A-121
Scale: As Noted	Drawing No.

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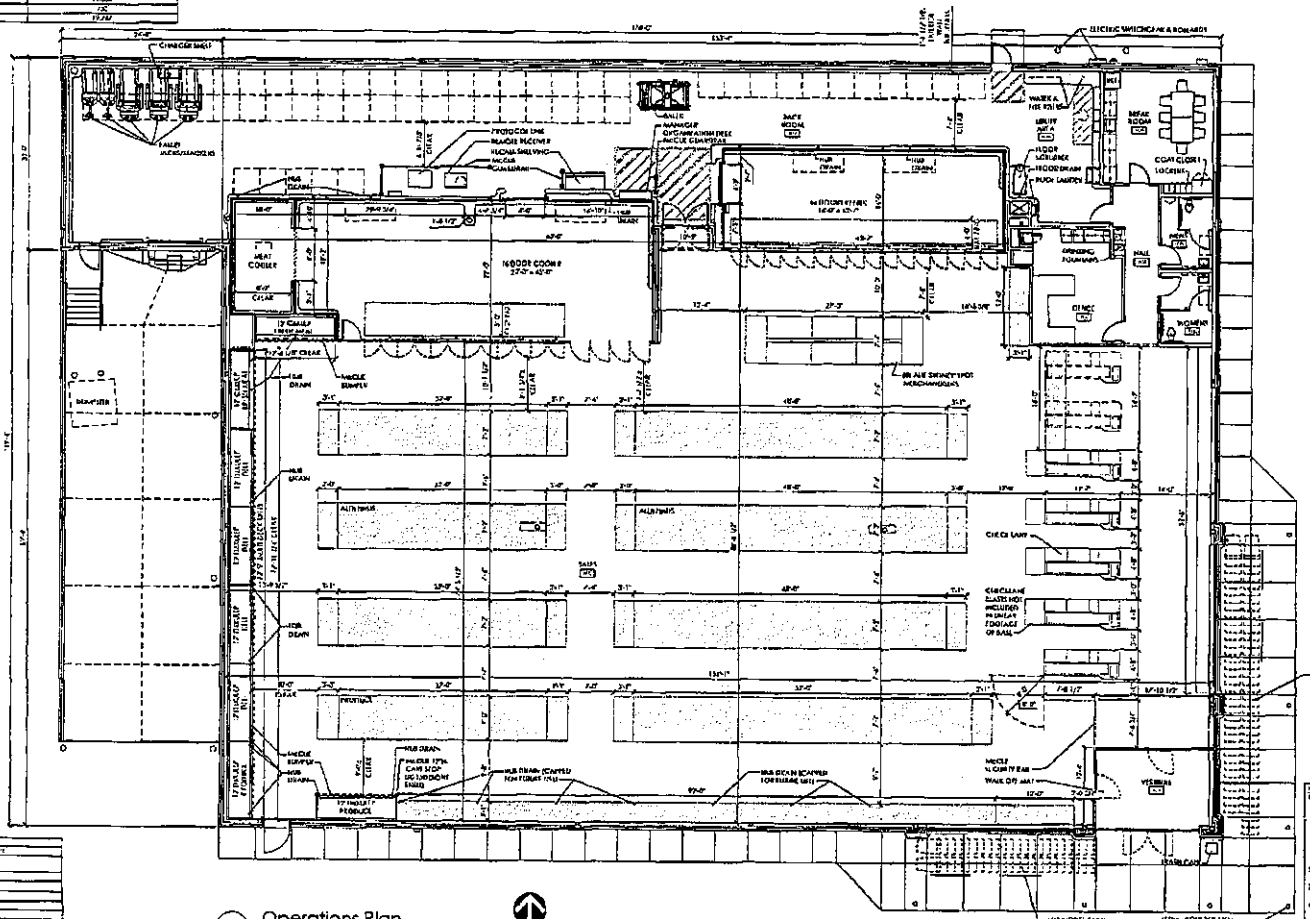

1 Operations Plan
SCALE: 1/8" = 1'-0"

NORTH

Project:	Date:
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ALDI Inc.
Division Address
Division City, (Region) State, Co

ALDI Inc. Store #: XX
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Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Operations Plan
Drawing Name:

Date: Date
Type: RNSD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.
A-131
Drawing No.

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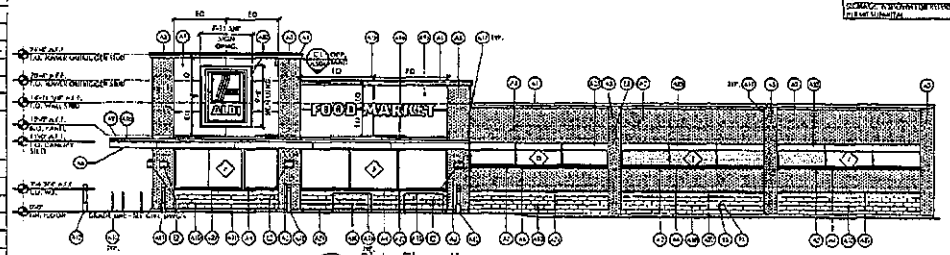
EXTERIOR FINISH SCHEDULE

MK	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	EDGE METAL BY PRESTIGE	AT - SLATE GRAY ATM - SILVER METALLIC	
A2	MONOLITH BRICK	FIELD COLOR - SEE MTC	FLUTE AND TRANSOM WINDOW SILLS
A3	MODULAR BRICK	ACCENT COLLOR - SEE MTC	PILASTERS
A4	STONE POINT	ANODIZED ALUM.	FI / DWG. A602
A5	MEMBRANE ROOFING	GRAY	ALTERNATE #1: WHEN FLOOD STOP PANELS, FOOD MARKET SIGN, NORTH WALL CANOPY & DOOR - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SEE MTC	FI / DWG. A201+A204
A7	EXTERIOR PAINT BY SHERWIN-WILLIAMS	PT-1 / CF-1	FI / DWG. A602
A8	NOT USED		
A9	ALUMINUM COMPOSITE PANEL	AT = MICHENAITE ATM = MAIL GRAY	EXTERIOR PANEL JOINTS AS SHOWN. REFERENCE ONE PAGE DETAIL FOR ENGINEERED MULTIPLE INSTALLATION CLASSIFICATION WITH CERTAIN WIDTHS. ATTACH PER PANEL AND J TRIM AT PANEL EDGES.
A10	SPLIT FACE CMU	SE MTC	WATER TABLE, NEED - ALL SMOOTH FACE RE-INSTRUCT DUCK SEAL
A11	FLUTES	PT-1 / CF-1	SEE DWG. A602
A12	SILLS/CMU	FACTORY FINISH - CHARCOAL	SEE DWG. A603
A13	GUARD RAIL TYPE "A"	PT-1 / CF-1	FI / DWG. A204 & A602, A603
A14	GUARD RAIL TYPE "B"	PT-1 / CF-1	FI / DWG. A204 & A603, A604
A15	CANE RAIL & MASTER POST	GALVANIZED	SEE DWG. A603
A16	DOOR # WELD # SEAL AND BUMPERS	ALUMINUM - FACTORY FINISH - SILVER STEEL - FACTORY FINISH - BLACK	PROVIDE DOOR SEALANT DUCK 'N' SEAL 1 BAG OF CAST STONE SILL
A17	CORNER GUARD		MARK OF DC #1 / DWG. A604
A18	OVERFLOW SCUPPER	PT-1 / CF-1	FI / DWG. GA603
A19	FOOD MARKET SIGNAGE	BY ALDI VENDOR	1'-9" H x 21'-0" W. = 37.5 SQ. FT.
A20	ALDI SQUARE SIGN	BY ALDI VENDOR	1'-9" H x 1'-9" W x 0'-5" D. SEE DETAIL 01/A602. VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A21	DATA	MARKER	SEE DWG. A603 - RESERVED FOR FUTURE DWGS.
A22	SATELLITE DISH	SEE SPEC	WATER TABLE TRIM
A23	PRE-FABRICATED SUNSHADE	SILVER POWDER COAT	MANUFACTURED BY: E. F. HAUSMANN, INC. - DWGS. A206, A605
A24	FLOOR PLATE	FACTORY FINISH	COORDINATE AND LOCATION WITH LOCAL FIRE MARSHAL
A25	CAN RECHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.G.
B	WALL SCONCE	FACTORY FINISH	MOUNT @ 7'-6" A.F.G.
C	EXTERIOR SIGN	FACTORY FINISH	MOUNT @ 12'-0" A.F.G.
D	LIBERTY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS.
E	OVERHEAD MAIL PACK	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
F	LIFESAVER DEPOT RECEPTACLE	FACTORY FINISH	MOUNT @ 5'-0" A.F.F. IN 4" SQUARE J-BOX
G	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS.
H	MOTOR BOARD	FACTORY FINISH	SEE FIRE PROTECTION DWGS.
J	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS.
K	SPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS.
L	MONUMENT SIGN	ANODIZED ALUMINUM	SHADED WINDOWS ARE SPANDREL - SEE DWG. A604

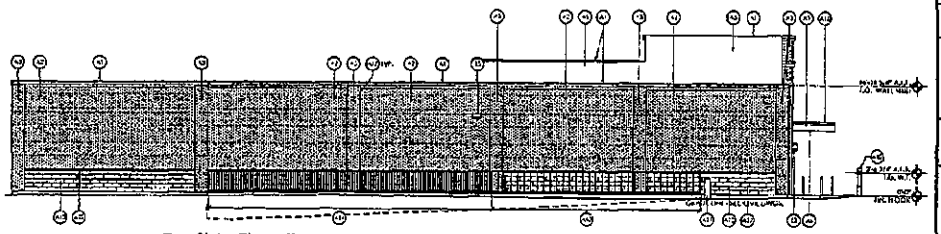
SIGNAGE

DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	75.0	150.0
FRONT MARKET SIGN	2	38.1	76.2
TOTAL SIGNAGE			226.2

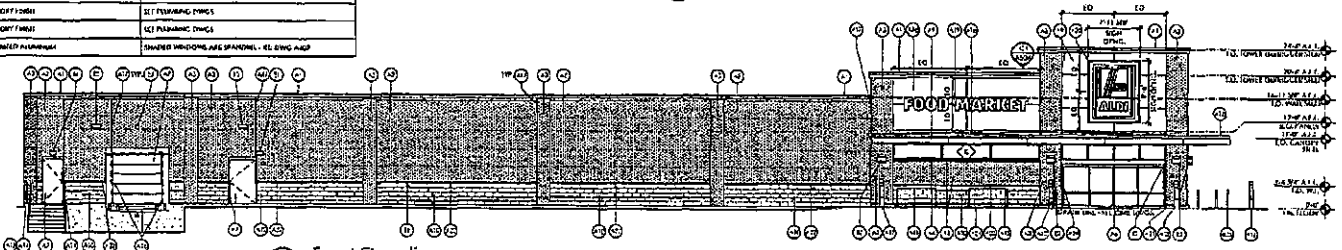
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL



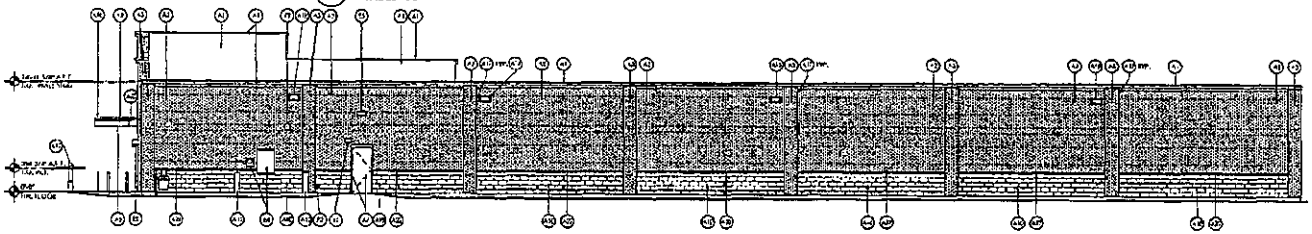
4 Side Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"



2 Front Elevation
SCALE: 1/8" = 1'-0"



1 Rear Elevation
SCALE: 1/8" = 1'-0"

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Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Exterior Elevations
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RHSD-V7	
Drawn By: XXX	A-201
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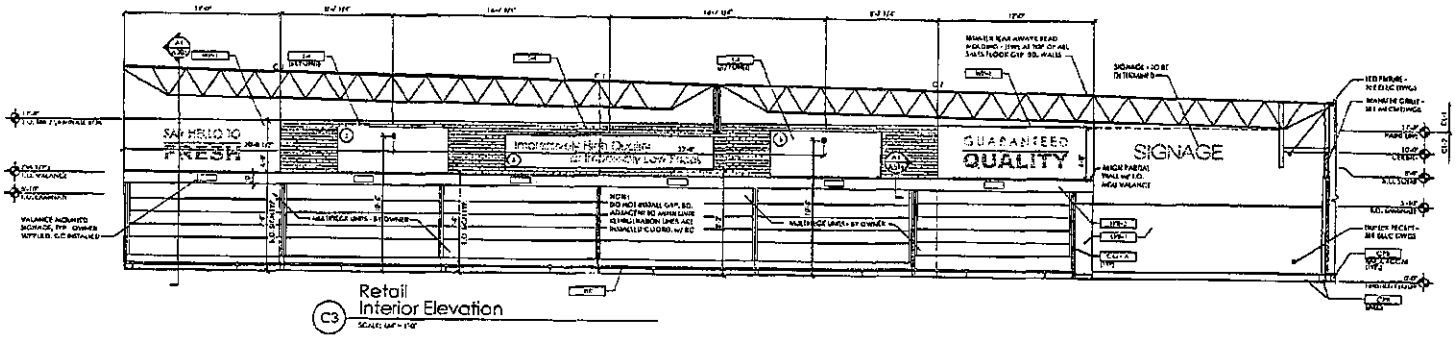
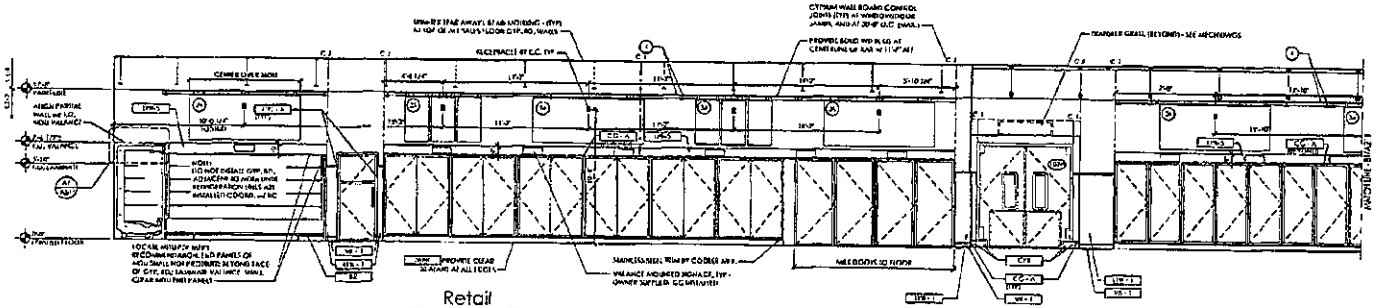


C3 Retail Interior Elevation

SCALE: 1/4" = 1'-0"



C2 Retail Interior Elevation

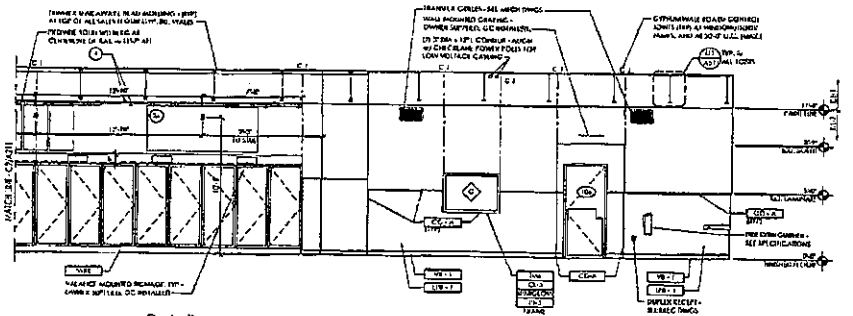
SCALE: 1/4" = 1'-0"

SALES FLOOR GRAPHICS SCHEDULE

KEY	DESCRIPTION	GRAPHIC OWNER	NOTES
1		OWNER FURNISHED - GC INSTALLED	
2		OWNER FURNISHED - GC INSTALLED	
3		OWNER FURNISHED - GC INSTALLED	
4		OWNER FURNISHED - GC INSTALLED	
5		OWNER FURNISHED - GC INSTALLED	
6		OWNER FURNISHED - GC INSTALLED	

GENERAL NOTES:

1. ALL WALLS TO BE PAINTED WHITE PRIOR TO INSTALLATION OF OWNER FURNISHED GRAPHICS PACKAGE.
2. REFER TO DRAWING A-403 FOR ALL FINISH CALL-OUTS.
3. GC TO INSTALL OWNER FURNISHED INTERIOR GRAPHICS AND WELCOME PACKAGE. REFER TO INSTALLATION INSTRUCTIONS AVAILABLE ONLINE AT WWW.MARTINSIGNS.COM
   - INTERIOR GRAPHICS VENDOR: MID - ATLANTIC GRAPHICS
   - VENDOR: MID - SOUTHERN GRAPHICS
   - VENDOR: MID - SIDNEY CRAMER CO INC
4. COORDINATE LOCATIONS OF ALL DOMINO SIGNS AND WELCOME PACKAGE TO MINIMIZE INTERFERENCE WITH ALL GRAPHICS.
5. ALL SALES AREA WALLS TO BE FREE OF ABANDONED DEVICES AND ANY AND BLANK COVER PLATES ARE TO BE REMOVED.



B1 Retail Interior Elevation

SCALE: 1/4" = 1'-0"

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Revisions:	Date:
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Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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ALDI
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APD ENGINEERING & ARCHITECTURE PLLC
615 Fishers Run
Victor, NY 14564
585.742.2999
585.924.4934 fax
www.apdpc.com

ALDI Inc.
Division Address
Division City, Division State, Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Interior Elevations
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	A-211
Scale: As Noted	Drawing No.

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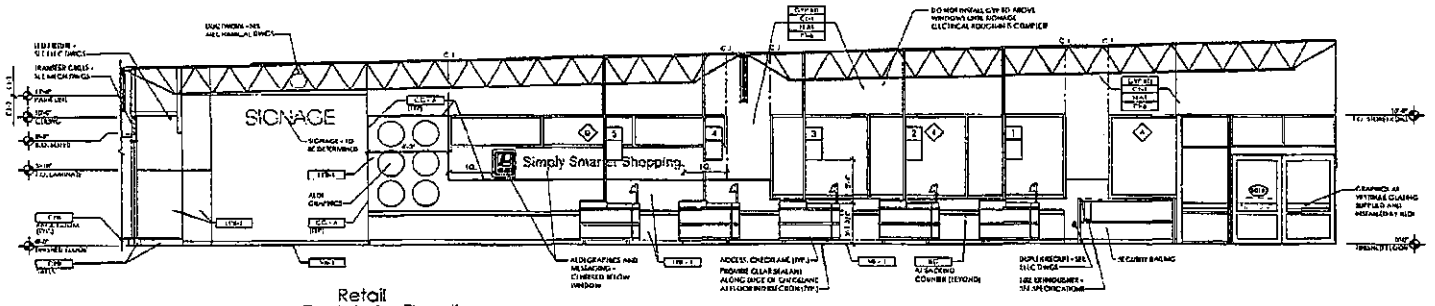
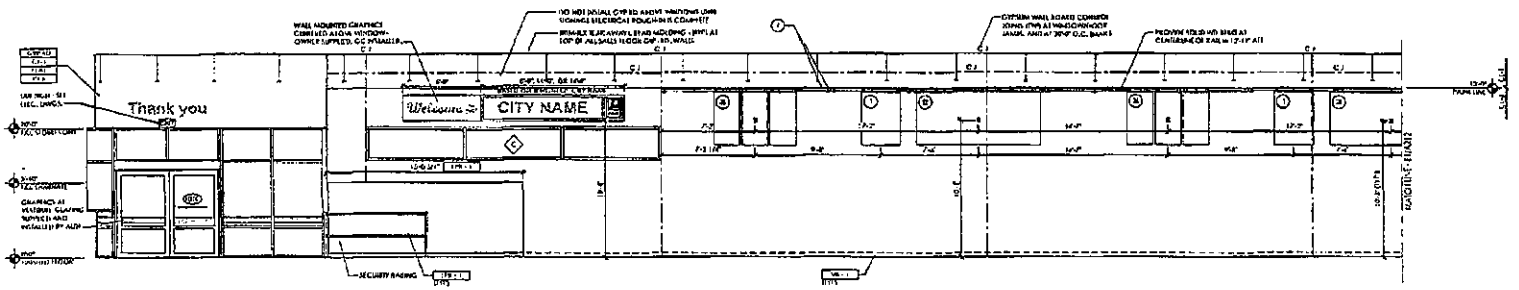
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



C3 Retail Interior Elevation

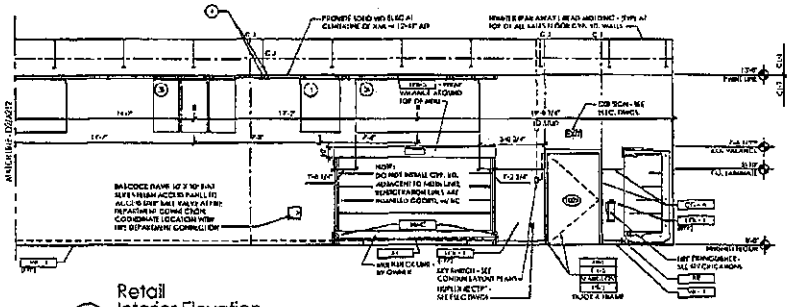


D2 Retail Interior Elevation

SALES FLOOR GRAPHICS SCHEDULE			
KEY	KEY DESCRIPTION	MANUFACTURER	NOTES
1	SINGLE PANEL BAR WALL GRAPHIC	OWNER FURNISHED - GC INSTALLED	24"W x 48"H - HUNG AWAY WALL
2	ILLUMINATED WALL MED. GRAPHIC	OWNER FURNISHED - GC INSTALLED	3 ea. 102"W x 48"H - CANOPY MOUNTED OVER WALL
3	[illegible]	OWNER FURNISHED - GC INSTALLED	2 ea. 102"W x 48"H - HUNG AWAY WALL
4	MOUNTING BAR	OWNER FURNISHED - GC INSTALLED	2 ea. 102"W x 48"H PANELS - 48" TO USE WIDTH 288" 24"W x 48"H PANELS - 24" TO USE WIDTH ATTACH TOP OF BAR 3" BELOW TOP OF WALL
5	ILLUMINATED WALL MED. GRAPHIC	OWNER FURNISHED - GC INSTALLED	102"W x 42"H - BACK WALL ABOVE MDO
6	WALL MED GRAPHIC	OWNER FURNISHED - GC INSTALLED	102"W x 30"H - BACK WALL ABOVE MDO

GENERAL NOTES:

1. ALL WALLS TO BE SANDED AFTER FINISHING OF CEILING TO REMOVE DRYWALL PAINT REMOVE. COMPLETE SANDING PRIOR TO INSTALLATION OF OWNER FURNISHED GRAPHICS PACKAGE.
2. REFER TO DRAWING A-400 FOR ALL FINISH SCHEDULE.
3. GC TO INSTALL OWNER FURNISHED INTERIOR GRAPHICS AND MILLWORK PACKAGE. REFER TO INSTALLATION INSTRUCTIONS AND CUT SHEETS POSTED TO WWW.SIGNWORKS.COM.COM
INTERIOR GRAPHICS:
VINYL ON GYP. BOARD INTERIOR GRAPHICS
MILLWORK:
VERSION #1 = INTERLOCK SUBMIT COMP.
VERSION #2 = MFG COMPLETE, INC
4. COORDINATE LOCATIONS OF ALL DOMESTIC SIGNS WITH THE GRAPHICS PACKAGE TO MINIMIZE CONFLICTS WITH THE GRAPHICS.
5. ALL WALL AREA WALLS TO BE FREE OF ABANDONED DEVICE BOXES AND NO BLANK COVER PLATES ARE TO BE EXPOSED.
6. COORDINATE LAYOUT OF REFRIGERATION LINES WITH REFRIGERATION CONTRACTOR BEFORE ENCLOSING WALL CAVITIES.



B1 Retail Interior Elevation

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PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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615 Fishers Run
Victor, NY 14564
585-742-7595

ALDI Inc.
Address Address
Illinois City, Division State, Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Interior Elevations
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	A-212
Scale: As Noted	Drawing No.

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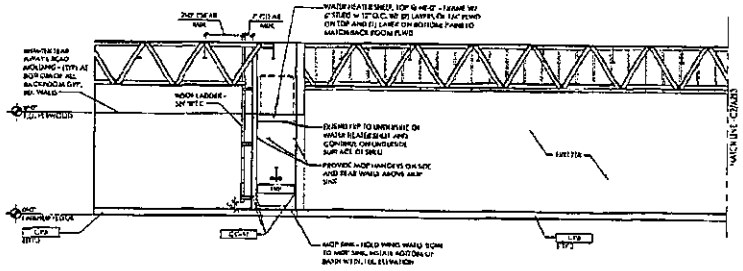
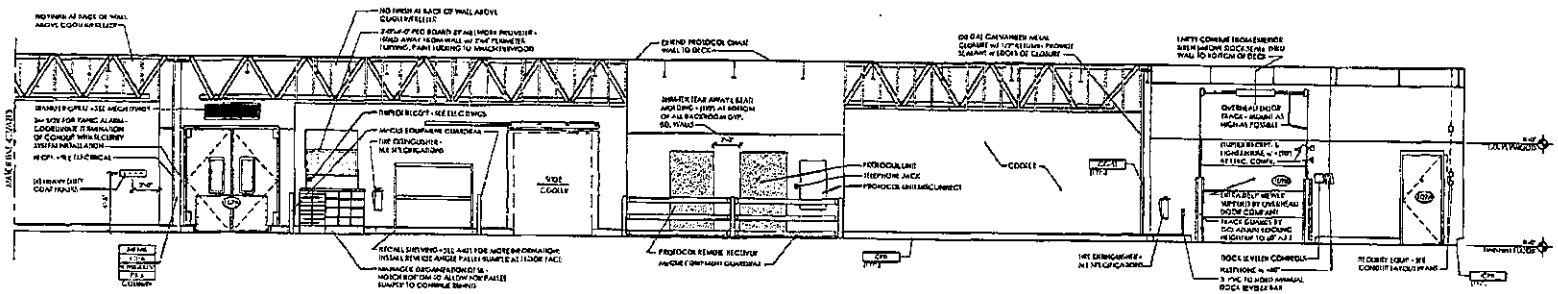
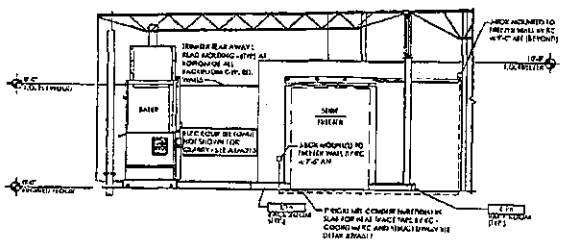
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



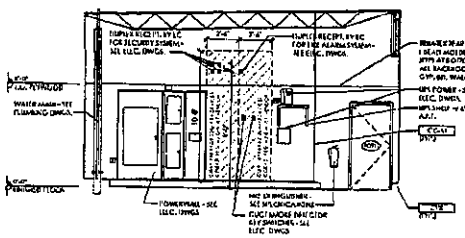
C3 Backroom Interior Elevation



C2 Backroom Interior Elevation



C1 Backroom Interior Elevation



A1 Backroom Interior Elevation

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Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT MANAGER DATE

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APD ENGINEERING & ARCHITECTURE, PLLC
615 Turners Run
Victor, NY 14564

ALDI Inc.

Division Address
Division City, Division State, Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Interior Elevations
Drawing Name:

Date: Date
Type: RHSD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.

A-213
Drawing No.

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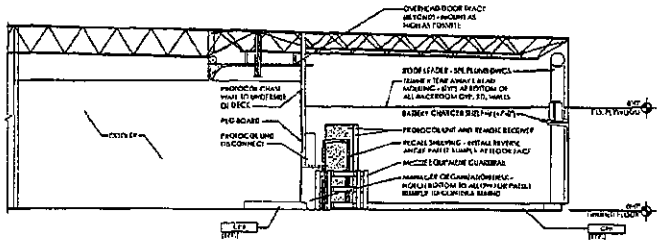
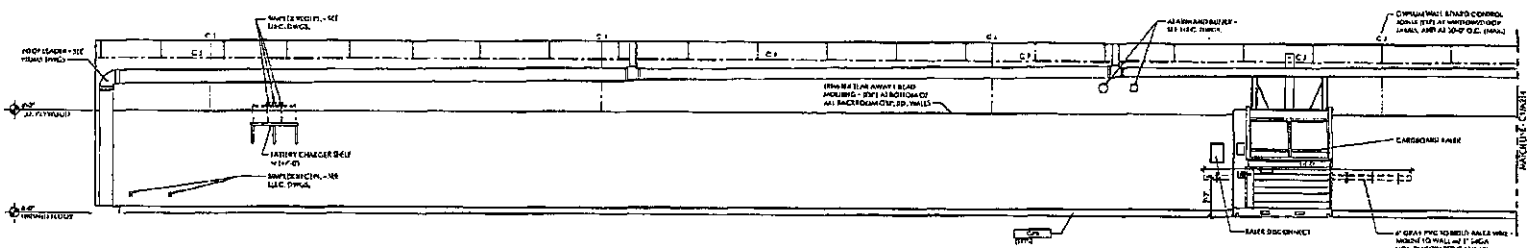
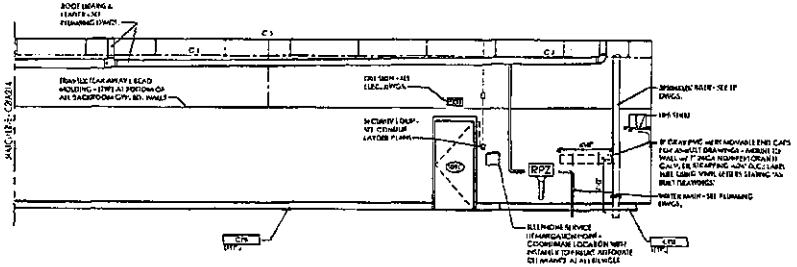
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



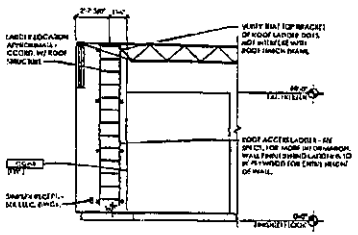
C3 Backroom Interior Elevation



C2 Backroom Interior Elevation



C1 Backroom Interior Elevation



A1 Backroom Interior Elevation

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PROJECT LEAD — DATE

PROJECT DESIGNER — DATE

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615 Fishers Run
Victor, NY 14534
585.742.2220
www.apdarch.com

ALDI Inc.
Division Address
Division City, State of State, Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Interior Elevations
Drawing Name:

Date: Date
Type: RHSD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.
A-214
Drawing No.

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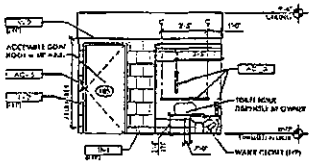
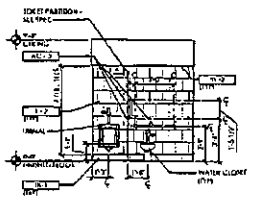
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



D3 Men's Lav. #105



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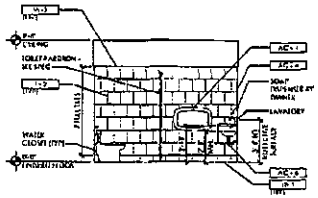

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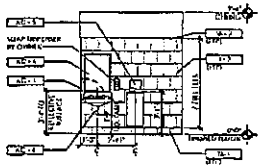
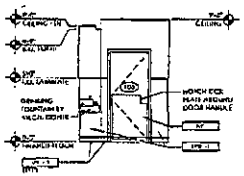
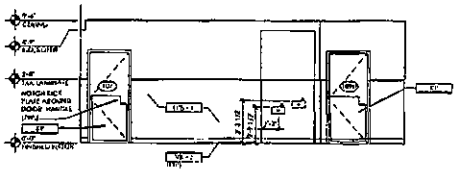


A3 Men's Lav. #105



D2 Hallway #104



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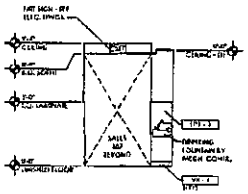

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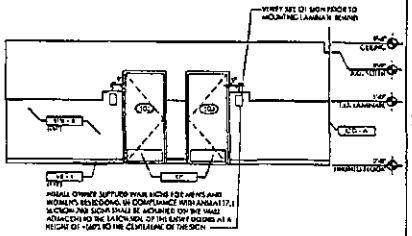

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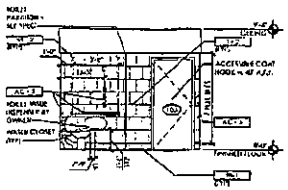
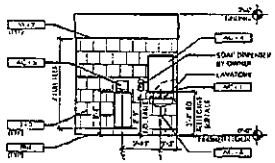


D1 Women's Lav. #103



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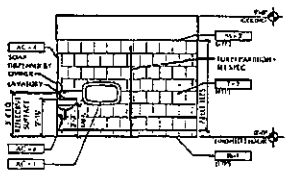

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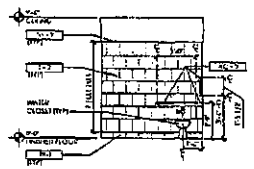

A1 Women's Lav. #103

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PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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APD ENGINEERING & ARCHITECTURE, P.L.L.C
415 Fishers Run
Victor, NY 14564

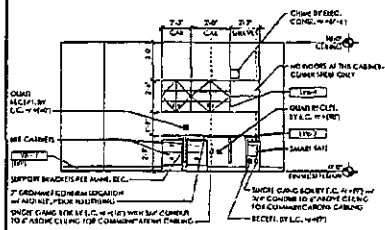
ALDI Inc.

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

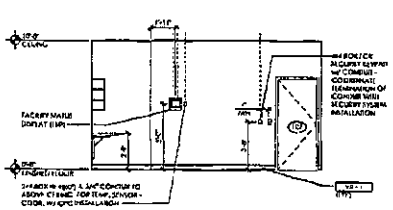
Interior Elevations
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RHSD-V7	
Drawn By: XXX	A-215
Scale: As Noted	Drawing No.

V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



D2 Office #107



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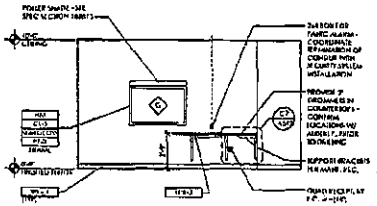

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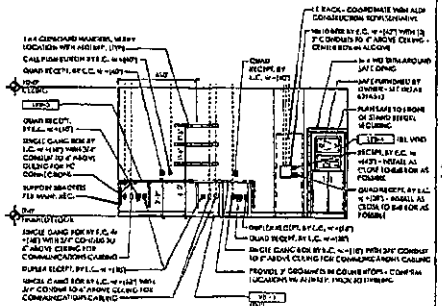

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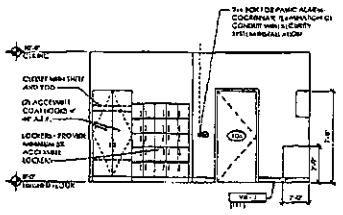
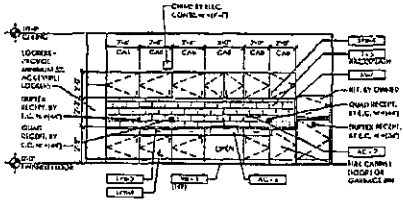
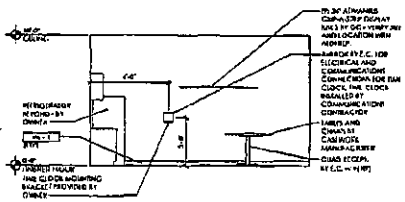


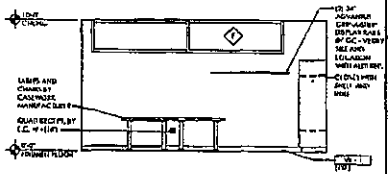
D1 Break Room #106



C1 Break Room #106



B1 Break Room #106



A1 Break Room #106

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PROJECT ARCHITECT/ENGINEER DATE

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PROJECT DESIGNER DATE

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Drawing Description

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APD ENGINEERING & ARCHITECTURE, PLLC
615 Fairport Park
Victor, NY 14564

ALDI Inc.

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Interior Elevations
Drawing Name:

Date: Date
Type: RHSD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.
A-216
Drawing No.

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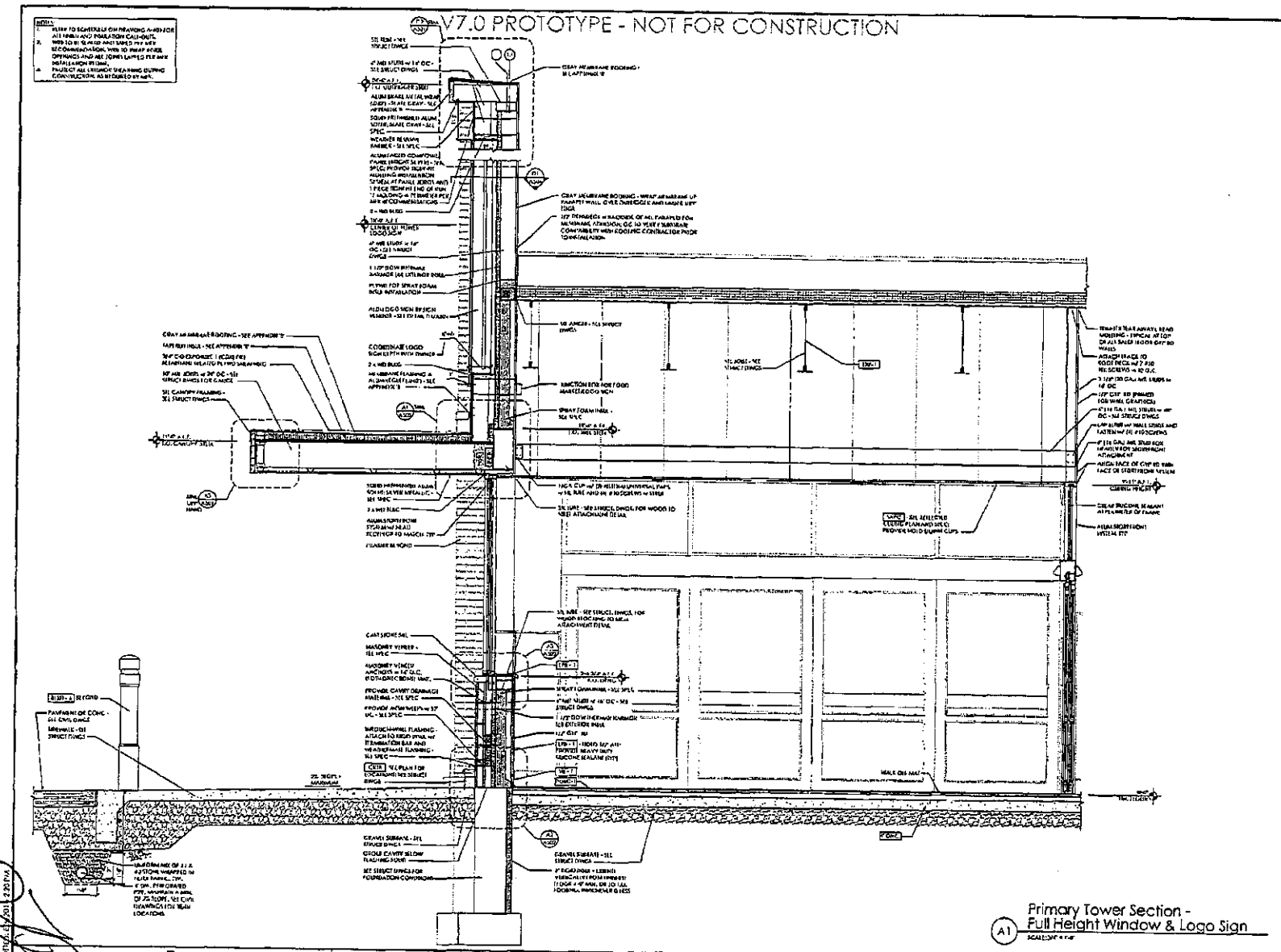

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Sand Seal

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PROJECT DESIGNER DATE

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Drawing Alteration

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APD ENGINEERING & ARCHITECTURE, PLLC
675 Fishers Run
Victor, NY 14564

ALDI Inc.

Design address: Devon City, Devon State, Zip

ALDI Inc. Store #: XX

Project Name

Project Address

Project Town, State, Zip

Project County

Project Name & Location:

Wall Sections

Drawing Name:

Date: Date

Type: RHSD-V7

Drawn By: XXX

Scale: As Noted

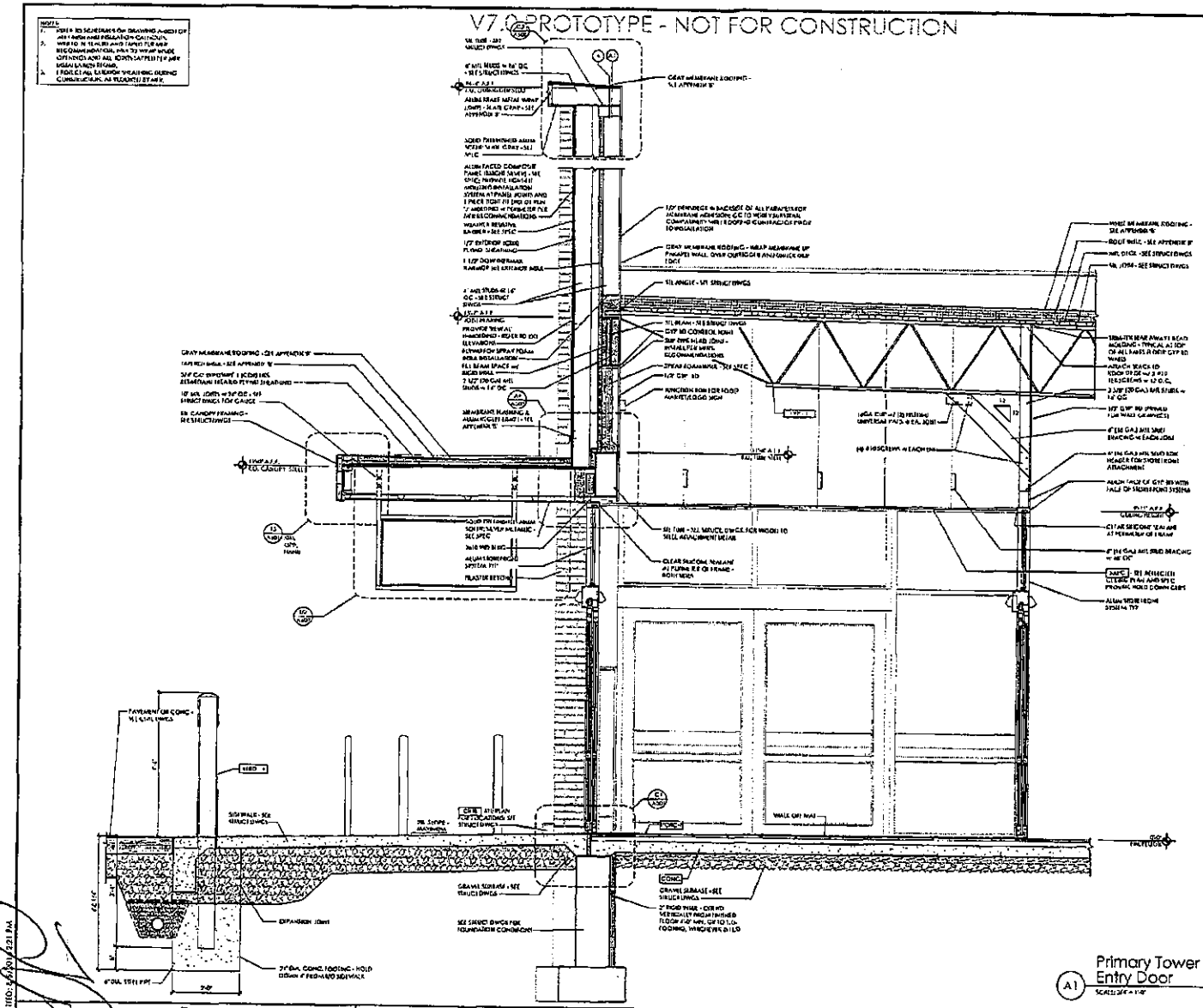
Project No.

Proj. No.

A-301

Drawing No.

V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



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Drawing Addendum

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APD ENGINEERING & ARCHITECTURE, PLLC
675 Fishers Run
Victor, NY 14564

ALDI Inc.
Division Address
Division City, Division State, Zip

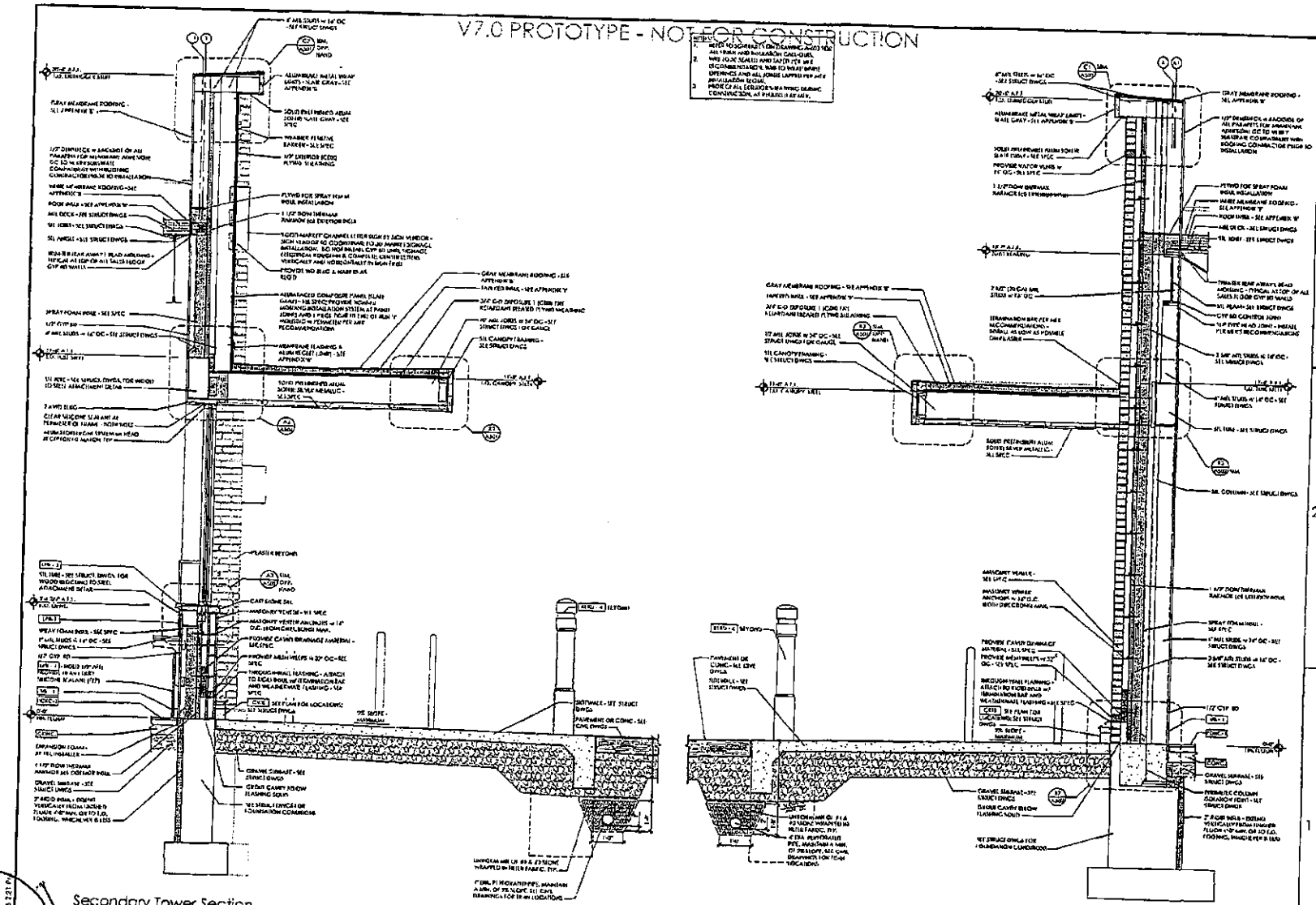
ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Wall Sections
Drawing Name:

Date: Date
Project No.
Proj. No.
Type: RHSD-V7
Drawn By: XXX
A-302
Scale: As Noted
Drawing No.

PLOTTED: 3/1/2016 7:23:11 PM

V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



Secondary Tower Section - Full Height Window

Secondary Tower Section - End Pilaster at Canopy

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Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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Drawings and Specifications
DO NOT SCALE PRINTS

APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
Victor, NY 14564
585.742.2070
info@apdarch.com
www.apdarch.com

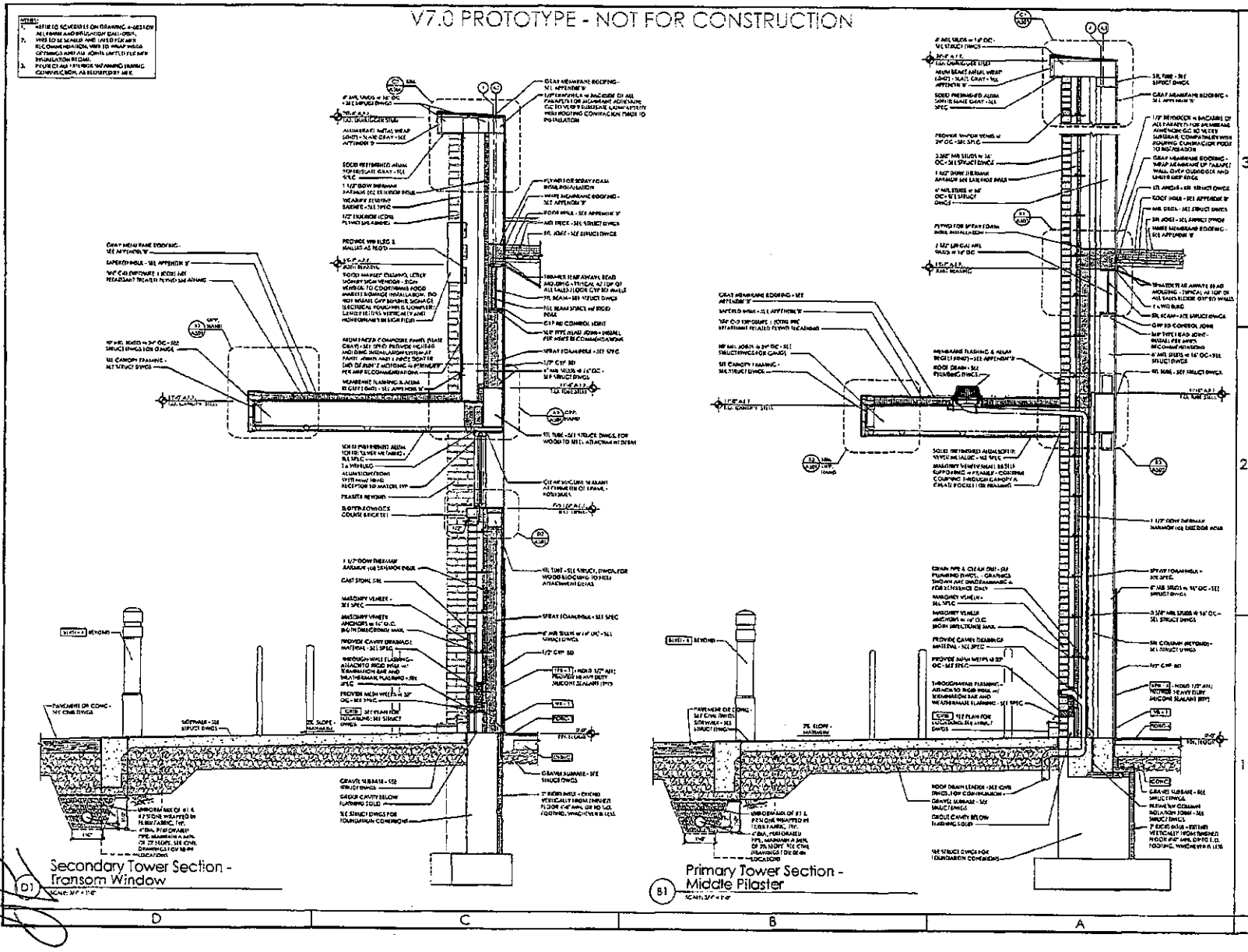
ALDI Inc.
Division Address
Division City, Division State, Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Wall Sections
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RHSD-V7	
Drawn By: XXX	A-303
Scale: As Noted	Drawing No.

V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



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PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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Drawing Alteration
DO NOT SCALE DRAWING

APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
Victor, NY 14564

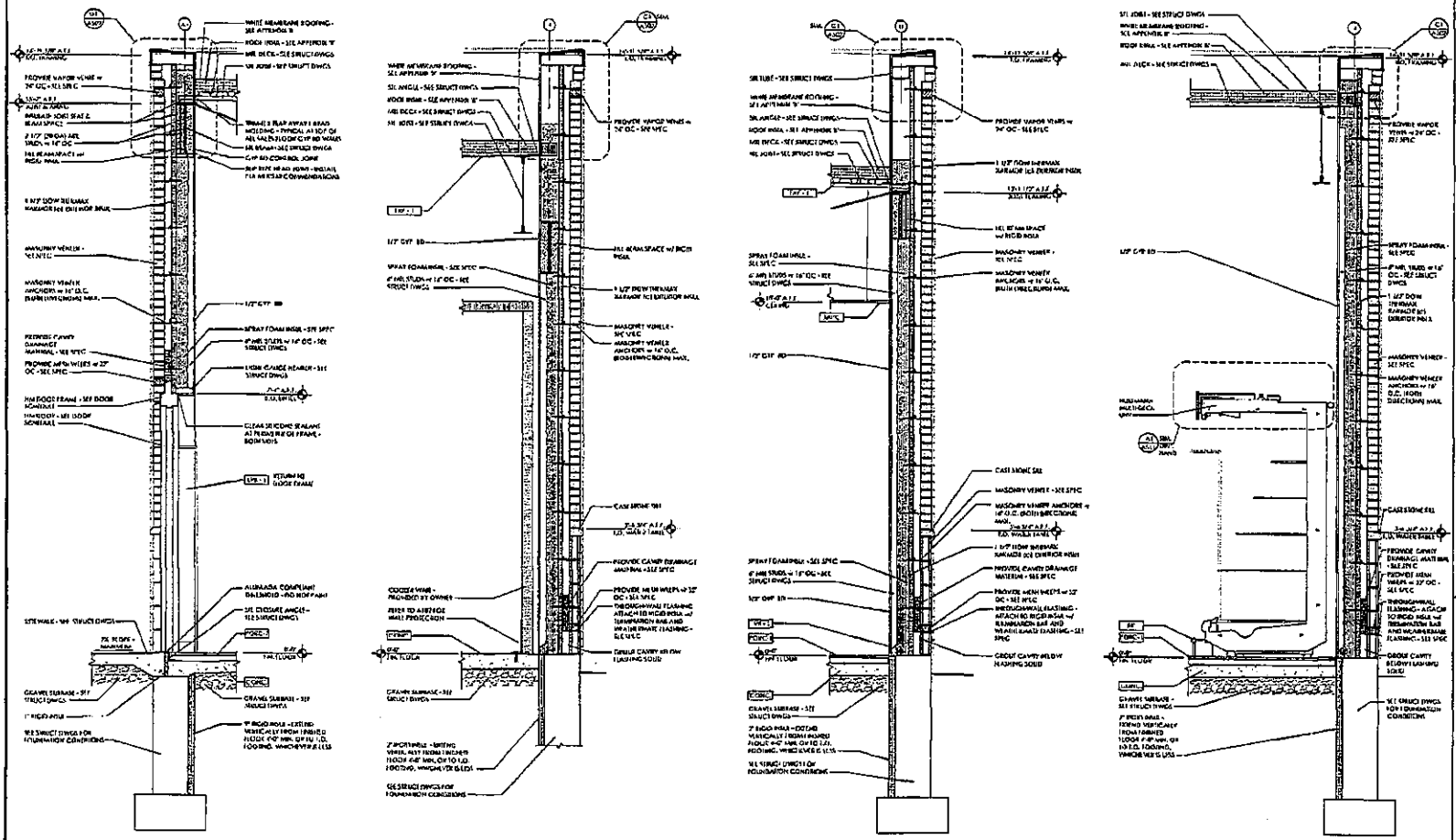
ALDI Inc.
Division Address
Division City, Division State, Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Wall Sections
Drawing Name:

Date: Date	Project No.
Type: RHSO-V7	Proj. No.
Drawn By: XXX	A-304
Scale: As Noted	Drawing No.

V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



D1 Wall Section - Sales Floor at Egress Door

C1 Wall Section - Back Room at Cooler

B1 Wall Section - Low Joist Bearing

A1 Wall Section - Sales Floor at MDU

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PROJECT ARCHITECT/ENGINEER

PROJECT LEAD

PROJECT DESIGNER

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Drawing Alteration
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APD ENGINEERING & ARCHITECTURE, PLLC
415 Fishers Run
Victor, NY 14564

ALDI Inc.

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Wall Sections
Drawing Name:

Date: Date
Type: RHSD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.
A-305
Drawing No.

D C B A

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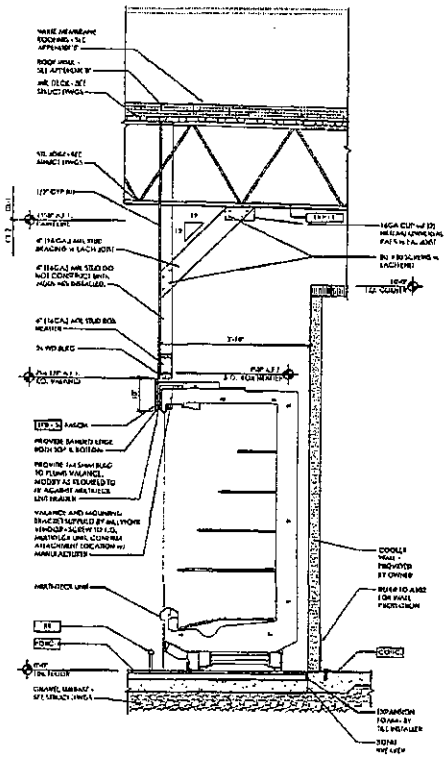
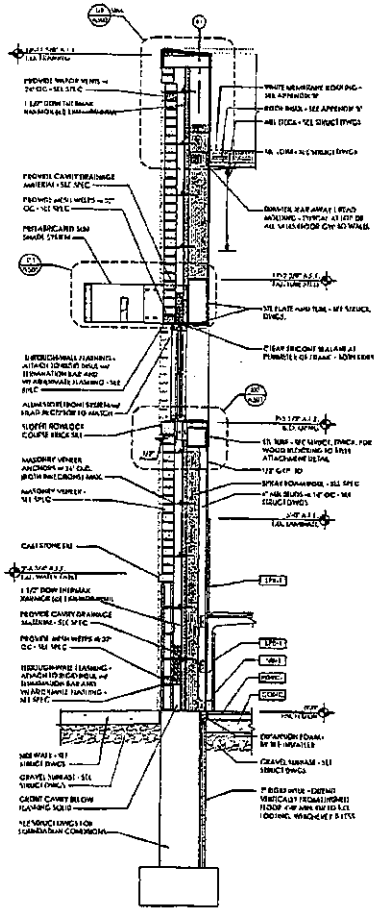
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION

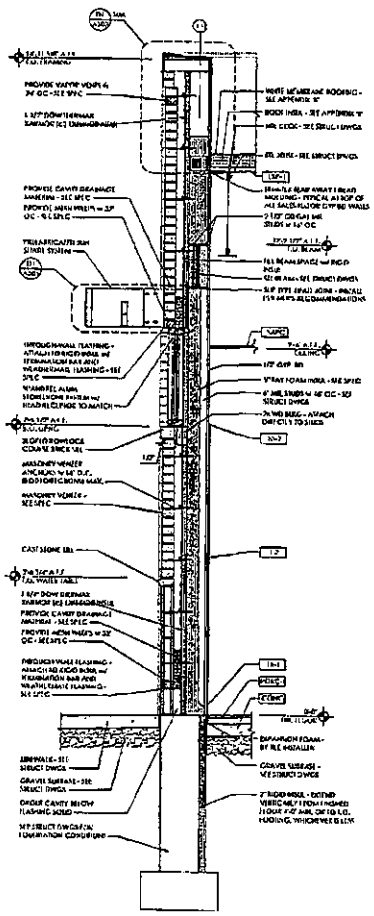
NOTES:
1. REFER TO SCHEDULES ON DRAWING A-XXX FOR ALL ITEMS WITH INSTALLATION CALL-OUTS. WORK TO BE REVIEWED AND VERIFIED PER MFR RECOMMENDATION. WHERE NO MFR NOTE OR METHOD IS GIVEN, ALL WORK SHALL BE PER INSTALLATION STD'S.
2. PROTECT ALL EXTERIOR FINISHES DURING CONSTRUCTION, AS IT OCCURS BY MFR.



C1 Wall Section - MDU @ Cooler



B1 Wall Section - Sun Shade at Window



A1 Wall Section - Sun Shade at Spandrel

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PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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Drawing Alteration
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APD ENGINEERING & ARCHITECTURE PLLC
615 Fishers Blvd
Victor, NY 14564

ALDI Inc.
Division Office
Division City Division State Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Wall Sections
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RHSD-V7	
Drawn By: XXX	A-306
Scale: As Noted	Drawing No.

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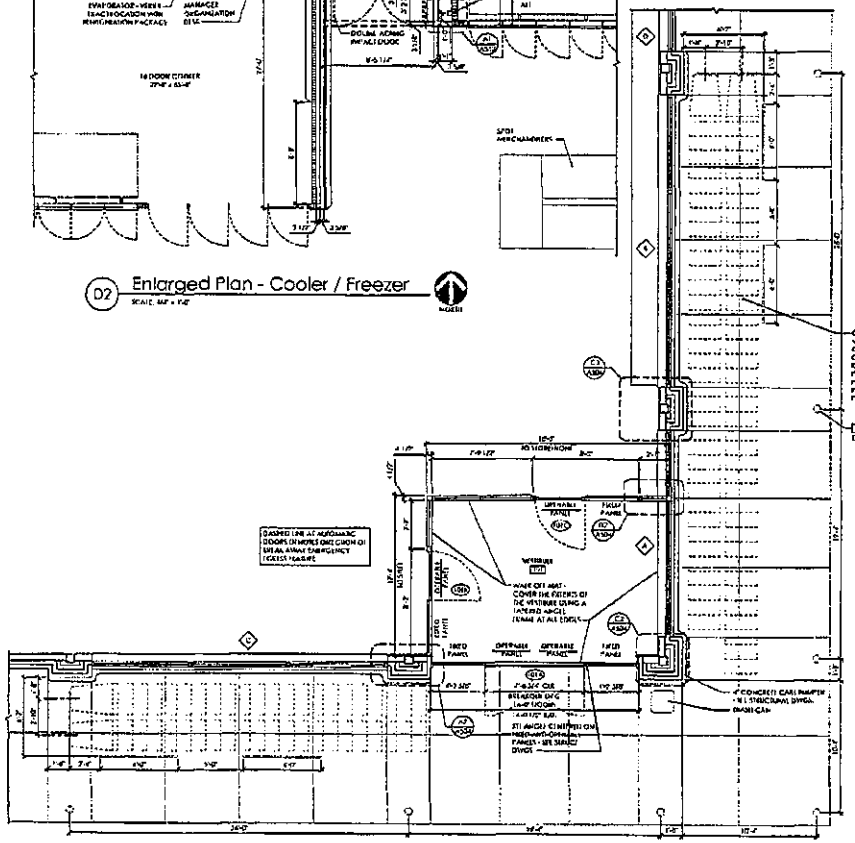
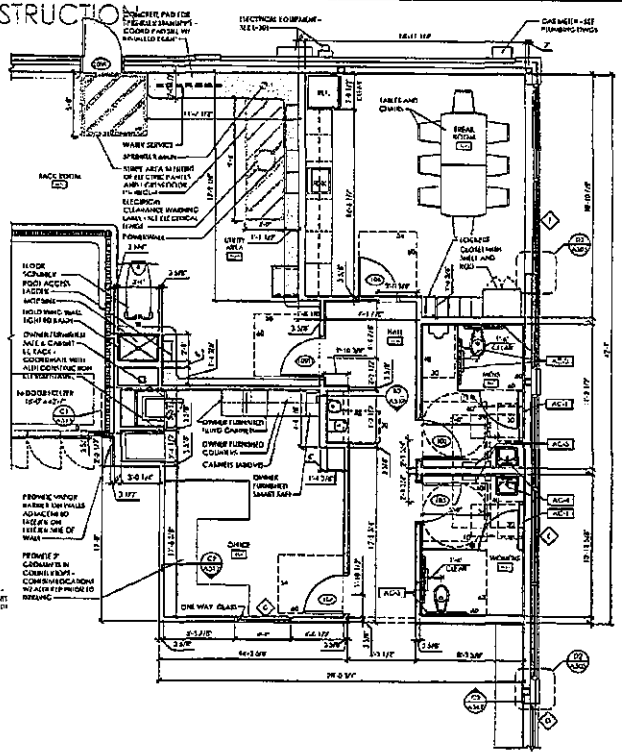
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION

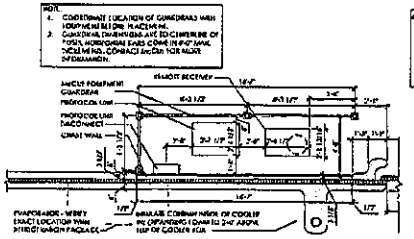
D2 Enlarged Plan - Cooler / Freezer



C1 Enlarged Plan - Entry



B2 Enlarged Plan - Ancillary Spaces



B1 Enlarged Plan - Protocol Unit

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PROJECT ARCHITECT/ENGINEER DATE

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APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
Victor, NY 14564

ALDI Inc.

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Enlarged Plans

Drawing Name:

Date: Date	Project No.
Type: RMSD-V7	Proj. No.
Drawn By: XXX	A-401
Scale: As Noted	Drawing No.

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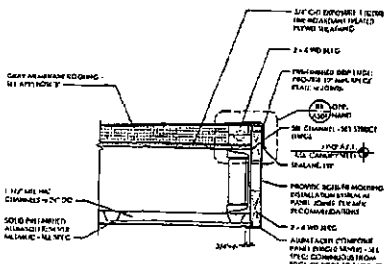
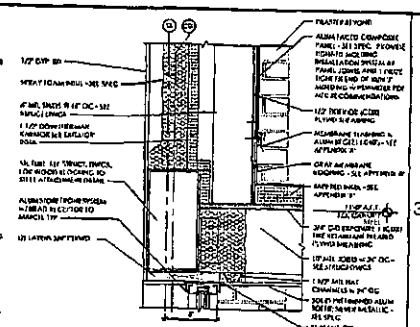
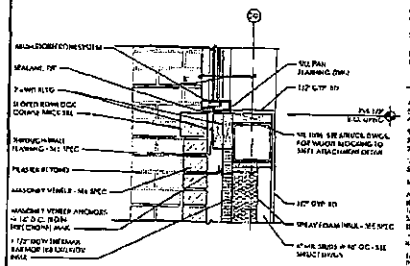
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



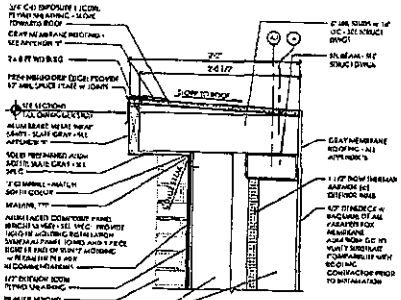
B3 Exterior Section Detail - End of Canopy



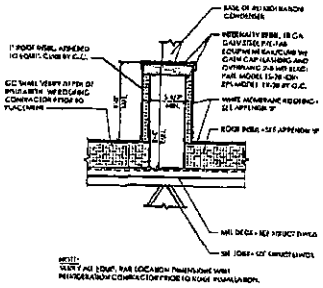
A3 Exterior Section Detail (Low Tower) - Canopy at Windows



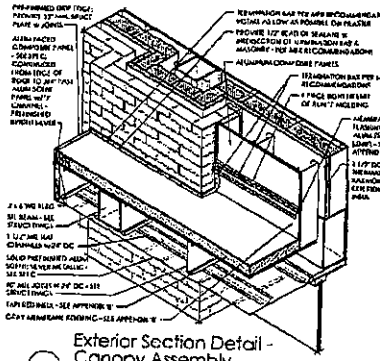
D2 Exterior Section Detail - B.O. Transom Opening



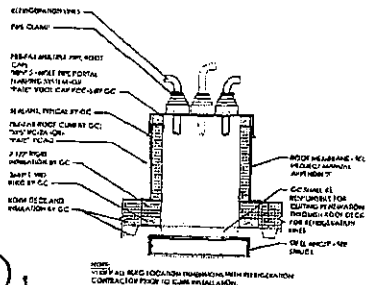
C2 Exterior Section Detail - Parapet at Towers



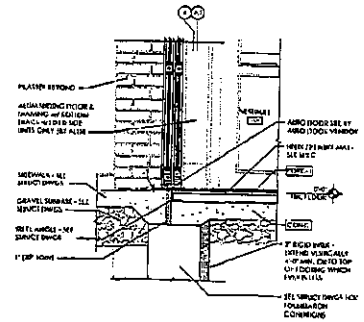
B2 Exterior Section Detail - Equipment Rail



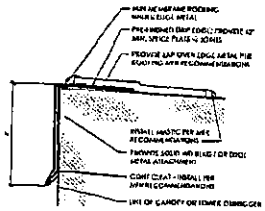
A2 Exterior Section Detail - Canopy Assembly



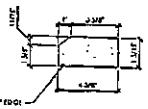
D1 Exterior Section Detail - Multiple Pipe Boot Curb



C1 Exterior Section Detail - Slab at Entry / Exit Door



B1 Exterior Section Detail - Flashing at Canopy



A1 Exterior Section Detail - Water Table Trim

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PROJECT ARCHITECTURAL MANAGER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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APD ENGINEERING & ARCHITECTURE, PLLC
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Victor, NY 14564
585.678.9120 fax
www.apdpc.com

ALDI Inc.

Duncan Adgate
Project Architect
Direct Dial: 630.479.7000 ext. 7000
duncan.adgate@aldi.us

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Exterior Details - Section
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	A-501
Scale: As Noted	Drawing No.

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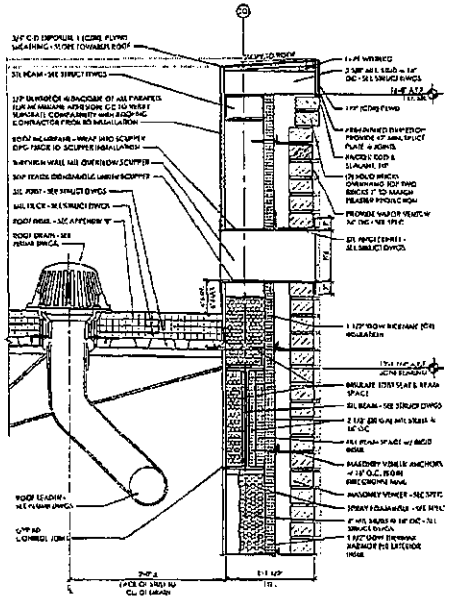
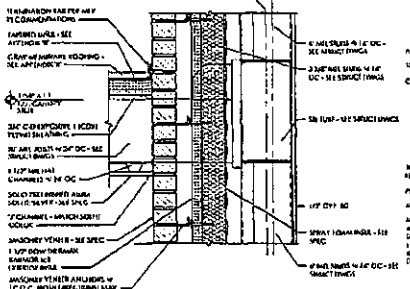
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



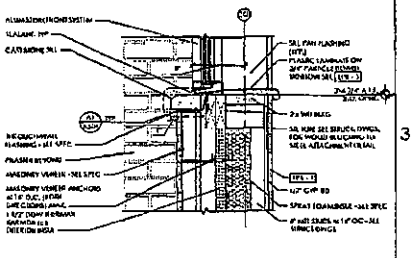
D2 Exterior Section Detail - Parapet at Scupper

SCALE: 1 1/2" = 1'-0"



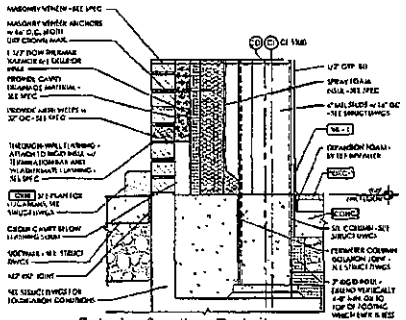
B3 Exterior Section Detail - Canopy at End Pilaster

SCALE: 1 1/2" = 1'-0"



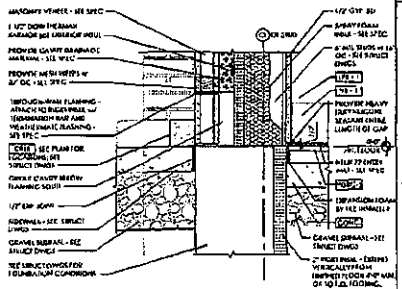
A3 Exterior Section Detail - B.O. Full Height Window Opening

SCALE: 1 1/2" = 1'-0"



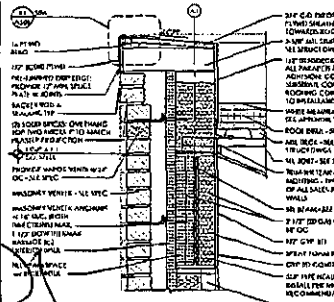
B2 Exterior Section Detail - Column Base at End Pilaster

SCALE: 1 1/2" = 1'-0"



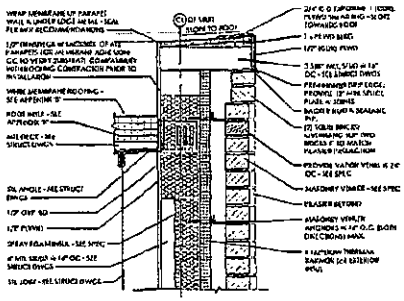
A7 Exterior Section Detail - Typ.Wall Base at Sidewalk

SCALE: 1 1/2" = 1'-0"



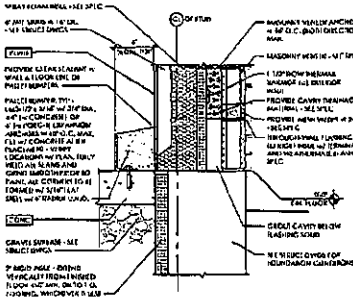
D1 Exterior Section Detail - Parapet at Field

SCALE: 1 1/2" = 1'-0"



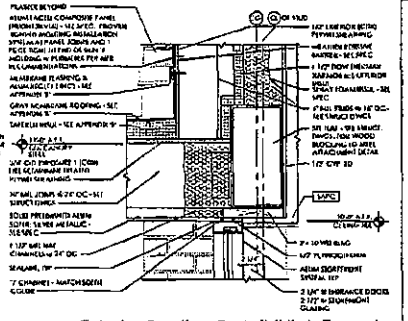
C1 Exterior Section Detail - Parapet at Field

SCALE: 1 1/2" = 1'-0"



B1 Exterior Section Detail - Typ. Wall Base at Grade

SCALE: 1 1/2" = 1'-0"



A1 Exterior Section Detail (High Tower)- Canopy Connection at Storefront

SCALE: 1 1/2" = 1'-0"

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Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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DO NOT SCALE PLANS

APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
Victor, NY 14564
585.742.2220
585.742.2311
www.apdpllc.com

ALDI Inc.
Division Address
Street Line, Street Line, ZIP
Email, Phone #

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Exterior Details - Section
Drawing Name:

Date: Date	Project No. Proj. No.
Type: RHSD-V7	
Drawn By: XXX	A-502
Scale: As Noted	Drawing No.

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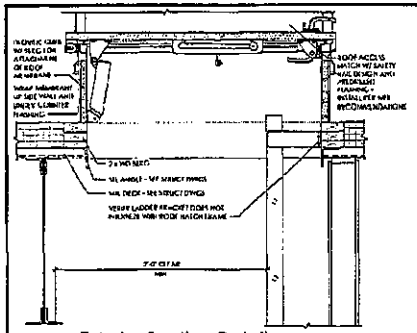
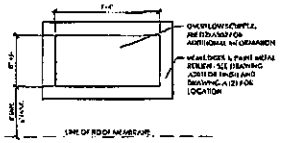
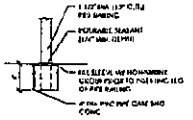
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



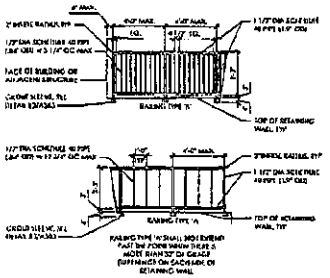
D3 Exterior Section Detail - Roof Hatch



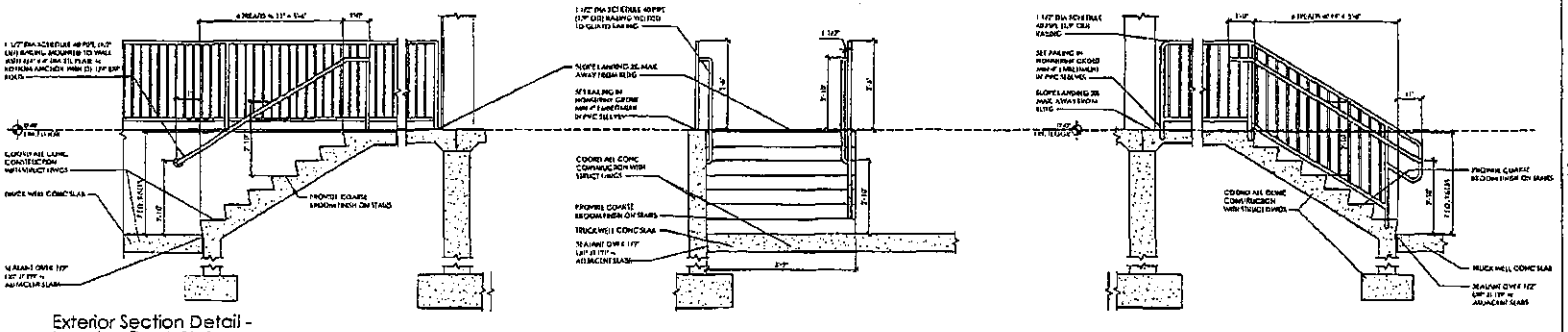
C3 Exterior Detail - Roof Scupper



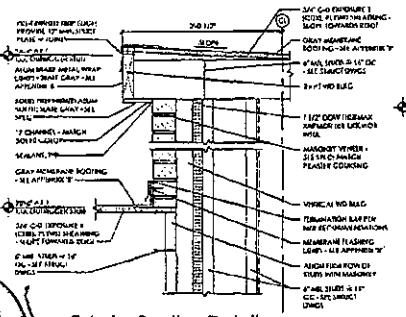
B3 Exterior Detail - Railing Post Base



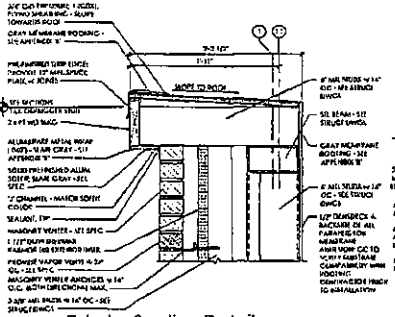
A3 Exterior Detail - Railing Types



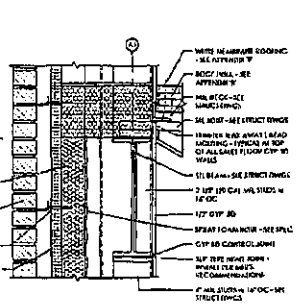
D2 Exterior Section Detail - Loading Dock Stair



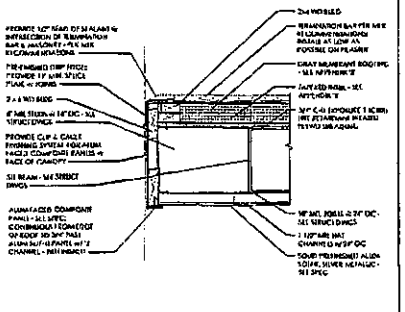
D1 Exterior Section Detail - Tower Connection



C1 Exterior Section Detail - Primary Tower Side at Entry Pilaster



B1 Exterior Section Detail - Wall Assembly at Entry Pilaster



A1 Exterior Section Detail - Canopy Return to Entry Pilaster

Issued:	Date:
A Issued for Use/Reference	06/02/16
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Seal

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PROJECT ARCHITECT/ENGINEER DATE

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Drawing Limitation
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APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
Victor, NY 14564

ALDI Inc.
Darien/Addiss
Dixon Cir, Dixon IL Sec 20

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Exterior Details
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	A-503
Scale: As Noted	Drawing No.

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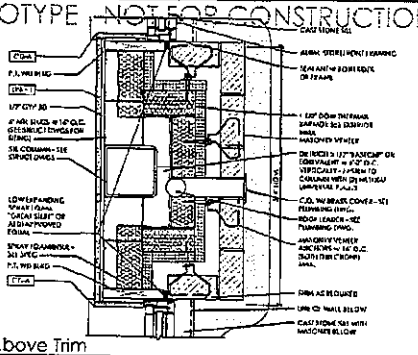
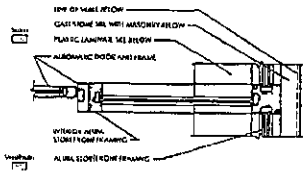
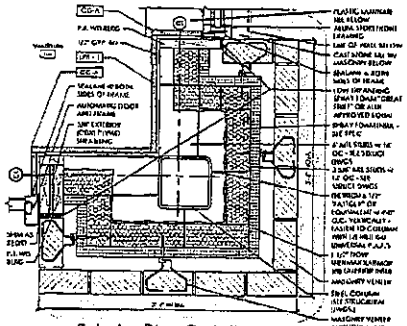
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



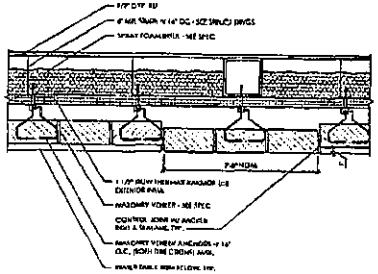
C3 Exterior Plan Detail - Middle Entry Pilaster Above Trim



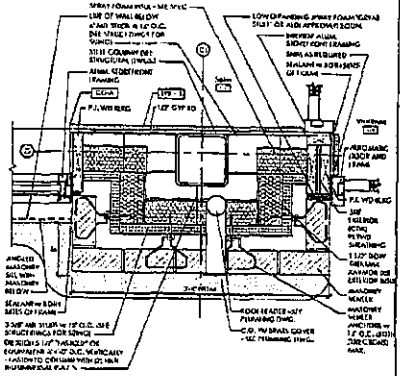
D2 Exterior Plan Detail - Vestibule Connection to Storefront



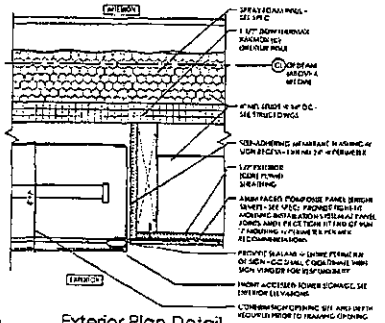
C2 Exterior Plan Detail - Corner Entry Pilaster



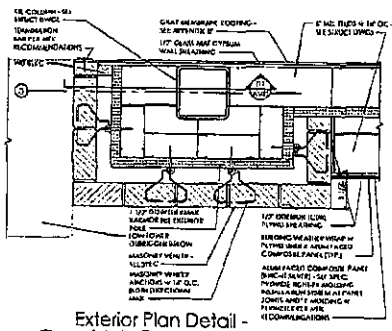
B2 Exterior Plan Detail - Field Pilaster Above Trim



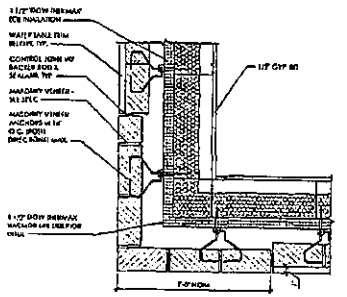
A2 Exterior Plan Detail - Middle Entry Pilaster Above Trim



D1 Exterior Plan Detail - Signage Connection



C1 Exterior Plan Detail - Middle Entry Pilaster at Parapet



A1 Exterior Plan Detail - Corner Pilaster Above Trim

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APD ENGINEERING & ARCHITECTURE, P.L.L.C

615 Fishers Run
Victor, NY 14564

ALDI Inc.

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Exterior Details
Drawing Name:

Date: Date

Type: RHSD-V7

Drawn By: XXX

Scale: As Noted

Project No.
Proj. No.

A-504
Drawing No.

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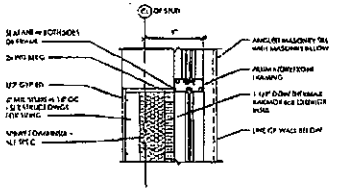
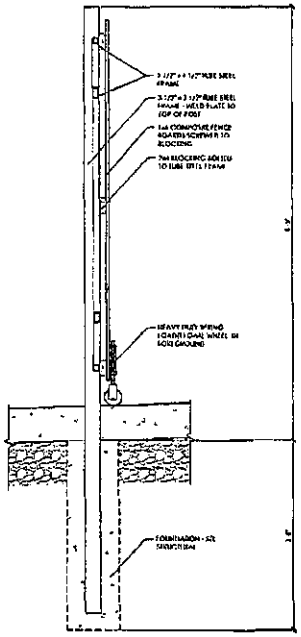
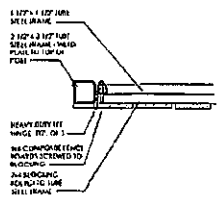
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION

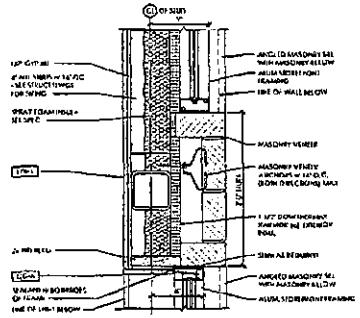


D3 Exterior Plan Detail - Partial Spandrel Window



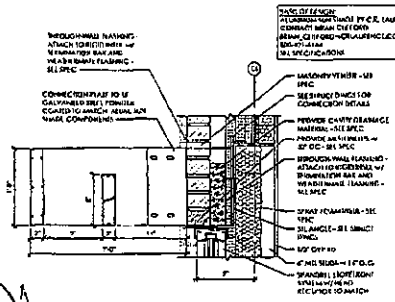


A3 Exterior Plan Detail - Dumpster Post

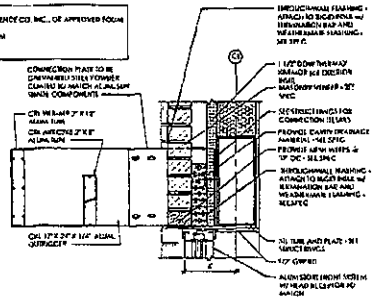


D2 Exterior Plan Detail - Clerestory Window

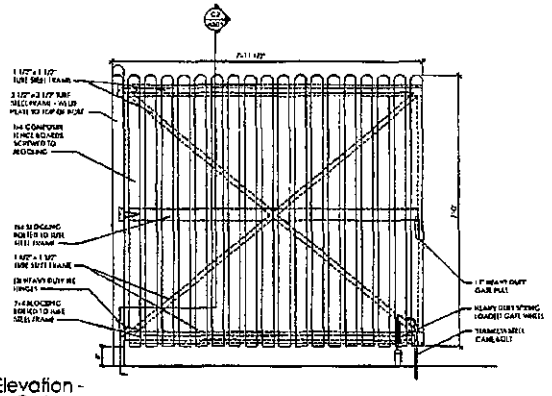
C2 Exterior Section Detail - Dumpster Post



B1 Exterior Section Detail - Sun Shade at Spandrel Window



C1 Exterior Section Detail - Sun Shade at Clerestory Window



B1 Exterior Elevation - Dumpster Gate

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APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
Victor, NY 14564

ALDI Inc.

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Exterior Details
Drawing Name:

Date: Date
Type: RHSD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.
A-505
Drawing No.

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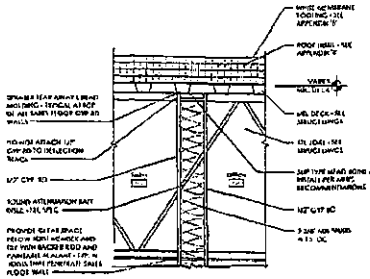
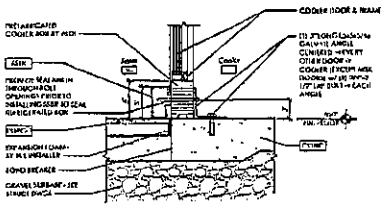
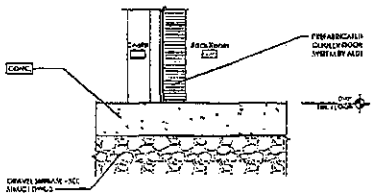
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



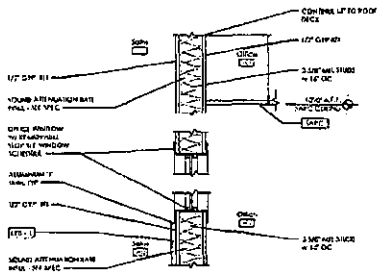
D3 Interior Section Detail - Interior Wall Head at Sales



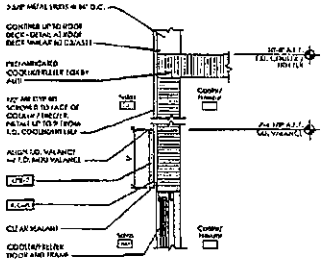
C3 Interior Section Detail - Cooler at General Doors



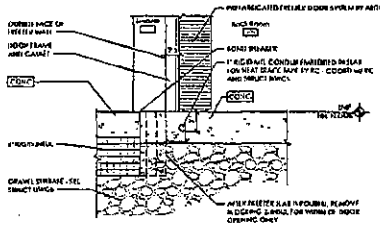
B3 Interior Section Detail - Cooler at Service Door



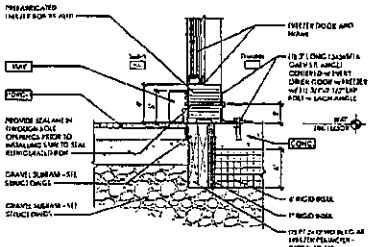
D2 Interior Section Detail - Office Window



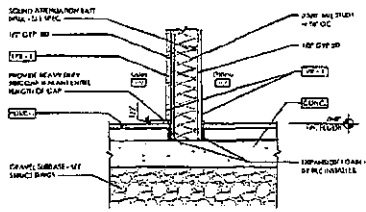
C2 Inteior Section Detail - T.O. Cooler/Freezer at Sales



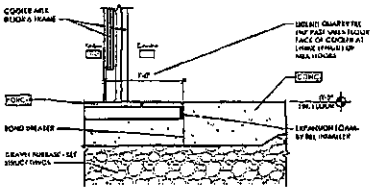
B2 Interior Section Detail - Freezer at Service Door



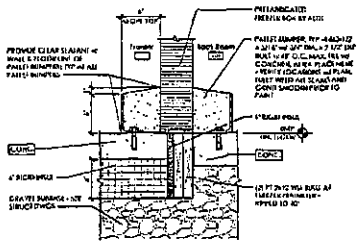
A2 Interior Section Detail - Freezer at General Doors



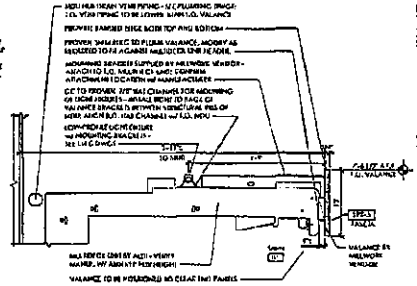
D1 Interior Section Detail - Wall Base at Office and Sales



C1 Interior Section Detail - Cooler at Milk Doors



B1 Interior Section Detail - Freezer at Back Room



A1 Interior Section Detail - MDU Valance

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APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
West Henrietta, NY 14586
585-747-2773
www.apdarch.com

ALDI Inc.
Division Address
Division Line, Division State, Zip

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Interior Details - Section
Drawing Name:

Date: Date
Type: RHSD-V7
Drawn By: XXX
Scale: As Noted

Project No.
Proj. No.

A-511
Drawing No.

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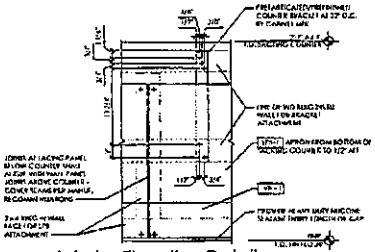
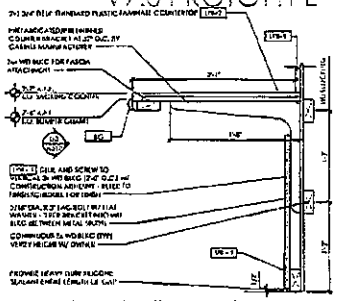
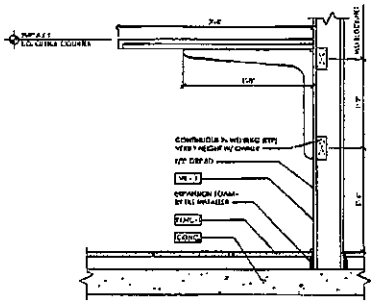
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



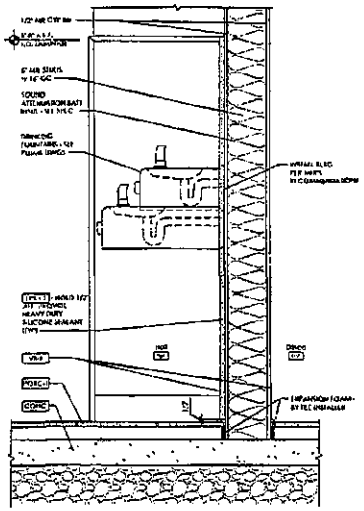
D3 Interior Elevation Detail: Sacking Counter



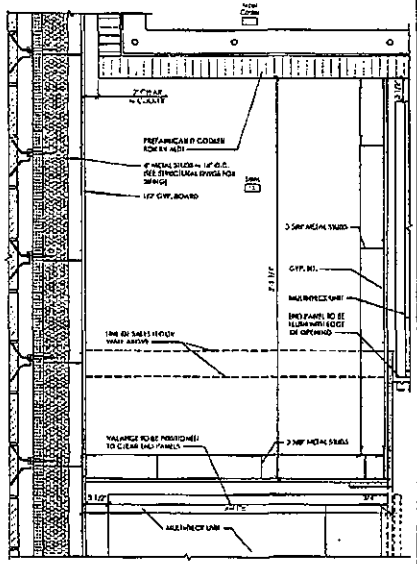
C3 Interior Section Detail - Sacking Counter



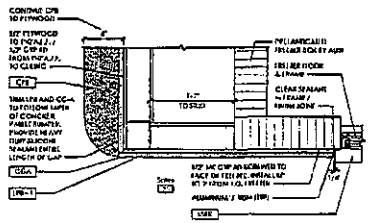
C2 Interior Section Detail - Office Counter



B2 Interior Section Detail: Drinking Fountain



A2 Interior Plan Detail - MDU and Cooler Alcove



A1 Interior Plan Detail - Wall Near Flap Doors

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Victor, NY 14564
585.218.9999
SHOP@APDpllc.com
www.apdpllc.com

ALDI Inc.
Division of Illinois, Division of Indiana State, Zip
www.aldi.us

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location

Interior Details
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	A-512
Scale: As Noted	Drawing No.

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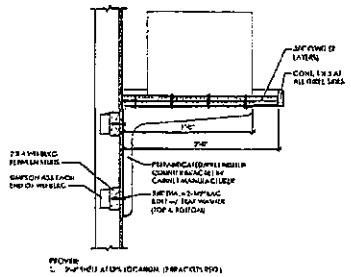
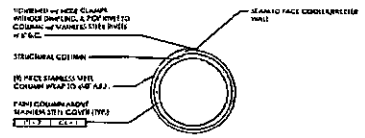
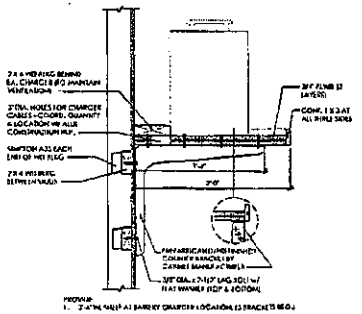
V7.0 PROTOTYPE - NOT FOR CONSTRUCTION



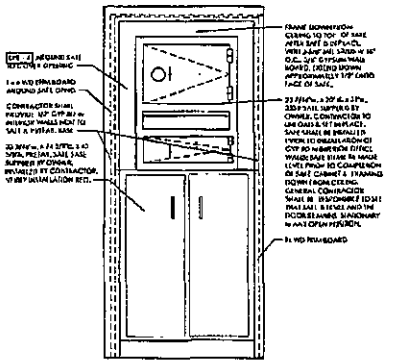
C3 Interior Section Detail - UPS Shelf



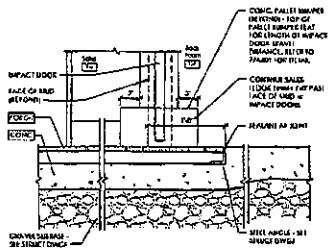
A3 Interior Plan Detail - Sales Area Column Wrap



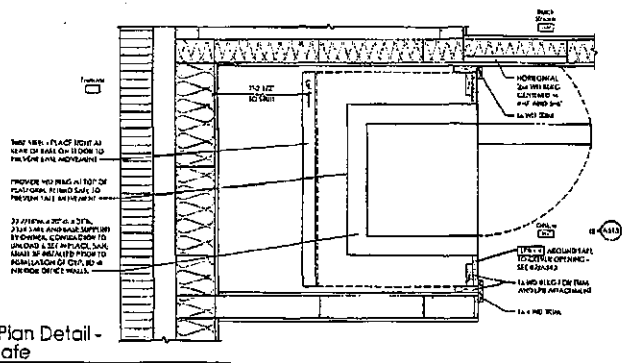
C2 Interior Section Detail - Charger Shelf



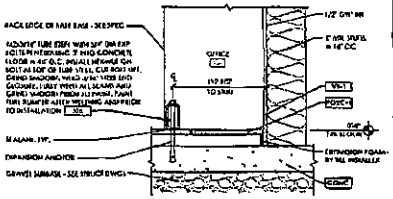
R2 Interior Elevation Detail - Office Safe



A2 Interior Section Detail - Slab at Impact Door



C1 Interior Plan Detail - Office Safe



A1 Interior Section Detail - STB Behind Safe

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Seal: Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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Drawing Alteration
DO NOT SCALE PLANS

APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
Victor, NY 14564

ALDI Inc.

ALDI Inc. Store #: XX
Project Name
Project Address
Project Town, State, Zip
Project County
Project Name & Location:

Interior Details
Drawing Name:

Date: Date	Project No.
Type: RHSD-V7	Proj. No.
Drawn By: XXX	A-513
Scale: As Noted	Drawing No.

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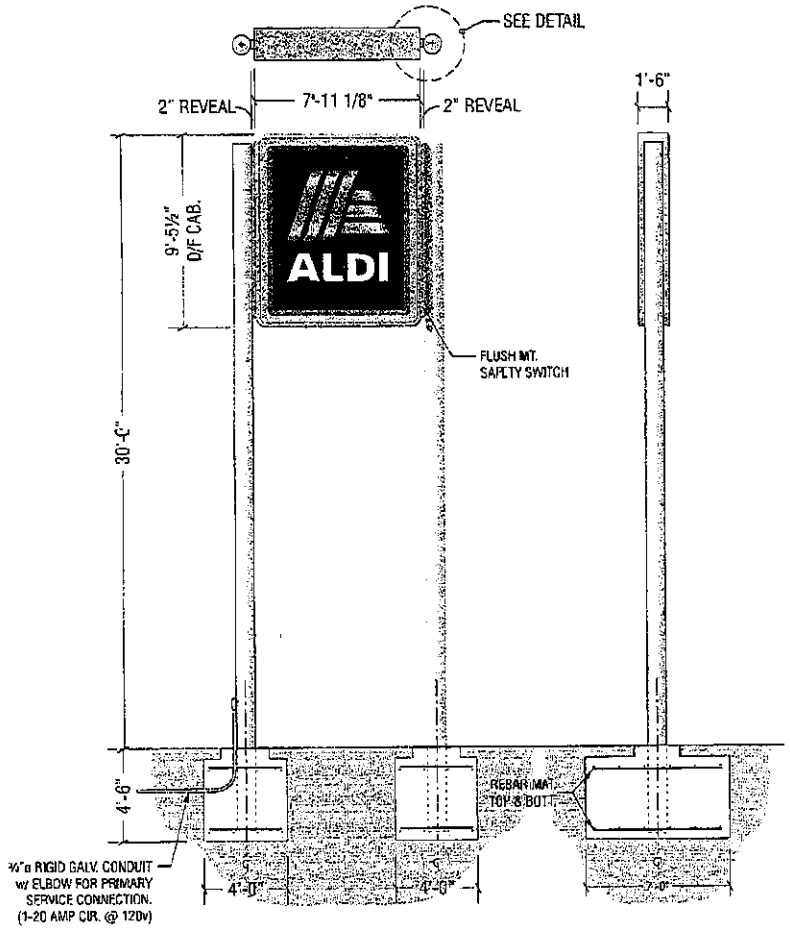

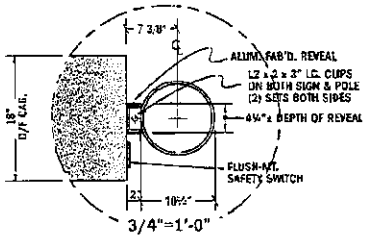

B NEW D/F 2-POLE PYLON SIGN • FRONT VIEW & SIDE VIEW

SCALE: 3/16"=1'

DESCRIPTION:
- ALDI CAB. IS FLEX FACE w/ APPLIED VINYL GRAPHICS
- H.O. INTERNALLY ILLUMINATED, ALL CABINETS
- ROUND STL. PIPE SUPPORTS, DIRECT EMBEDDED

DOYLE
GENERAL SIGN CONTRACTORS

DATE	REVISION

CUSTOMER APPROVAL DATE

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CLIENT	ALDI #46R						
ADDRESS	4800 CAL SAG RD.						
CITY	CRESTWOOD	STATE	IL	DESIGNER	KM	SALESPERSON	TO
DRWG. NO.	16578	SCALE:	NOTED	DATE:	03.30.2018	SHEET NO.	3

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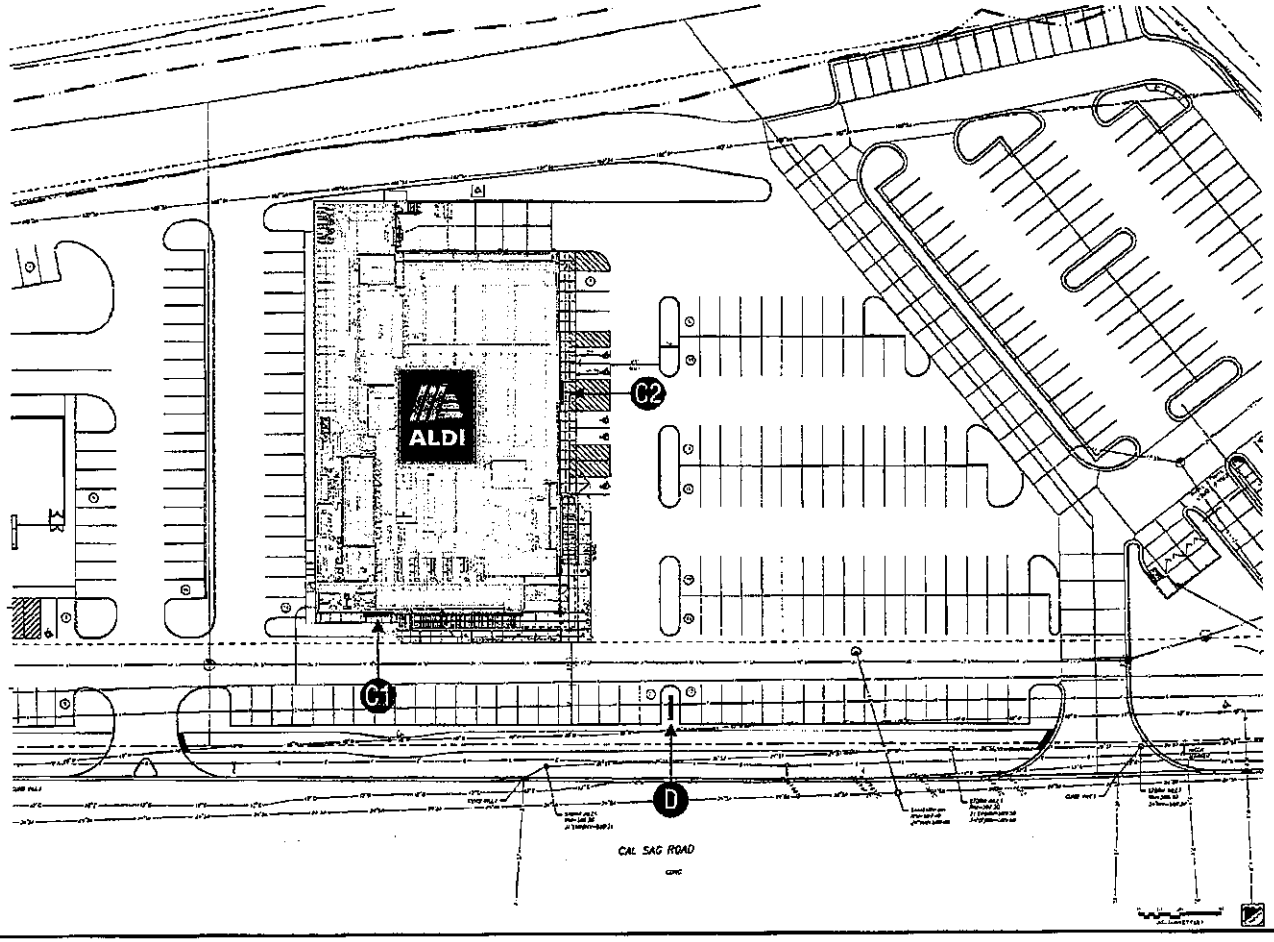

DOYLE

GENERAL SIGN CONTRACTORS

DATE	REVISION

CUSTOMER APPROVAL DATE

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CLIENT	ALDI #48R						
ADDRESS	4800 CAL SAG RD						
CITY	CRESTWOOD	STATE	IL	DESIGNER	KR	SALESPERSON	TD
DRWG. NO.	16573 B	SCALE:	NOTED	DATE:	03.30.2018	SHEET NO.	1

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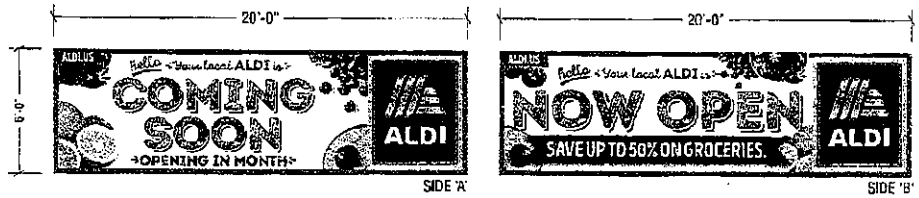
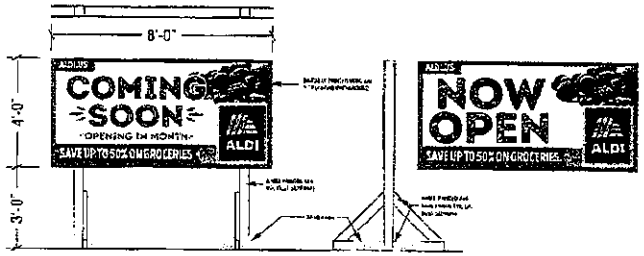


C TWO(2) DOUBLE SIDED, DIGITALLY PRINTED BANNERS
SCALE: 3/16"=1'



D ONE(1) DOUBLE SIDED CONSTRUCTION SIGN
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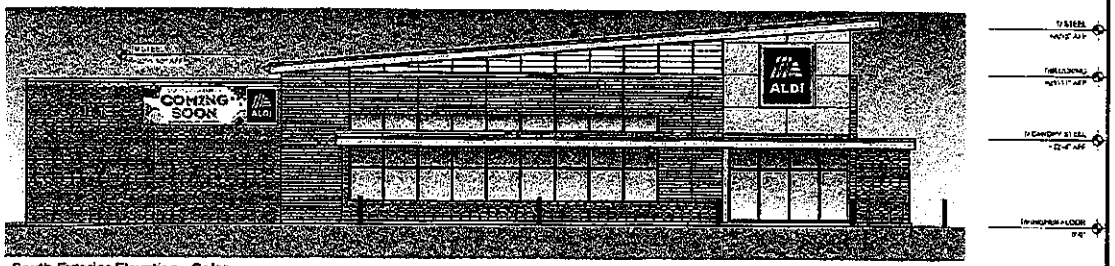
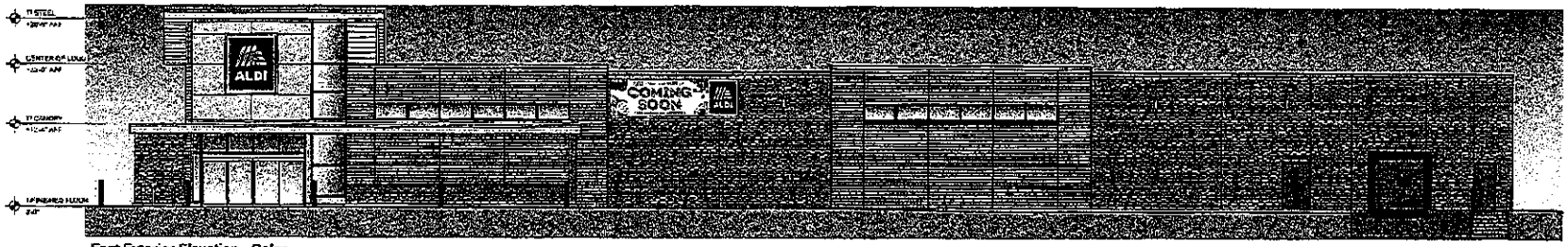


South Exterior Elevation - Color
Scale: 1/16" = 1'-0"



East Exterior Elevation - Color
Scale: 1/16" = 1'-0"

DOYLE
GENERAL SIGN CONTRACTORS

DATE	REVISION

CUSTOMER APPROVAL DATE

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CLIENT	ALDI #48R						
ADDRESS	4800 CAL SAG RD.						
CITY	CRESTWOOD	STATE	IL	DESIGNER	KM	SALESPERSON	TD
DRWG. NO.	16578 B	SCALE:	NOTED	DATE:	03.30.2018	SHEET NO.	2

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EXHIBIT "G"

RESERVED

EXHIBIT "H"

CONTROLLED ACCESS PROPERTY

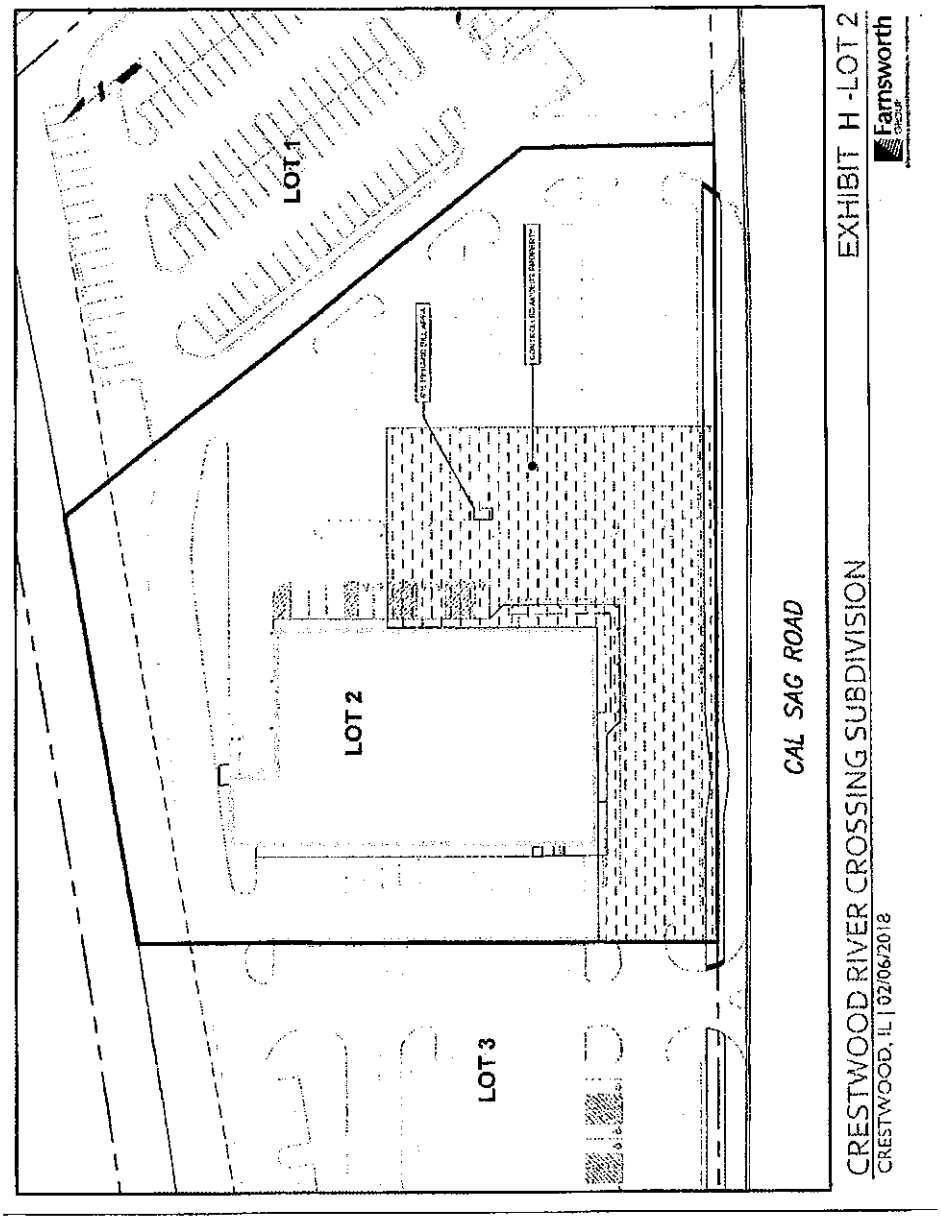

EXHIBIT "I"

RESERVED

EXHIBIT "J"

RESERVED

EXHIBIT "K"

FORM OF DECLARATION OF COVENANTS, CONDITONS AND RESTRICTIONS

EXHIBIT A
TO ORDINANCE APPROVING DECLARATION OF RIGHTS AND OBLIGATIONS TO TENANTS

Above space for recorder's use only

DECLARATION OF RIGHTS AND OBLIGATIONS

THIS DECLARATION OF RIGHTS AND OBLIGATIONS (this "Declaration") is made as of MARCH 16, 2018, by The Village of Crestwood, an Illinois Municipal Corporation (hereinafter referred to as "Crestwood").

RECITALS:

WHEREAS, The Metropolitan Water Reclamation District of Greater Chicago (hereinafter referred to as "MWRD") owns certain vacant land in the Village of Crestwood, County of Cook, State of Illinois, consisting of the four "Lots" depicted on Exhibit A-1 hereto and legally described on Exhibit A-2 hereto (the "Center"); and

WHEREAS, pursuant to that certain Lease Agreement (the "MWRD Lease") dated June 15, 2017, MWRD leased the Center to the Village of Crestwood, an Illinois municipal corporation ("Crestwood") for a term ("Term") ending on September 14, 2077; and

WHEREAS, Crestwood wishes to develop the Center as four (4) separate but integrated lots (each a "Lot", and collectively the "Lots", and sometimes referred specifically to as "Lot 1", "Lot 2", "Lot 3", or "Lot 4"), as depicted on Exhibit A-1 and legally described on Exhibit A-2; and

WHEREAS, Crestwood believes that this Declaration is necessary and desirable to establish certain rights and obligations regarding the Center, including, without limitation, access thereto and its construction, repair, and maintenance.

NOW THEREFORE, Crestwood declares as follows:

ARTICLE I
DEFINITIONS

As used in this DECLARATION, the below terms have the following meanings:

Section 1.1. "Building" means a structure constructed on a Lot.

Section 1.2. "Common Areas" are those areas in the Center designed and intended for the nonexclusive use, convenience and benefit of the Permittees, as depicted on Exhibit A-1 and legally described on Exhibit A-2.

Section 1.3. "Center Service Facilities" means (a) those areas, structures, gutters, drains, lines, sewers and other related equipment, used for storm water drainage, storage, detention and/or retention (the "Storm Water System"), (b) any utility lines, equipment and/or facilities used in connection with the provision, operation, repair and/or maintenance of any utility to the Center, and (c) the Monument Sign and any lines and equipment serving the Monument Signs, and any other signage and/or signage related lines and equipment serving the Center as a whole.

Section 1.4 "Center Service Areas" means those areas depicted as such on Exhibit A-1.

Section 1.4. "Improvements" means those Improvements made, from time to time, by Crestwood or any Occupant, as the context may require, including, without limitation, the Buildings, Center Service Facilities, and/or any other work, construction or installation.

Section 1.5. "Lease" means any sublease, co-tenancy agreement, or other instrument or arrangement under which a party acquires the right to possess any Lot.

Section 1.6. "Occupant" means a party entitled to possess a Lot under a Lease.

Section 1.7. "Permissible Building Areas" are the area(s) so designated on Exhibit A-1.

Section 1.8. Permittees. "Permittees" means Crestwood, the Occupants, and their respective officers, directors, employees, agents, partners, contractors, customers, visitors, invitees, licensees and concessionaires.

ARTICLE II
RIGHTS AND OBLIGATIONS

Section 2.1. Common Areas

a. **Rights to the Common Areas for Access.** Crestwood hereby establishes and grants to the Permittees, subject to the terms hereof, a non-exclusive and perpetual easement and the right to use the Common Areas for ingress and egress between each Lot by pedestrians and vehicles, on the one hand, and both (i) each other Lot and (ii) Cal-Sag Road, on the other hand, either directly or indirectly, for all legal purposes. Not to limit

the generality of the forgoing, Crestwood hereby grants to each Occupant (and reserves for itself) the right, in accordance with good construction practices and engineering plans approved by Crestwood, to use the Common Areas in connection with the construction of Improvements, in a manner that does not materially interfere with the use of such Common Areas by any Permittees.

b. **Rules and Restrictions for Common Areas.** Each Occupant may eject or cause to be ejected, from any portions of the Common Areas on or serving its Lot, any party that is not authorized to use such Common Areas hereunder. Crestwood may, after notice to the affected Occupant(s) and arranging commercially reasonable alternate access to such Occupant(s)' Lot(s), temporarily close off any portion(s) of the Common Areas for reasonable periods of time necessary (a) to prevent the acquisition of any prescriptive rights, or (b) to undertake any required installation, repairs, replacement or maintenance. Consistent with the terms of this Declaration, each Occupant will have right to control, regulate and limit access to the Common Areas located on its Lot, including the right to prohibit (a) commercial or charitable solicitation, advertising, dissemination of handbills or picketing; or (b) use of the Common Areas by persons other than Permittees. Each Occupant may post Common Areas on its Lot with "no solicitation" signs and/or signs indicating restrictions consistent with the terms hereof (however, if any sign such sign is located within twenty-five feet of any other Lot, the Occupant of such other Lot must consent thereto in writing in advance of the posting thereof, which consent will not be unreasonably withheld). If any Occupant is required by law to permit picketing or hand billing on any portion of the Common Areas, such activity will be permitted only in those areas designated by such Occupant and approved by Crestwood. If any third party challenges or contests the exercise by any Occupant(s) of the rights set forth in this Section, the Occupant(s) of such Lot(s) will be responsible, at such Occupant(s)' cost, for defending or otherwise addressing such challenge or contest, and the Occupant(s) on such Lot(s) will defend, indemnify and hold Crestwood and the other Occupants harmless from and against any cost (including reasonable attorney's fees), expense or liability of any kind arising from, caused by or relating to any such challenge or contest.

   (i) Controlled Access Property for Lot 2. In addition to the rights in (b) above, the area designated as "**Controlled Access Property**" (hereinafter the "**CAP**") on Exhibit A-3 is designated for the sole and exclusive use of the Occupant on Lot 2 (subject to the rights of the Permittees to the use of the Common Areas and Center Service Areas which overlap with the CAP - not to limit the generality of the foregoing, if the CAP includes a common driveway or parking area that must be used by customers, employees or vendors of other stores in the Center who desire access to other stores for business reasons, the Occupant on Lot 2 shall permit limited use of the CAP to those persons and for those business purposes). Except as provided herein (and further subject to the rights of the Permittees to the use of the Common Areas and Center Service Areas which overlap with the CAP), the Occupant on Lot 2 shall have full and complete right to control, regulate

and limit access to the CAP including the right to prohibit (a) commercial or charitable solicitation, advertising, dissemination of handbills or picketing; or (b) use of the CAP for parking by persons other than customers, employees or vendors of the Occupant on Lot 2.

(ii) Posting of CAP. The Occupant on Lot 2 shall have the right to post the CAP with "no solicitation" signs and/or signs indicating the above described restrictions. If the Occupant on Lot 2 is required by law to permit picketing or hand billing on the CAP, such activity will be permitted only in the 6' x 10' area designated on Exhibit A-3 as the "Hand Bill Area".

(iii) Indemnity. In the event any third party challenges or contests the exercise by the Occupant on Lot 2 of the rights set forth in this section, the Occupant of Lot 2 will be responsible, at the Occupant of Lot 2's cost, for defending or otherwise addressing such challenge or contest or any claimed violation by Crestwood of any of Crestwood's existing leases in the Center as of the date hereof, and the Occupant on Lot 2 tenant shall defend, indemnify and hold Crestwood harmless from and against any cost (including reasonable attorney's fees), expense or liability of any kind arising from, caused by or relating to any such challenge, contest or violation

c. **Monument Signs.** Crestwood will construct the "Cal Sag Monument" and the "Cicero Monument", as they are identified and depicted on Exhibit D. The Cal-Sag Monument and the Cicero Monument are collectively referred to as the "Monument Signs". The Occupants of each Lot will have the right to install, repair, replace and maintain, sign panel(s) on each face of the Monument Signs, as set forth in this Section 2.1(c). The Lot 1 Occupant is entitled to the top position panel on the Cal-Sag Monument, and the second position panel on the Cicero Monument. The Lot 2 Occupant is entitled to use the second position panel on the Cal-Sag Monument, and the top position panel on the Cicero Monument. The Lot 3 Occupant will be entitled to the third position on the Cicero Monument and the bottom position on the Cal Sag Monument. The Lot 4 Occupant will be entitled to the bottom position on the Cicero Monument and the third position on the Cal Sag Monument. The Monument Signs will have the design set forth on Exhibit D-1. Crestwood will supply electricity to, and illuminate, the sign panels from dusk to dawn, or at such times that are commercially consistent with the operation of a first-class retail shopping center.

d. **Storm Water.** Subject to such Occupant obtaining all necessary governmental approvals related thereto, Crestwood hereby establishes and grants to each Occupant a non-exclusive and perpetual easement to connect to the Storm Sewer System and utilize it to drain/discharge, store and retain/detain naturally occurring storm water run-off (free of debris or hazardous or regulated substances) from their respective Lot.

Section 2.2. Center Service Areas. Crestwood reserves the right to use the Center Service Areas and Common Areas to construct, maintain, repair and replace,

the Center Service Facilities and for any other purpose which is not inconsistent with the rights granted hereunder. Each Occupant may use the surface areas located over the Center Service Areas in a manner not inconsistent with (i) the rights granted to (or reserved by) Crestwood hereunder, (ii) the proper operation and maintenance of the Center Service Facilities, or (iii) applicable law. Each Occupant acknowledges that Crestwood may grant other rights over and across the Center Service Areas that do not interfere with the rights herein granted.

Section 2.3. No Dedication. Nothing contained herein constitutes a dedication of the Center, or any portion thereof, to any governmental body or agency or to the general public.

Section 2.4. Utilities. Subject to the terms hereof, nothing herein will limit the right of any Occupant or Crestwood to grant any rights to any governmental unit, public body and/or utility company in connection with construction, installation, operation, maintenance, repair, relocation, modification, extension or alteration of any utility services (so long as such utility lines are installed underground, do not interfere with the use of Common Areas or the Center Service Areas, for their respective intended purposes and are approved by Crestwood, which approval will not be unreasonably withheld).

ARTICLE III
CONSTRUCTION OF IMPROVEMENTS AND COMMON AREAS

Section 3.1. Common Areas. The Center Service Facilities serving each Lot will be constructed by Crestwood prior to delivery of such Lot to its Occupant at a minimum in accordance with the criteria and standards set forth on Exhibit F hereto, and any more comprehensive standards required under any of the Leases.

Section 3.2. Design and Construction. The construction, modification, repair and maintenance of each Building and its associated Improvements will be permitted in a manner that is architecturally consistent with the typical building design then being employed by such Occupant in the Chicago metropolitan area, and each Building will be completely located within the Permissible Building Area located on such Occupant's Lot. Nothing herein will be construed to obligate any Occupant to construct any Building on its Lot. All construction, modifications, repair and maintenance will be accomplished in an expeditious manner, in compliance with applicable law.

Section 3.3. Construction Methods. All construction, repair and maintenance of any Improvements made by any Occupant will be made at such Occupant's sole cost and expense (unless undertaken pursuant to a separate agreement), and in connection therewith each Occupant will (a) promptly remedy any damage caused to the Common Areas, Center Service Areas, Center Service Facilities and/or other Lot(s), and (b) take all reasonable measures to minimize any disruption or inconvenience to (i) traffic flow within the Common Areas and (ii) the operation of the Center Service Areas, Center Service Facilities and other Lots. Each Occupant will indemnify and hold Crestwood and each other Occupant harmless from all damages, liabilities or claims (including reasonable attorneys' fees) directly or indirectly attributable thereto (but not for special

or consequential damages). Except in cases of emergency, all Work shall be undertaken after ten (10) days' prior written notice to Crestwood and each other Occupant, describing the scope, nature and expected duration of the Work.

Section 3.4. Construction Height/No Build Areas. The height of any Improvement may not exceed the maximum height permitted by Crestwood ordinance in effect as of the date hereof. Each Occupant may install, maintain, repair, replace and remove Communications Equipment (defined below) required for its business, on the roof of its Building, which does not exceed height limits established by Crestwood, and will be properly screened and/or set back so that it is not visible from grade. "Communications Equipment" means satellite and microwave dishes, antennas and laser heads, together with associated equipment and cable. No Building may be constructed on any portion of the Center identified as a "No Build Area" on Exhibit A-1 (such limitation shall not apply to paving, curbing, sidewalks and landscaping completed in accordance with applicable law).

ARTICLE IV
DAMAGE AND REBUILDING

Section 4.1. Damage or Destruction. If any part or all of any Improvements are damaged or destroyed, the Occupant of the Lot upon which they are located will promptly either (i) restore the Improvements in accordance with Section 4.2; or (ii) remove such damaged Improvements in accordance with Section 4.3; provided, however, in all cases such Occupant will promptly return all Common Areas to the condition in which they were prior to such damage or destruction. Such Occupant will make such election within 30 days of the date of such damage or destruction by written notice to Crestwood and each other Occupant.

If any part or all of the Common Areas not currently subject to a Lease is damaged or destroyed, Crestwood shall restore such Common Areas to the condition in which it was prior to such damage or destruction.

If an Occupant fails to restore damage to the Common Areas pursuant to this Declaration, then, without limiting any other rights or remedies available at law or in equity, Crestwood or any other Occupant may, if such failure continues for a period in excess of fifteen (15) days after written notice thereof to the last known address of the defaulting Occupant (except in the event of an emergency, in which case only notice that is reasonable under the circumstances shall be required), perform such obligations for and on behalf of the defaulting Occupant and may enter upon the real estate of the defaulting Occupant to the extent necessary to do so. In that event, the defaulting Occupant shall pay to Crestwood or the other Occupant one hundred and fifteen percent (115%) of all reasonable and actual costs incurred in the performance of such obligations, together with interest thereon from the date of written demand until the date of payment at an annual rate equal to eight percent (8%). Any demand for payment shall include reasonable documentation showing the costs so incurred and for which reimbursement is sought.

(7) Procure and maintain commercially reasonable casualty insurance coverage for the Improvements on its Lot, in the full replacement value thereof.

b. **Crestwood Obligations.** Crestwood will perform the following (the cost thereof is referred to as the "Common Expenses"):

(1) Operate, maintain, repair, and replace the Center Service Equipment in fully functional condition in accordance with the standards of a first class shopping center in the Chicago metropolitan area.

(2) Modify or upgrade the Storm Water System if and as required by the applicable governmental authorities.

(3) Operate, maintain, repair, and replace the clock tower for the benefit of all Occupants.

(4) Pay prior to delinquency real estate taxes and personal property taxes and assessments for the Center Service Facilities.

(5) Procure and keep in force reasonable and customary casualty insurance coverage for the Center Service Equipment.

(6) Procure and keep in force a policy or policies of commercial general liability insurance with a Two Million Dollar ($2,000,000.00) combined single limit on an occurrence basis, which may be through an endorsement on a blanket liability insurance policy. Crestwood's liability insurance will name each Occupant as an additional insured against damages and liability on account of or arising out of injuries to or the death of persons or for property damage, occurring in the Center outside of the Buildings.

c. Each Occupant will reimburse Crestwood for its pro rata share of the Common Expenses. The costs will be allocated, as follows (the "Pro Rata Share"):

Lot 1	26.8 %
Lot 2	34.2 %
Lot 3	17.2 %
Lot 4	21.8 %

d. No later than 150 days after the end of each calendar year during the term of any Lease and any extensions thereof, Crestwood will deliver to each Occupant a statement showing in reasonable detail the Common Expenses incurred by Crestwood during such calendar year, together with supporting documentation of all such costs and expenses (collectively, "Reconciliation Documents") and Occupant's Pro Rata Share thereof. If Crestwood fails to deliver the Reconciliation Documents within said 150-

Section 4.2. Rebuilding. Subject to the election made in Section 4.1 above, the Occupant will repair, replace and/or rebuild the Improvements, promptly and in no case twelve (12) months after such damage or destruction occurs.

Section 4.3. Debris. If an Occupant elects not to rebuild any Improvements, it will raze the portions thereof which are not rebuilt, clear away all debris, and take all other action (including landscaping) required by law and good construction practices so that the area which was occupied by the razed Improvements is attractive, graded and landscaped; provided, however, this provision will not prevent such Occupant from subsequently building or rebuilding any Improvements.

ARTICLE V
COMMON AREAS AND PARKING

Section 5.1. Maintenance of Common Areas.

a. **Occupant Obligations.** Each Occupant will operate, maintain, repair and replace the Common Areas on their respective Lot, and keep same in good condition and repair, in a safe and sound condition, and clean and free of snow, ice, rubbish, debris and hazards, in accordance with practices prevailing in first-class shopping centers in the Chicago Metropolitan Area and applicable law. Such obligations will include, but will not be limited to, the following services and standards:

(1) Inspection, maintenance, repair and replacement of all sidewalks, driveways, entrances, exits, curbs, parking lots, drive aisles and other site work and improvements in a smooth and evenly covered condition with the type of surface material originally installed thereon (to the extent reasonably possible) or such substitute therefor as will be in all respects better or equal in quality, appearance and durability to such original surface material.

(2) Payment of all utility charges relating to the Common Areas on such Lot.

(3) Snow/ice removal and spreading of salt/halite (or a suitable substitute therefore), when and if necessary, and sweeping and removal of rubbish and debris as reasonably required to keep the Common Areas clean and free of litter and debris.

(4) Illumination of the Common Areas from dusk to the later of 11:00 p.m. or two (2) hours after the last to close of any Building located on a Lots.

(5) Maintenance of landscaping berms and vegetation, and the periodic replacement of dead or damaged vegetation.

(6) Payment prior to the delinquency any and all real estate or personal property taxes and assessments for its Lot (including, without limitation, real estate taxes due in connection with any Common Areas located on such Lot).

day period, then Occupant may cease paying its Pro-Rata Share of Common Expenses until Crestwood delivers the Reconciliation Documents. Any deficiencies in the payments made by Occupant will be paid by Occupant to Crestwood within thirty (30) days of receipt of demand therefor.

e. Not more than once each year, each Occupant may audit Crestwood's books relating to the Common Expenses for the preceding year or accounting period to determine if they are correct. If an audit discloses that the total Common Expenses charged to such Occupant exceed the amount actually owed by Occupant by more than three percent (3%), Crestwood will reimburse such Occupant for the costs of the audit plus interest from the date paid until the date refunded at the rate established in Section 12.5.

Section 5.2. Parking. Each Occupant will maintain on its Lot at least the number of parking spaces required by applicable law. The parking spaces, drive aisles, etc. will conform to applicable law, and be sized to accommodate standard size American-built automobiles. The parking of vehicles on a Lot by the customers, invitees or employees of a business located on another Lot is prohibited. Each Occupant may enforce such prohibition by erecting signs, patrolling, towing, or any other legal means.

Section 5.3. Failure to Perform. If an Occupant fails to satisfy any obligation hereunder (such failing Occupant referred to as the "Failing Party"), Crestwood, or any Occupant, may at any time give notice to the Failing Party setting forth in reasonable detail such failure. If such failure is not promptly corrected (in any event, within 30 days after receipt of such notice, or if such failure is such that it cannot be corrected within thirty (30) days and the Failing Party fails to commence the correction of same within thirty (30) days and diligently prosecute same thereafter to completion), Crestwood may correct such failures, including the right to enter upon the Failing Party's Lot to do so. The Failing Party will pay any amounts so expended, with interest in accordance with Section 12.5.

ARTICLE VI
INSURANCE

Section 6.1. Casualty Insurance. Each Occupant will carry policies of all-risk property insurance on its Improvements, commencing with the start of its construction, in the form of so-called builder's risk insurance and then upon completion, with a commercial general liability insurance covering its legal liability in connection with claims for personal injury or death and property damage incurred upon or about its Lot. Such insurance will have a single limit of coverage of not less than Two Million Dollars ($2,000,000). An Occupant whose Lease permits self-insurance may do so in accordance with its Lease. Crestwood and each Occupant (a) hereby waive any rights of recovery and/or subrogation arising from any cause which is insured against, self-insured, or required to be insured against, by such waiving party, and (b) shall cause each insurance policy obtained by it to waive all right of recovery by subrogation.

Section 6.2. General Requirements. All insurance policies required hereunder will be: (a) carried with financially responsible insurance companies licensed or approved to conduct

business in the State of Illinois; and (b) in an amount equal to the full replacement cost (exclusive of the cost of excavations, foundations and footings) of the improvements being insured and, in any event, in at least such an amount as will prevent the insured party from becoming a co-insurer under the terms of applicable policies.

Section 6.3. Proceeds. Insurance proceeds from casualty policies covered by Section 6.1 will be used to rebuild or raze such damaged or destroyed Improvements to the extent required hereunder. Such policies may be made payable a federally or state chartered financial institution mortgagee ("Mortgagee") which agrees to apply the proceeds in accordance herewith.

Section 6.4. Indemnification. Each Occupant will defend, indemnify and save Crestwood and the other Occupants, and their respective Permittees, harmless against and from all damages, liabilities or claims (including reasonable attorneys' fees) due to bodily injury, death of persons or destruction of property, resulting from or arising out of or in any manner connected with such Occupant's construction on, and use, occupancy or possession of, its respective Lot and any personal injury, death of persons or destruction of property occurring thereafter on its Lot. Each Occupant further agrees to maintain contractual liability insurance insuring its obligations set forth above, with the same limits as provided in Section 6.1.

ARTICLE VII
GENERAL COVENANTS

Section 7.1. Building Removal. An Occupant may raze or remove its Improvements at any time and from time to time if it returns such areas to the condition required in Section 4.3.

Section 7.2. Limitation. No use, operation or occupancy will be made, conducted or permitted on any part of the Lots which is obviously detrimental to the operation of the Center, in the reasonable judgment of Crestwood, including, without limitation:

(a) Any noise, litter, odor or activity which may constitute a public or private nuisance;

(b) Any physically damaging or dangerous hazards;

(c) Any assembly or manufacturing operation which would be permitted only in a manufacturing or industrial zone, distillation, refining, smelting, industrial, agriculture, drilling or mining operation;

(d) Any trailer court, mobile home park, lot for sale of new or used motor vehicles, labor camp, junk yard, stock yard, or animal raising (other than pet shops and veterinarians); or

(e) Any dumping, disposal, incineration or reduction of garbage or refuse, other than handling or reducing such waste produced from permitted uses on a Lot if handled in a reasonably clean and sanitary manner.

(f) Each Occupant covenants and agrees to comply with the provisions of the use restrictions for the Lots set forth in Exhibits B and B-1 hereto.

Section 7.3. Circulation. No obstruction will be placed, permitted or maintained upon the Common Areas, except as reasonably necessary and proper for any construction, repair, maintenance and replacement contemplated hereunder. No part of the Common Areas constituting drives, entrances or roadways will be used for any purpose which interferes with or impedes the flow of traffic, except as specifically contemplated hereby.

Section 7.4. Signage. No Occupant may install any sign on its Lot other than in compliance with (i) the sign criteria set forth on Exhibit C attached hereto and made a part hereof; and (ii) applicable law. No Occupant will install or maintain any pylon or monument sign without first obtaining Crestwood's approval, which approval will not be unreasonably withheld; provided, that any such sign may not visually impair or interfere with any Monument Signs or other center signage (including Occupant signage) and be architecturally consistent with the Center in Crestwood's sole judgement. All signs will be posted within the boundaries of the Center, and may not be posted within one-hundred feet of the Cal Sag Channel nor within twenty-five (25) feet of any other Lot. The Signage on Exhibit D-2 hereto is hereby approved for each Occupant. Upon expiration of the MWRD Lease, if not already removed, each Occupant will be responsible to remove any of its signage remaining on its Lot.

ARTICLE VIII
FORCE MAJEURE

Notwithstanding anything contained herein, each Occupant will be excused from performing any obligation hereunder, and any delay in the performance of any obligation hereunder will be excused, if and so long as the performance of the obligation is prevented, delayed or hindered by acts of God, fire, earthquake, floods, explosion, actions of the elements, war, riots, mob violence, inability to procure labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strikes, lockouts, adverse weather, condemnation, court orders, laws, regulations or orders of governmental or military authorities or any other cause, whether similar or dissimilar to the foregoing, not within the control of such Occupant (other than lack of or inability to procure funds to fulfill its commitments and obligations hereunder).

ARTICLE IX
NOTICES

Each notice or other communication that a party is required or desires to give or make hereunder will be in writing and will be deemed to have been given the next business day after it is deposited with a nationally recognized overnight service currier, overnight service prepaid, or three business days after it is mailed by certified or registered United States Mail, postage prepaid, return receipt requested:

Addressed in the case of Crestwood: Village of Crestwood
Attn: Mayor Louis Presta

13840 S. Cicero Avenue
Crestwood, IL 60418

with a copy to:

Sosin, Arnold & Schoenbeck, Ltd.
9501 W. 144th Place, Suite 205
Orland Park, IL 60462
Attn: David B. Sosin, Village Attorney

Addressed in the case MWRD:

President
Metropolitan Water Reclamation District of Greater Chicago
100 E. Erie Street
Chicago, IL 60611

with a copy to:

Law Department
Metropolitan Water Reclamation District of Greater Chicago
100 E. Erie Street
Chicago, IL 60611

In the case of an Occupant, such notice will be sent to the address set forth on the Joinder and Approval to this Declaration recorded with the Cook County Recorder against its Lot. Any party may, from time to time, designate a different address by giving notice similarly given. In the event any party is a partnership or is composed of more than one person, then such party will designate one person for purposes of service of process and receipt of notices.

ARTICLE X
AMENDMENT

This Declaration may be amended, modified or terminated only by the written agreement of Crestwood, MWRD and all then current Occupants. However, without a Mortgagee's consent, no modification that adversely affects such Mortgagee, nor any termination, hereof shall be binding on such Mortgagee.

ARTICLE XI
TERM OF AGREEMENT

This Declaration and the rights and obligations of the parties hereunder will remain binding from the date hereof and will continue until September 14, 2077.

ARTICLE XII
MISCELLANEOUS

Section 12.1. Captions/Exhibits. The captions hereof are inserted only as a matter of convenience and for reference. They do not define, limit or describe the scope or intent hereof nor will affect the interpretation hereof. All exhibits attached hereto, which are specifically mentioned herein, are hereby made a part hereof.

Section 12.2. Terms. The locative adverbs, "herein," "hereunder," "hereto," "hereby," "hereinafter" and like words, wherever the same appear herein, mean and refer to this Declaration in its entirety and not to any specific Article, Section or Subsection hereof unless otherwise specifically provided. When used herein, the term "including" will mean "including without limitation" unless otherwise specifically provided.

Section 12.3. Benefit. Except as specifically provided in Article X, the provisions hereof are for the exclusive benefit of Crestwood and the Occupants, and not for the benefit of any other person, nor will this Declaration be deemed to have conferred any rights, express or implied, upon any third person.

Section 12.4. Waiver. No waiver of any default will affect any default or cover any period of time other than the default and period of time specified in such waiver. One or more written waivers of any default in the performance of any provision hereof will not be deemed to be a waiver of any subsequent default in the performance of the same provision or any other term or provision hereof. The consent or approval by a party to or of any act or request by another party requiring consent or approval will not be deemed to waive or render unnecessary the consent or approval to or of any subsequent similar acts or requests. Unless expressly herein provided to the contrary, the rights and remedies given to a party by this Declaration will be deemed to be cumulative and no one of such rights and remedies will be exclusive of any of the others, or of any other right or remedy at law or in equity which a party might otherwise have.

Section 12.5. Payment. If a party hereunder is compelled or elects to pay any sum of money or do any acts that require the payment of money by reason of another party's failure or inability to perform any of the provisions hereof to be performed by such other party, the defaulting party will promptly, upon demand, reimburse the paying party for such sums, plus interest at the rate of two percent (2%) per annum over the then existing prime rate of interest from time to time charged by JP Morgan Chase Bank, N.A. (or any successor thereto; provided if such bank will cease to exist then the prime rate will be that announced by the largest (as measured by total assets) national bank having an office from which it makes loans in the City of Chicago at the time such bank ceases to exist) from time to time), but in no event exceeding the applicable maximum rate per annum permitted by law, from the date of expenditure until the date of such reimbursement.

Section 12.6. Relationship. Nothing in this Declaration will be create the relationship of principal and agent, or of partnership, or of joint venture, or of any association.

Section 12.7. Successors. This Declaration will be binding upon and inure to the benefit of the respective successors and permitted assigns of Crestwood and the Occupants.

Section 12.8. Governing Laws/Venue. This Declaration will be construed and governed in accordance with the laws of the State of Illinois. Exclusive venue for the enforcement or interpretation of this Declaration will lie in the Circuit Court of Cook County, Illinois.

Section 12.9. Consent. When a party is requested to consent to or approve of any matter with respect to which its consent or approval is required by this Declaration, such consent or approval, if given, will be given in writing within 30 days of request therefor. If the Party or other person to whom the request is directed does not, in writing, refuse to give such consent or approval within such 30-day period, such consent or approval will be deemed to have been given.

Section 12.10. Covenants. The rights and obligations set forth in this Declaration will, to the fullest extent legally possible, "run with the land" during the term hereof, and be enforceable against the Center and each Lot (or constitute equitable servitudes).

Section 12.11. No Termination. No default hereunder will entitle any party to terminate, cancel or otherwise rescind this Declaration. This limitation will not affect any other rights or remedies any party may have by reason of any default hereunder.

Section 12.12. Right to Enjoin. In the event of any violation or threatened violation of any provision hereof, Crestwood (and/or any Occupant) may apply to a court of competent jurisdiction for an injunction against such violation or threatened violation and/or for a decree of specific performance.

Section 12.13. Counterparts. This Declaration may be signed in several counterparts, each of which will be deemed an original, and all of which will constitute one and the same instrument.

Section 12.14. Rules. Crestwood may adopt equal and uniform voluntary guidelines for the enjoyment of the Common Areas and Service Areas by the Occupants.

Section 12.15. Validity. This Declaration and any of the rights that it grants are invalid to the extent they violate the terms of (a) the MWRD Lease, (b) any consent(s) to partial assignments of lease agreement(s) executed by or on behalf of MWRD relating to any Occupant(s), (c) any amendment to the MWRD Lease, or (d) any statute, law or regulation governing MWRD or the rights granted by MWRD by virtue of the MWRD Lease or otherwise.

[Signature page follows]

IN WITNESS WHEREOF, each Party has caused its duly authorized officers to sign and seal this Declaration as of the day and year first above written.

VILLAGE OF CRESTWOOD,
An Illinois municipal corporation

By: _____
Louis Presta, Mayor

ATTEST:

By: _____
Catherine M. Johnson, Clerk

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Louis Presta, Mayor and Catherine M. Johnson, Clerk of the Village of Crestwood each personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Mayor and Clerk, appeared before me this day in person and acknowledged that they signed and delivered this document as their own free and voluntary act and as the free and voluntary act of said Village of Crestwood for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15th day of March, 2018.

_____
Notary Public

OFFICIAL SEAL
Peggy A Carlson
Notary Public, State of Illinois
My Commission Expires Dec. 20, 2019

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JOINDER AND APPROVAL

_____, in connection with the simultaneous execution of a Co-Tenant Agreement for Lot __ of the Center, hereby acknowledges, accepts and joins the Declaration of Rights and Obligations dated _____, 2018 and recorded with the Cook County Recorder as Document No. _____(the "Declaration), obligating itself to be bound thereby as the Occupant of Lot __ as if it were an original signatory to the Declaration. Crestwood hereby approves the Lot __ Occupant Signage, attached hereto as Exhibit D-2, as if it were originally attached to and, notwithstanding anything to the contrary, approved and permitted by the Declaration.

_____

By:_____
Name: _____
Title: _____

VILLAGE OF CRESTWOOD
An Illinois municipal corporation

By: _____
Lou Presta
Mayor

ATTEST

_____
Catherine M. Johnson, Clerk

STATE OF _____)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said county and state, do hereby certify that _____, as _____ of _____, and personally known to me to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he executed the foregoing instrument of his free and voluntary act.

Given under my hand and notarial seal this _____ day of _____, 2018.

My Commission Expires:

_____

_____
Notary Public
Printed:_____

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, HEREBY CERTIFY, that Louis Presta, Mayor and Catherine M. Johnson, Clerk of the Village of Crestwood each personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this document as their own free and voluntary act and as the free and voluntary act of said Village of Crestwood for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of _____, 2018.

_____
Notary Public

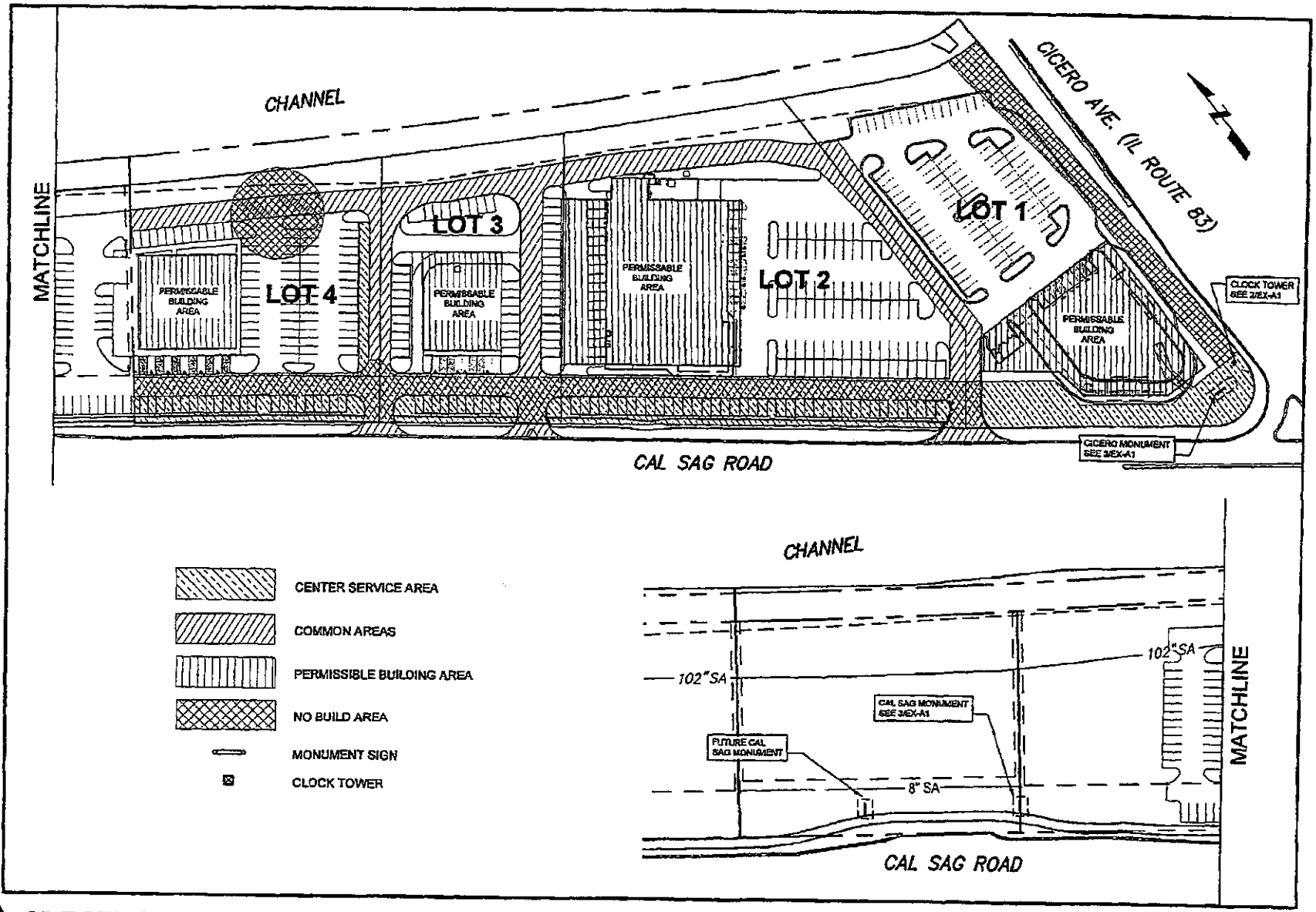
THIS DOCUMENT PREPARED BY:

Josh Glazier
1406 W. Fulton
Chicago, IL 60607

SCHEDULE OF EXHIBITS

A-1	Site Plan
A-2	Legal Descriptions
A-3	Lot 2 Controlled Access Property
B	Use Restrictions
B-1	Restricted Uses
C	Sign Criteria
D-1	Monument Signs and Clock Tower
D-2	Approved Occupant Signage (to be included with each Joinder)
F	Criteria and Standards for Service Equipment

EXHIBIT A-1
See attached Site Plan



CRESTWOOD RIVER CROSSING SUBDIVISION

CRESTWOOD, IL | 02/09/2018

EXHIBIT A1

Farnsworth GROUP

Exhibit A-2

Legal Description of The Center

THAT PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11240510 (AS IMPROVED AND OCCUPIED), BEING THE SOUTHERLY LINE OF VACATED CAL SAG ROAD PER DOCUMENT NUMBER 1609018026; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 1441.08 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHEASTERLY ON SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 310.71 FEET TO A POINT OF INTERSECTION WITH A CURVED LINE CONVEX SOUTHERLY WITH A RADIUS OF 10776.40 FEET, BEING TAN GENT WITH THE LAST DESCRIBED LINE; THENCE ALONG SAID CURVED LINE AN ARC DISTANCE OF 888.33 FEET TO ITS' INTERSECTION WITH THE WEST LINE OF CICERO AVENUE, BEING A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH ALONG SAID WEST LINE OF CICERO AVENUE A DISTANCE OF 489.95 FEET TO A POINT ON A LINE OF THE MEAN WATERS' EDGE OF THE CALUMET SAG CHANNEL, EXTENDED SOUTHEASTERLY, SAID LINE BEING A CURVED LINE CONVEX SOUTHERLY HAVING A RADIUS 118.02 FEET; THENCE ALONG SAID CURVED LINE, BEING THE SAID MEAN WATERS' EDGE, AN ARC DISTANCE OF 66.99 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUE ALONG THE MEAN WATERS' EDGE, AFORESAID, BEING A CURVED LINE CONVEX SOUTHERLY HAVING A RADIUS OF 8,488.63 FEET AN ARC DISTANCE OF 838.74 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERLY LINE OF CAL SAG ROAD THROUGH THE POINT OF BEGINNING; THENCE SOUTHERLY ON SAID RIGHT ANGLE LINE A DISTANCE OF 287.76 FEET TO THE SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 4800 CAL-SAG ROAD, CRESTWOOD, IL 60418
(7-acre parcel located at the NW Corner of Cal-Sag Road and Cicero Avenue, Crestwood, IL)

PERMANENT INDEX NUMBER: 24-33-202-004-0000 (partial)
24-33-202-005-0000 (partial)

Exhibit A-2 (Continued)
Legal Description of Lot 1

THAT PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11240510 (AS IMPROVED AND OCCUPIED), BEING THE SOUTHERLY LINE OF VACATED CAL SAG ROAD PER DOCUMENT NUMBER 1609018026; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 1751.79 FEET TO A POINT OF CURVATURE; THENCE 887.06 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10776.40 FEET AND THE 886.81 FOOT CHORD OF SAID ARC FORMS AN ANGLE TO THE RIGHT OF 179°-36'-23" WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE
NORTH 459.90 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 53°-37'-18" WITH THE LAST DESCRIBED CHORD; THENCE NORTH 84.13 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 148.39 FEET AND THE 83.00 FOOT CHORD OF SAID ARC FORMS AN ANGLE TO THE RIGHT OF 103°-07'-22" WITH THE LAST DESCRIBED COURSE; THENCE NORTHWESTERLY 135.70 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 8518.63 FEET AND THE 135.70 FOOT CHORD OF SAID ARC FORMS AN ANGLE TO THE RIGHT OF 196°-17'-56" WITH THE LAST DESCRIBED CHORD; THENCE SOUTH 320.29 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 62°-34'-05" WITH THE LAST DESCRIBED CHORD; THENCE SOUTHWESTERLY 105.35 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 217°-29'-16" WITH THE LAST DESCRIBED COURSE; THENCE SOUTHEASTERLY 276.39 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 89°-26'-57" WITH THE LAST DESCRIBED COURSE; THENCE NORTHEASTERLY 85.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 38.15 FEET AND THE 68.85 FOOT CHORD OF SAID ARC FORM AN ANGLE TO THE RIGHT OF 115°-32'-12" WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY TO BE LEGALLY KNOWN AS LOT 1 AND LOT 1A OF CRESTWOOD RIVER CROSSING SUBDIVISION AT SUCH A TIME AS THE FINAL PLAT HAS BEEN RECORDED OF THE SAME.

PROPERTY ADDRESS: 4800 CAL-SAG ROAD, CRESTWOOD, IL 60418
(7-acre parcel located at the NW Corner of Cal-Sag Road and Cicero Avenue, Crestwood, IL)

PERMANENT INDEX NUMBER: 24-33-202-004-0000 (partial)
24-33-202-005-0000 (partial)

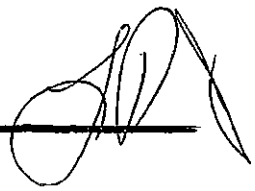


Exhibit A-2 (Continued)
Legal Description of Lot 2

THAT PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11240510 (AS IMPROVED AND OCCUPIED), BEING THE SOUTHERLY LINE OF VACATED CAL SAG ROAD PER DOCUMENT NUMBER 1609018026; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 1751.79 FEET TO A POINT OF CURVATURE; THENCE 148.05 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10776.40 FEET AND THE 148.05 FOOT CHORD OF SAID ARC FORMS AN ANGLE TO THE RIGHT OF 179°-36'-23" WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE SOUTHWESTERLY 13.00 FEET ALONG A LINE THAT FORMS AN ANGLE TO THE RIGHT OF 272°-10'-03" WITH THE LAST DESCRIBED CHORD; THENCE SOUTHEASTERLY 433.58 FEET ALONG A LINE THAT FORMS AN ANGLE TO THE RIGHT OF 89°-53'-05" WITH THE LAST DESCRIBED COURSE; THENCE NORTHEASTERLY 105.35 FEET ALONG A LINE THAT FORMS AN ANGLE TO THE RIGHT OF 89°-04'-43" WITH THE LAST DESCRIBED COURSE; THENCE NORTH 320.29 FEET ALONG A LINE THAT FORMS AN ANGLE TO THE RIGHT OF 142°-30'-44" WITH THE LAST DESCRIBED COURSE; THENCE NORTHWESTERLY 235.66 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 8518.63 FEET AND THE 235.66 FOOT CHORD OF SAID ARC FORMS AN ANGLE TO THE RIGHT OF 118°-40'-51" WITH THE LAST DESCRIBED COURSE; THENCE SOUTHWESTERLY 303.49 FEET ALONG A LINE THAT FORMS AN ANGLE TO THE RIGHT OF 99°-50'-37" WITH THE LAST DESCRIBED CHORD TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY TO BE COMMONLY KNOWN AS LOT 2 AND LOT 2A OF CRESTWOOD RIVER CROSSING SUBDIVISION AT SUCH A TIME AS THE FINAL PLAT HAS BEEN RECORDED OF THE SAME.

PROPERTY ADDRESS: 4800 CAL-SAG ROAD, CRESTWOOD, IL 60418
(7-acre parcel located at the NW Corner of Cal-Sag Road and Cicero Avenue, Crestwood, IL)

PERMANENT INDEX NUMBER: 24-33-202-004-0000 (partial)
24-33-202-005-0000 (partial)

Exhibit A-2 (Continued)
Legal Description of Lot 3

THAT PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11240510 (AS IMPROVED AND OCCUPIED), BEING THE SOUTHERLY LINE OF VACATED CAL SAG ROAD PER DOCUMENT NUMBER 1609018026; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 1751.79 FEET TO A POINT OF CURVATURE; THENCE 148.05 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10776.40 FEET AND THE 148.05 FOOT CHORD OF SAID ARC FORMS AN ANGLE TO THE RIGHT OF 179°-36'-23" WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE NORTHEASTERLY 303.49 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 92°-10'-03" WITH THE LAST DESCRIBED CHORD; THENCE NORTHWESTERLY 196.73 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 8518.63 FEET AND THE 196.72 FOOT CHORD OF SAID ARC FORMS AN ANGLE TO THE RIGHT OF 82°-31'-52" WITH THE LAST DESCRIBED COURSE; THENCE SOUTHWESTERLY 288.16 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 98°-23'-22" WITH THE LAST DESCRIBED CHORD; THENCE SOUTHEASTERLY 194.62 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 89°-53'-35" WITH THE LAST DESCRIBED COURSE; THENCE NORTHEASTERLY 13.00 FEET ALONG A LINE WHICH FORMS AN ANGLE OF 90°-06'-25" WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY TO BE LEGALLY KNOWN AS LOT 3 AND LOT 3A OF CRESTWOOD RIVER CROSSING SUBDIVISION AT SUCH A TIME AS THE FINAL PLAT HAS BEEN RECORDED OF THE SAME.

PROPERTY ADDRESS: 4800 CAL-SAG ROAD, CRESTWOOD, IL 60418
(7-acre parcel located at the NW Corner of Cal-Sag Road and Cicero Avenue, Crestwood, IL)

PERMANENT INDEX NUMBER: 24-33-202-004-0000 (partial)
24-33-202-005-0000 (partial)

Exhibit A-2 (Continued)
Legal Description of Lot 4

THAT PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11240510 (AS IMPROVED AND OCCUPIED), BEING THE SOUTHERLY LINE OF VACATED CAL SAG ROAD PER DOCUMENT NUMBER 1609018026; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 1441.08 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE SOUTHWESTERLY 2.23 FEET ALONG A LINE THAT FORMS AN ANGLE TO THE RIGHT OF 271°-22'-55" WITH THE LAST DESCRIBED COURSE; THENCE SOUTHEASTERLY 144.68 FEET ALONG A LINE THAT FORMS AN ANGLE TO THE RIGHT OF 90°-14'-05" WITH THE LAST DESCRIBED COURSE; THENCE SOUTHEASTERLY 119.49 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 181°-25'-37" WITH THE LAST DESCRIBED COURSE; THENCE NORTHEASTERLY 288.16 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-06'-25" WITH THE LAST DESCRIBED COURSE; THENCE NORTHWESTERLY 273.79 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 8518.63 FEET AND THE 273.78 FOOT CHORD OF SAID ARC FORMS AN ANGLE TO THE RIGHT OF 83°-11'-34" WITH THE LAST DESCRIBED COURSE; THENCE SOUTHWESTERLY 257.68 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 95°-42'-01" WITH THE LAST DESCRIBED CHORD TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY TO BE LEGALLY KNOWN AS LOT 4 AND LOT 4A OF CRESTWOOD RIVER CROSSING SUBDIVISION AT SUCH A TIME AS THE FINAL PLAT HAS BEEN RECORDED OF THE SAME.

PROPERTY ADDRESS: 4800 CAL-SAG ROAD, CRESTWOOD, IL 60418
(7-acre parcel located at the NW Corner of Cal-Sag Road and Cicero Avenue, Crestwood, IL)

PERMANENT INDEX NUMBER: 24-33-202-004-0000 (partial)
24-33-202-005-0000 (partial)

Exhibit A-2 (Continued)
Legal Description of the Common Areas

COMMON AREA DESCRIPTION:

THAT PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11240510 (AS IMPROVED AND OCCUPIED), BEING THE SOUTHERLY LINE OF VACATED CAL SAG ROAD PER DOCUMENT NUMBER 1609018026; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 1441.08 FEET, THENCE NORTH 26.22 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-00'-20" WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE NORTH 36°45'21" EAST, 24.09 FEET; THENCE SOUTH 52°35'50" EAST, 238.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 16.23 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°52'42" AN ARC DISTANCE OF 25.18 FEET TO A POINT OF TANGENCY; THENCE NORTH 38°31'28" EAST, 145.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 15.04 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 54°54'28" EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°45'51" AN ARC DISTANCE OF 24.09 FEET; THENCE NORTH 56°36'24" WEST, 94.98 FEET; THENCE NORTH 58°27'58" WEST, 51.38 FEET; THENCE NORTH 56°54'10" WEST, 43.44 FEET; THENCE NORTH 58°16'43" WEST, 43.11 FEET; THENCE NORTH 58°16'12" WEST, 10.81 FEET; THENCE NORTH 36°45'21" EAST, 23.09 FEET; THENCE SOUTH 58°16'12" EAST, 8.78 FEET; THENCE SOUTH 58°16'43" EAST, 43.39 FEET; THENCE SOUTH 56°54'10" EAST, 43.40 FEET; THENCE SOUTH 58°27'58" EAST, 51.43 FEET; THENCE SOUTH 56°36'24" EAST, 164.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 500.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°08'59" AN ARC DISTANCE OF 44.94 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61°45'23" EAST, 145.96 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 500.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°34'29" AN ARC DISTANCE OF 31.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58°10'54" EAST, 130.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'25" AN ARC DISTANCE OF 42.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 41°51'29" EAST, 12.53 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°30'00" AN ARC DISTANCE OF 19.63 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64°21'29" EAST, 35.87 FEET; THENCE SOUTH 64°12'23" EAST, 13.98 FEET; THENCE SOUTH 64°03'56" EAST, 146.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 5.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 60°57'34" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°03'26" AN ARC DISTANCE OF 2.01 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHWESTERLY AND HAS A RADIUS OF 43.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF

52°05'52" AN ARC DISTANCE OF 39.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0°00'00" EAST, 113.11 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAS A RADIUS OF 15.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°41'00" AN ARC DISTANCE OF 8.03 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHWESTERLY AND HAS A RADIUS OF 65.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°22'41" AN ARC DISTANCE OF 9.50 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE EASTERLY AND HAS A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°03'41" AN ARC DISTANCE OF 13.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0°00'00" EAST, 9.94 FEET; THENCE NORTH 90°00'00" WEST, 168.61 FEET; THENCE SOUTH 37°29'16" WEST, 76.91 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 40.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°55'00" AN ARC DISTANCE OF 26.47 FEET; THENCE NORTH 53°03'47" WEST, 24.94 FEET; THENCE NORTH 51°35'27" WEST, 24.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAS A RADIUS OF 40.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 16°49'38" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°41'06" AN ARC DISTANCE OF 24.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°29'16" EAST, 0.63 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAS A RADIUS OF 5.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°04'43" AN ARC DISTANCE OF 7.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 51°35'27" WEST, 412.67 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAS A RADIUS OF 15.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°53'05" AN ARC DISTANCE OF 23.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38°31'28" WEST, 4.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAS A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°27'36" AN ARC DISTANCE OF 9.36 FEET;

THENCE NORTH 51°34'57" WEST, 33.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAS A RADIUS OF 25.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 28°50'26" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°38'06" AN ARC DISTANCE OF 9.88 FEET TO A POINT OF TANGENCY;

THENCE NORTH 38°31'28" EAST, 4.35 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAS A RADIUS OF 15.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'25" AN ARC DISTANCE OF 23.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 51°34'57" WEST, 103.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAS A RADIUS OF 15.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°53'35" AN ARC DISTANCE OF 23.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38°31'28" WEST, 3.73 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAS A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°18'57" AN ARC DISTANCE OF 10.61 FEET; THENCE NORTH 51°34'57" WEST, 34.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAS A RADIUS OF 25.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 27°02'26" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°26'06" AN ARC DISTANCE OF 10.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 38°31'28" EAST, 3.63 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAS A RADIUS OF

15.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'25" AN ARC DISTANCE OF 23.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 52°35'50" WEST, 234.71 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING THREE TRACTS:

EXCEPTION 1:
THAT PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11240510 (AS IMPROVED AND OCCUPIED), BEING THE SOUTHERLY LINE OF VACATED CAL SAG ROAD PER DOCUMENT NUMBER 1609018026; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 1441.08 FEET; THENCE NORTH 26.22 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-00'-20" WITH THE LAST DESCRIBED COURSE; THENCE NORTH 36°45'21" EAST, 24.09 FEET; THENCE SOUTH 52°35'50" EAST, 238.08 FEET; THENCE SOUTH 51°25'15" EAST, 50.39 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 11.46 FEET, THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'25" AN ARC DISTANCE OF 18.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 38°31'28" EAST, 124.74 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°55'04" AN ARC DISTANCE OF 73.23 FEET TO A POINT OF TANGENCY;THENCE SOUTH 57°33'28" EAST, 17.87 FEET TO A POINT OF NON-TANGENCY;THENCE SOUTH 61°25'35" EAST, 47.07 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°57'44" AN ARC DISTANCE OF 43.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38°32'10" WEST, 161.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 10.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°52'54" AN ARC DISTANCE OF 15.69 FEET TO A POINT OF TANGENCY; THENCE NORTH 51°34'57" WEST, 116.65 FEET TO THE POINT OF BEGINNING.

EXCEPTION 2:
THAT PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11240510 (AS IMPROVED AND OCCUPIED), BEING THE SOUTHERLY LINE OF VACATED CAL SAG ROAD PER DOCUMENT NUMBER 1609018026; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 1441.08 FEET; THENCE NORTH 26.22 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-00'-20" WITH THE LAST DESCRIBED COURSE; THENCE NORTH 36°45'21" EAST, 24.09 FEET; THENCE SOUTH 52°35'50" EAST, 238.08 FEET; THENCE SOUTH 51°25'15" EAST 50.39 FEET; THENCE SOUTH 51°34'57" EAST 116.65 FEET; THENCE SOUTH 51°34'48" EAST 43.00 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 10.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°07'37" AN ARC DISTANCE OF 15.73 FEET TO A POINT OF TANGENCY; THENCE NORTH 38°32'10" EAST, 186.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE

CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 10.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 46°34'40" WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°49'17" AN ARC DISTANCE OF 13.06 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61°45'23" EAST, 51.64 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 477.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°34'29" AN ARC DISTANCE OF 29.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58°10'54" EAST, 130.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 127.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'25" AN ARC DISTANCE OF 36.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 41°51'29" EAST, 38.51 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 6.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°16'34" AN ARC DISTANCE OF 3.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 5°34'55" EAST, 83.47 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 0°00'00" EAST, 133.63 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 37°29'16" WEST, 59.63 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 51°35'26" WEST, 428.10 FEET TO THE POINT OF BEGINNING.

EXCEPTION 3:
THAT PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11240510 (AS IMPROVED AND OCCUPIED), BEING THE SOUTHERLY LINE OF VACATED CAL SAG ROAD PER DOCUMENT NUMBER 1609018026; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 1441.08 FEET; THENCE NORTH 26.22 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-00'-20" WITH THE LAST DESCRIBED COURSE; THENCE NORTH 36°45'21" EAST, 24.09 FEET; THENCE SOUTH 52°35'50" EAST, 238.08 FEET; THENCE SOUTH 51°25'15" EAST 50.39 FEET; THENCE SOUTH 51°34'57" EAST 116.65 FEET; THENCE SOUTH 51°34'48" EAST 43.00 FEET; THENCE SOUTH 51°35'26" EAST 428.10 FEET; THENCE NORTH 37°2916" WEST 59.63 FEET; THENCE NORTH 51°57'59" EAST 31.74 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE NORTH 0°00'00" WEST, 160.12 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 18.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°37'27" AN ARC DISTANCE OF 22.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 10.13 FEET, TO WHICH A RADIAL LINE BEARS NORTH 19°16'52" WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°41'25" AN ARC DISTANCE OF 7.55 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 66°26'54" EAST, 47.11 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 64°07'21" EAST, 86.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 20.09 FEET, TO WHICH A RADIAL LINE BEARS NORTH 25°48'26" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°07'13" AN ARC DISTANCE OF 23.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 3.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 90°00'00" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH

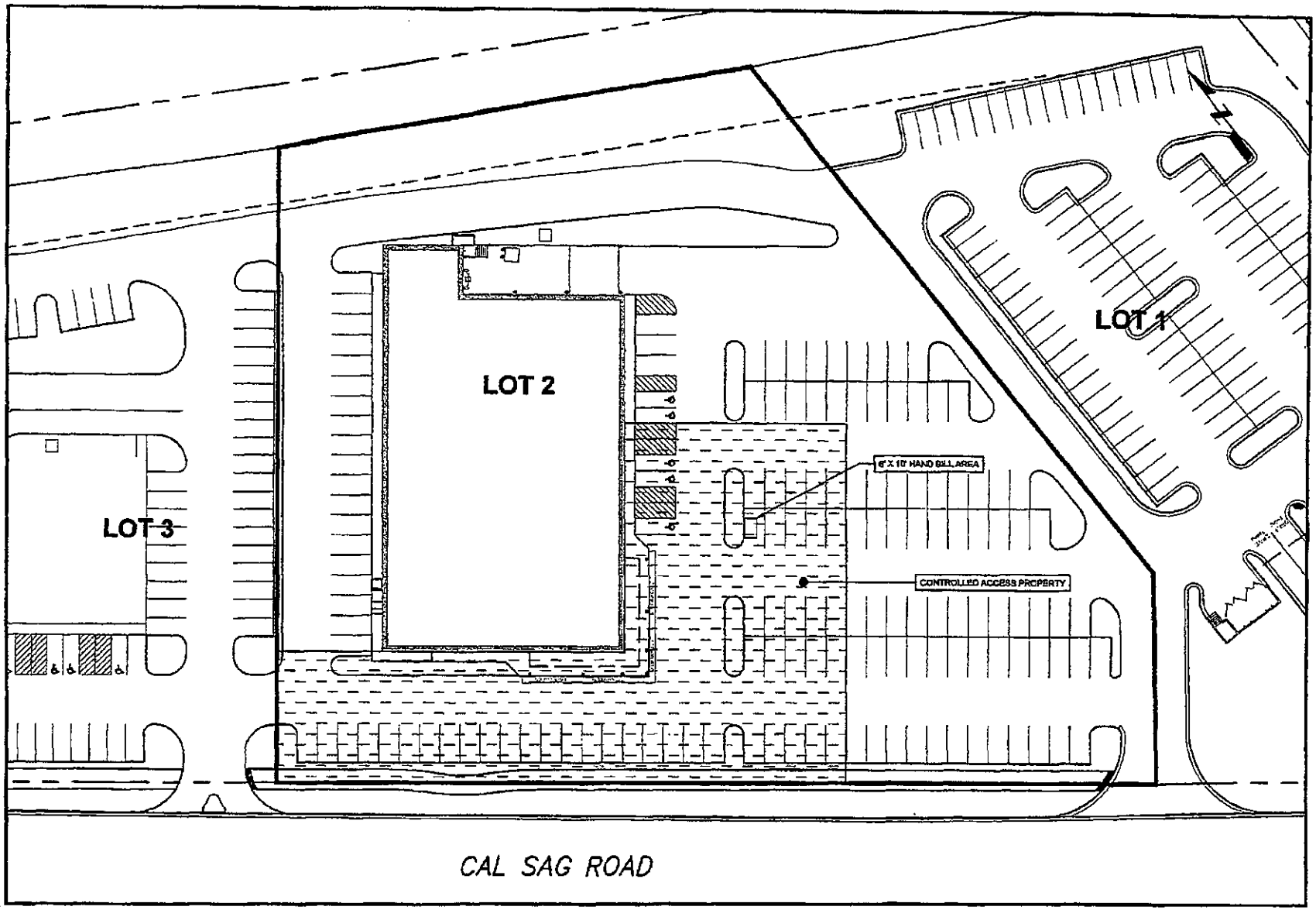
A CENTRAL ANGLE OF 47°22'36" AN ARC DISTANCE OF 2.48 FEET TO A POINT OF NON-TANGENCY;
THENCE SOUTH 40°06'18" EAST, 1.50 FEET TO A POINT OF NON-TANGENCY;
THENCE SOUTH 0°00'37" EAST, 92.02 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 82°04'33" WEST, 1.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 3.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 82°04'33" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°11'23" AN ARC DISTANCE OF 1.32 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE IS CONCAVE NORTHWESTERLY AND HAS A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°44'04" AN ARC DISTANCE OF 44.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 90°00'00" WEST, 96.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAS A RADIUS OF 20.13 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 2°37'38" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°15'17" AN ARC DISTANCE OF 17.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAS A RADIUS OF 20.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 47°42'41" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°17'19" AN ARC DISTANCE OF 14.76 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 4800 CAL-SAG ROAD, CRESTWOOD, IL 60418
(7-acre parcel located at the NW Corner of Cal-Sag Road and Cicero Avenue, Crestwood, IL)

PERMANENT INDEX NUMBER: 24-33-202-004-0000 (partial)
24-33-202-005-0000 (partial)

EXHIBIT A-3

LOT 2
CONTROLLED ACCESS PROPERTY



CRESTWOOD RIVER CROSSING SUBDIVISION

CRESTWOOD, IL | 02/06/2018

EXHIBIT A3-LOT 2

Farnsworth GROUP

EXHIBIT B
USE RESTRICTIONS

No Occupant or its successors, will use any portion of the Center for the following uses:

1. A tannery, hunting, slaughter house, rendering establishment, gambling, a bar, pub, nightclub, music hall or disco, a bowling alley, a billiard or bingo parlor, payday loan store, or pawn shop, a flea market, a massage parlor, a funeral home or any other non-retail use, a facility for the sale of paraphernalia for use with illicit drugs, a facility for the sale or display of pornographic material, an off-track betting parlor, a carnival, amusement park or circus, any automobile related use (other than an automobile parts store that does not offer on-site automobile repair services), a facility for the sale of new or use motor vehicles, trailers, or mobile homes, any use which is illegal, a skating rink, a banquet hall, auditorium, ballroom, dance hall, disco, or other place of public assembly, video stores which sell x rated films, the manufacture, sale, distribution, discharge of firearms;

2. Any dumping, disposing, incineration or reduction of garbage (exclusive of appropriately screened dumpsters located in the rear of any building); (ii) any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation, (iii) any central laundry or dry cleaning plant or laundromat (except that this prohibition will not be applicable to on-site service provided solely for pickup and delivery by the ultimate consumer, including nominal supporting facilities); (iv) any automobile, truck, trailer or R.V. sales, leasing, display or repair; (v) any living quarters, sleeping apartments or lodging rooms; (vi) any veterinary hospital, animal raising facilities or pet shop (except that this prohibition only prohibits a pet shop if it is adjacent to the Premises); (vii) any mortuary; (viii) any gas or service station; (ix) any church, temple, synagogue or other place of worship; (x) any use which is a public or private nuisance; (xi) any use which causes any unreasonably objectionable or unpleasant odors to emanate from the leased premises; (xii) the placement or permitting of any radio, television or unreasonably loud speaker or amplifier exterior to any Building or where the same can be seen or heard from outside a Building; or (xiii) any use which would tend to injure the reputation of the Center.

3. No alcoholic beverages of any kind will be sold, displayed, given away or consumed unless dram shop insurance or other applicable insurance protection with respect to such activities is obtained with policy limits, form and carrier approved by MWRD and Crestwood, naming WMRD and Crestwood, and their respective commissioners, officers, agents, contractor and employees as additional insured;

So long as Chick-fil-A (or an affiliate) is an Occupant of Lot 1, no other portion of the Center will be leased, used or occupied as a restaurant selling or serving chicken as a principal menu item. A "restaurant selling or serving chicken as a principal menu item" means a restaurant deriving 25% or more of its gross sales from the sale of chicken. A "restaurant" includes any business establishment, including, without limitation, a kiosk, stand, booth, food truck or area located inside another business facility. Also, so long as Chick-fil-A (or an affiliate) is an Occupant of Lot 1, no portion of the Center will be leased, used or occupied by or for any of the following: McDonald's,

Wendy's, Arby's, Boston Market, Kentucky Fried Chicken, Popeye's, Church's, Bojangle's, Mrs. Winner's, Carl's Jr., Hardee's, Chicken Out, Zaxby's, Ranch One, El Pollo Loco, Pollo Campero, Pollo Tropical, Raising Cane's, Chester's, Bush's Chicken, Biscuitville, Chicken Now, PDQ, ChikWich, Ezell's Famous Chicken, Roy Rogers, Slim Chickens Shake Shack or Habit Burger. During the Term, these covenants run with the land, benefit Lot 1, and burden the Center.

EXHIBIT "B-1"
RESTRICTED USES

Crestwood hereby covenants and agrees that it will not lease, rent, otherwise permit to be leased, used or occupied, any portion of the Center for the uses set forth in items a. through u. below.

a. A Retail Grocery Store or a business selling alcoholic beverages for off-premises consumption, except these uses may be permitted on Lot 2 only. Notwithstanding anything to the contrary, the following uses will be permitted: (i) a delicatessen or any other restaurant (or coffee shop) wherein beverages and/or prepared food is sold for on-premises consumption and/or for "take-out" consumption (including, without limitation, a Chick-fil-A or a Panera restaurant), (ii) a pet food store such as a PetSmart or a nationally branded pet store, (iii) a single serve ice cream and/or frozen yogurt store such as Baskin Robbins, Oberweiss Dairy, or Cold Stone Creamery; (iv) a GNC or similar type vitamin shop; (v) one CVS or Walgreens type store; (vi) any gourmet or other tea or coffee shop; (vii) a specialty retailer where at least eighty percent (80%) of such retailer's sales are from the sale of a specific food product (such as Edible Arrangements (i.e., fruit baskets), Fannie May (i.e., candies), Mrs. Fields (i.e., cookies), or Sprinkle's Cupcakes (i.e., cupcakes) in a leased premises with an aggregate square footage of less than or equal to two thousand (2,000) square feet, (viii) a liquor store (including, without limitation, a wine shop), and (iv) "Brewpubs" and the like which sell alcoholic beverages for on-premises consumption, so long as both (a) the Lease does not permit such Occupant to sell alcoholic beverages exceeding fifty percent (50%) of the total sales of all items from the establishment on an annual basis, and (b) Crestwood takes reasonable good faith actions to enforce such limitation). The 2,000 square foot limitations set forth above will be inclusive of the area under the merchandise display racks/cases/coolers, etc. and the aisles immediately adjacent to such merchandise display rack/cases/coolers, etc.

b. A laundry or dry-cleaning establishment; provided, the foregoing restriction will not include an establishment for dry cleaning drop-off and pick-up only, with no cleaning services being performed at the subject property unless such services are performed using a "green" or environmentally friendly process;

c. Any establishment which stocks, displays, sells, rents, or offers for sale or rent any merchandise or material commonly used or intended for the use with or in consumption of any illegal narcotic, dangerous drug, or other controlled substance (aside from tobacco and alcohol and provided that the foregoing is not intended and will not be construed to prohibit a drug store such as a CVS or Walgreens type store);

d. Adult book store, an establishment selling or exhibiting pornographic materials or any form of adult entertainment or exotic dancing, or a massage parlor (provided this restriction will not prohibit beauty salons, health clubs or athletic facility or a national massage chain such as Massage Envy from providing massages);

e. A pool or billiard hall, arcade, night club, dance club, movie theater or cinema, gyms or health clubs greater than 7,000 square feet (provided the location of such 7,000 square foot or less gym or health club is located no less than 150' from the Lot 2 Building), schools or learning centers having more than thirty students at any one time, skating rink or bowling alley; notwithstanding anything to the foregoing, the prohibition against health clubs larger than 7,000 square feet shall not apply to Lot 4.

f. Children's play or party center (except for any play space associated with a quick service restaurant, including, without limitation, Chick-fil-A), telemarketing, polling and surveying center, or office use; however, the foregoing will be permitted providing there is sufficient parking to maintain a ratio of 6 spaces per 1,000 square feet. of gross floor area. or 4/1000 in the case of office or medical office use;

g. An abortion clinic; or Planned Parenthood clinic;

h. A pet store, except for a national branded pet store (i.e. a Petsmart or Petco).

i. An auto repair shop;

j. A lot for the sale of used automobiles;

k. A mobile home park, trailer court (except that this provision will not prohibit the temporary use of construction trailers during any periods of construction, reconstruction or maintenance), mobile home sales lot, or any residential use;

l. Off-track betting establishment, bingo parlor or any gambling use; excluding gaming machines as part of restaurant or establishment selling food and beverages for onsite consumption;

m. A business which would emit or produce noxious fumes, gases, excessive dust, dirt or loud noises;

n. An assembly, manufacturing, distilling, refining, smelting, industrial, agricultural, drilling or mining operation;

o. A junk yard, stock yard, animal raising operation, a dump or disposal or any operation for the incineration or reduction of garbage or refuse;

p. A pawn shop, flea market or a store dedicated to the sale of tobacco products;

q. A mortuary or funeral home;

r. A church or other place of worship or a sports auditorium (however, such will not be construed to prohibit a banquet hall) or meeting hall;

s. No flashing neon signs may be placed in the window or on any buildings greater than 24 inches X 24 inches or on any poles located in the Center;

t. The outdoor display, sale or storage of seasonal merchandise (Christmas trees, pumpkins, produce, flowers, etc.) and/or the temporary or periodic (i.e., not permanent) outdoor display, sale or storage of merchandise (art work, novelties, clothing, etc.); and

u. A Carnival, amusement park, or circus.

EXHIBIT C
SIGN CRITERIA

I. GENERAL

1.1 This Exhibit governs the design, construction and installation of all signs at the Center. Signage on the Lots will be designed and executed in a manner to result in an attractive and coordinated total effect. Lettering will be well proportioned, and its design, spacing and legibility will be a major criterion for approval. No Occupant may open for business without approved required signs in place. Notwithstanding anything to the foregoing, Crestwood reserves the right to approve signage that does not reflect the terms of this Exhibit C, and permit Occupants to install and maintain same, so long as such signage (i) is attached as Exhibit D-2 to such Occupant's Joinder to this Agreement and (ii) is consistent with the Occupant's national branding.

1.2 Occupants will be required to identify their premises by erecting at least two (2) signs which will be attached respectively directly to the building fascia and canopy soffit as described hereinafter. Where the leased premises is a corner Building, the Occupant may install a fascia sign on each fascia when the parallel lease frontage exceeds 15 feet, and the criteria will govern each frontage respectively.

1.3 Each Occupant will supply and install a uniform identification sign on the Occupant's service door at the Occupant's expense. Occupants will not post any additional signs in the service area.

1.4 The content of Occupant identification signs will be limited to the Occupant's name and logo(s), and will not identify items for sale, unless approved by MWRD and Crestwood.

1.5 Sign may consist of two lines of lettering if overall height is within sizes permitted herein. Moving, rotating, flashing, noise-making or odor-producing signs are not allowed. The names, stamps or decals of manufacturers or installers will not be visible except for technical data (if any) required by governing authorities.

II. CRITERIA FOR BUILDING FASCIA SIGNS

2.1 Letters will be individual and individually mounted to the fascia material with minimum practical sized, non-corrosive, concealed fastenings, silicone caulked at points of fascia penetration.

2.2 Length of signs will be limited to 70' of the Leased frontage. The maximum height of letters is as follows: upper case - 36", lower case - 24", descenders - 12". Letters will be of minimum practical depth. Maximum depth will be 5".

2.3 Letters will be channel type formed of steel or aluminum back and sides with porcelain or baked enamel exterior finish. Sides and trim caps will be white. Open end of the channel will be glazed with acrylic plastic facing of color selected by the Occupant.

2.6 Sign letter will be self-illuminated. Internal illumination will be provided by neon-type tubing with wiring and transformers concealed behind the fascia construction. Electrical penetrations of the fascia will be made with electrical enclosures in accordance with the Underwriters Laboratories (UL) requirements such as PK Housings or Electrobit wiring procedures. Landlord will provide an access panel in the canopy soffit to the sign wiring area.

2.7 Occupants will install any required supportive blocking behind the canopy fascia. Minimum blocking will be 2" x 6" wood installed in a manner that will not damage the canopy structure of the fascia.

III. CRITERIA FOR CANOPY SOFFIT SIGNS

3.1 Crestwood will establish for a self-illuminated standard canopy soffit sign with space for Occupant identification of standard size and color, and will select the letter style for the canopy sign.

IV. CRITERIA FOR FRONT SIGNS

4.1 Each Occupant may install not more than a total of two identification signs on the doors, windows or sidewall returns of the Building front. Signs will be non-illuminated, will not exceed 2" in height and letters will be either painted, or cut from self-adhering vinyl fabric of 1/4" thick wood, metal or plastic.

V. APPROVAL OF LOCAL GOVERNMENT AUTHORITIES

5.1 Each Occupant will be responsible for complying with the regulations and ordinances governing the installation and maintenance of signs with Crestwood, Illinois. Application for necessary permits and the payment of fees will be directed to the appropriate Village Department. The original copy of the sign permit must be available on-site prior to start of installation.

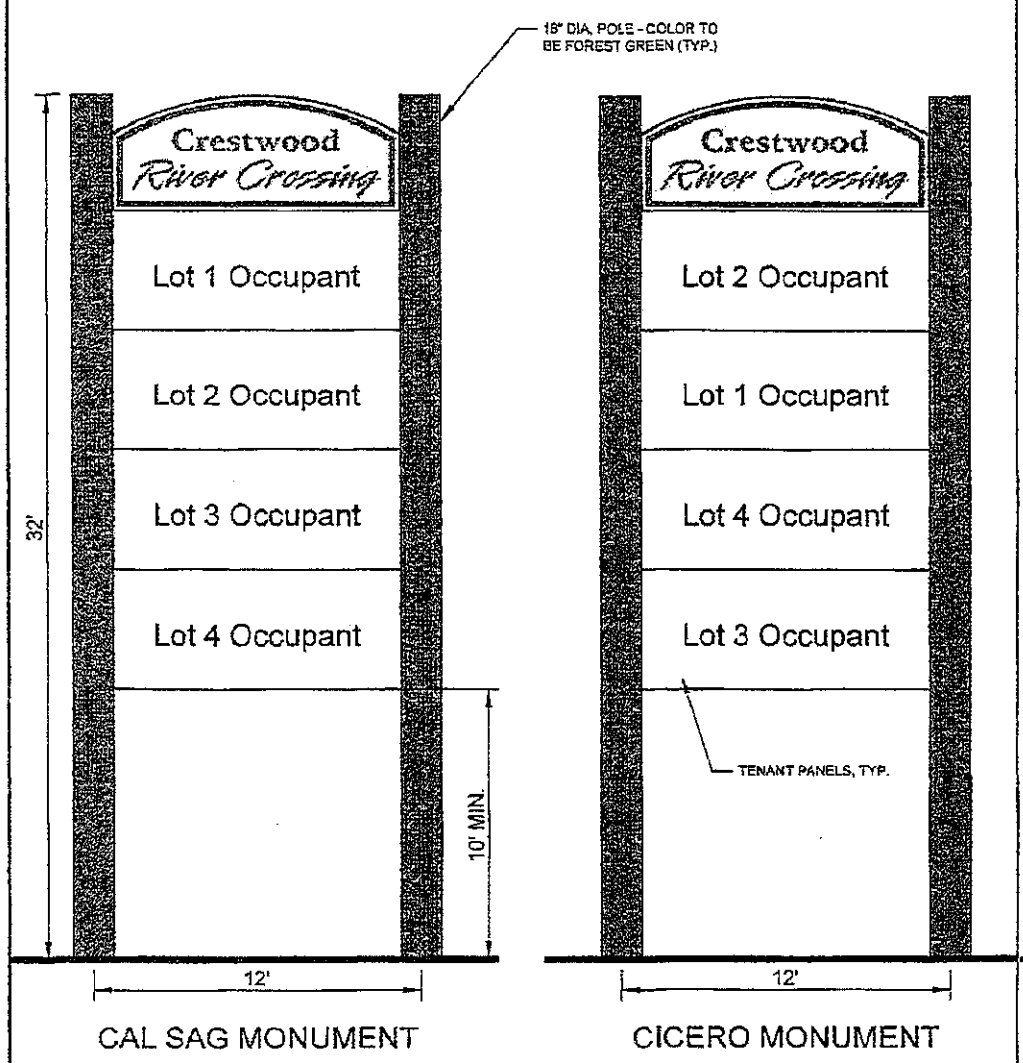
VI. PROCEDURE AND SCHEDULE FOR COMPLETION OF SIGN DRAWINGS

6.1 Prior to awarding a contract for fabrication and installation, each Occupant will submit drawings and specification, in quadruplicate, including samples of materials and colors, for all its proposed building fascia, canopy soffit and Building front sign work. The drawings will clearly show location of sign and indicate graphics, color, materials, construction and attachment details. The drawing will state that the sign

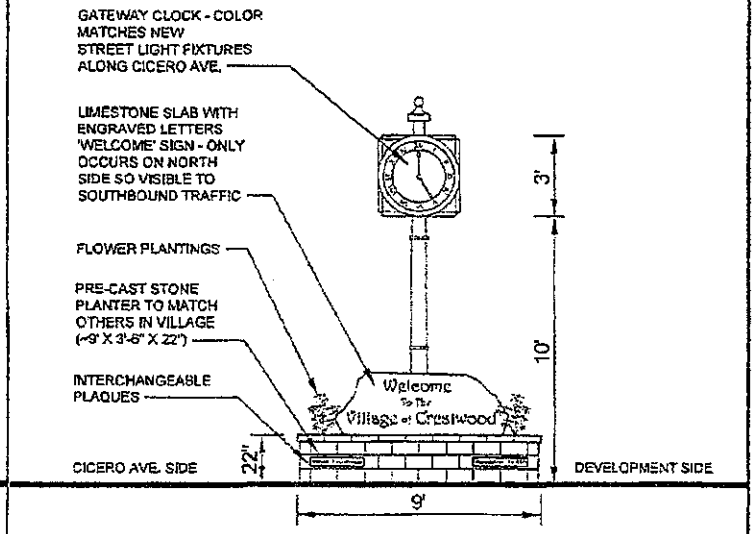
is UL approved. Crestwood will return one (1) set to Occupant with its required modifications and/or approval.

EXHIBIT D-1

MONUMENT SIGNS AND CLOCK TOWER



2 **MONUMENT SIGNS**
SCALE: NTS



1 **CLOCK TOWER**
SCALE: NTS

CRESTWOOD RIVER CROSSING SUBDIVISION

CRESTWOOD, IL | 02/06/2018

EXHIBIT D1

Farnsworth GROUP

EXHIBIT F

CRITERIA AND STANDARDS
FOR
CENTER SERVICE FACILITIES

TRUNK STORM SEWER WILL BE PROVIDED TO SERVE EACH LOT AND CONVEY RUNOFF TO THE REQUIRED STORMWATER DETENTION BASIN. THESE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE METROPOLITIAN WATER RECLAMCATION DISTRICT (MWRD) AND THE VILLAGE OF CRESTWOOD.

OTHER UTILITIES WILL BE CONSTRUCTED TO PROVIDE INFRASTRUCTURE FOR WATER, SANITARY SEWER, POWER, GAS AND COMMUNICATIONS. THESE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE VILLAGE OF CRESTWOOD AND INDIVIDUAL UTILITY COMPANY REQUIREMENTS.

ORDINANCE NO. 2419 (2018)

VILLAGE OF CRESTWOOD

AN ORDINANCE
APPROVING A DECLARATION OF RIGHTS
AND OBLIGATIONS OF TENANTS

WHEREAS, the Village of Crestwood (the "Village") is a duly organized and validly existing non home-rule municipality created in accordance with the Illinois Constitution of 1970 and the laws of the State of Illinois; and

WHEREAS, the Village has acquired a sixty (60) year lease from the Metropolitan Water Reclamation District of Great Chicago (the "MWRD"), as legally described on Exhibit A.

WHEREAS, it is necessary to record a Declaration relating to the rights and obligations of the Village and sub-tenants who will occupy a portion of the subject property; and

WHEREAS, the Declaration of Rights and Obligations has been reviewed by counsel for the Village and is otherwise acceptable and in the interests of the taxpayers of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Crestwood:

SECTION ONE: The Village of Crestwood hereby approves the Declaration of Rights and Obligations as presented and authorizes the Mayor and Clerk to execute the Declaration of Rights and Obligations as a binding obligation upon the Village.

SECTION TWO: The Village Clerk shall provide notice, as required by law, of the enacting of this Ordinance.

SECTION THREE: This Ordinance shall be in full force and effect from and after its adoption and approval.

Passed and approved this 15th day of March, 2018.

Ayes: Nays: Absent:

Trustees:

CATHERINE M. JOHNSON, Village Clerk

Approved by me this 15th
day of March, 2018.

LOUIS PRESTA, Mayor

Attested and filed in my office
this 15th day of March, 2018.

CATHERINE M. JOHNSON, Village Clerk

Agr. 959-19

REV. 6/6/18
Lease No. L-346
18 CM 002

CONSENT TO PARTIAL ASSIGNMENT OF LEASE AGREEMENT – CHICK-FIL-A

This consent ("Consent") is entered into this 7th day of June, 2018, by and between the METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO, a body corporate and politic organized and existing under the laws of the State of Illinois (hereinafter referred to as "District"), the VILLAGE OF CRESTWOOD, a local municipality organized and existing under the laws of the State of Illinois (hereinafter referred to as "Lessee"), and CHICK-FIL-A, INC., a corporation existing under the laws of the State of Georgia (hereinafter referred to as "Chick-fil-A").

WITNESSETH:

WHEREAS, the District and Lessee entered into a Lease Agreement dated June 15, 2017 ("Lease"), for a term of 60-years on 7.61 acres of District real estate located south of the Cal-Sag Channel and west of Cicero Avenue in Crestwood, Cook County, Illinois and known as the eastern portion of Cal-Sag Channel Parcel 11.04 ("Demised Premises").

WHEREAS, paragraph 7.06 of the Lease requires the District's prior written consent to assign or sublease the Lease.

WHEREAS, on December 21, 2017, the District consented to the assignment of a 2.60 acre portion of the Demised Premises from Lessee to Lessee and Aldi Inc. as co-tenants for the construction and operation of an Aldi retail store.

WHEREAS, said 2.60 acres are depicted in the plat of survey attached hereto as Exhibit A and incorporated herein ("Aldi Leasehold Portion").

WHEREAS, Lessee continues to lease the remaining 5.01 acres exclusively.

WHEREAS, Lessee has requested the District's consent to assign a 2.04 acre portion of said remaining 5.01 acres to Lessee and Chick-fil-A as co-tenants for the purpose of operating a Chick-fil-A restaurant.

WHEREAS, said 2.04 acres are depicted in the plat of survey attached hereto as Exhibit A ("Chick-fil-A Leasehold Portion").

WHEREAS, the remaining 2.97 acres of the Demised Premises ("Revised Demised Premises") are depicted in the plat of survey attached hereto as Exhibit A.

WHEREAS, the District is willing to consent to an assignment of the Lease to the extent it pertains to the Chick-fil-A Leasehold Portion from Lessee to Lessee and Chick-fil-A as co-tenants, with Lessee as sole tenant under the Lease to the extent it pertains to the Revised Demised

E-4

Premises, subject to certain terms and conditions as more fully set forth herein, all as authorized by order of its Board of Commissioners on June 7, 2018, a copy of which is attached hereto as Exhibit B and incorporated herein.

NOW, THEREFORE, in consideration of payment of TEN AND NO/100 DOLLARS ($10.00) and additional compensation to be paid to the District as provided below, the mutual covenants and agreements of Lessee, Chick-fil-A, and the District, and other good and valuable consideration, receipt of which is hereby acknowledged, the District consents to an assignment of the Lease to the extent it pertains to the Chick-fil-A Leasehold Portion from Lessee to Lessee and Chick-fil-A as co-tenants, upon the following terms and conditions:

1. All of the foregoing recitals are incorporated by reference herein and made a part hereof as if set forth in full, same constituting the factual basis for this transaction.

2. The District hereby consents to an assignment of the Lease to the extent it pertains to the Chick-fil-A Leasehold Portion from Lessee to Lessee and Chick-fil-A as co-tenants. A copy of the Lease is attached hereto as Exhibit C and incorporated herein.

3. Paragraph 1.01 of the Lease is hereby amended to reflect that the Demised Premises' acreage is decreased from 5.01 acres to approximately 2.97 acres, as depicted in the attached Exhibit A, with the remaining 2.04 acres, as depicted in the attached Exhibit A, becoming the Chick-fil-A Leasehold Portion. Both the Revised Demised Premises and the Chick-fil-A Leasehold Portion shall be subject to the terms and conditions of the Lease, with Lessee being obligated to comply with, and inuring the benefit of, said terms and conditions to the extent they pertain to the Revised Demised Premises, and Lessee and Chick-fil-A, as co-tenants, being obligated to comply with, and inuring the benefit of, said terms and conditions to the extent they pertain to Chick-fil-A Leasehold Portion.

4. Paragraph 2.01A of the Lease is amended to reflect that annual rent is apportioned as follows:

   a) Lessee, as tenant of the Revised Demised Premises consisting of 2.97 acres, shall be obligated to pay 39.02% of the annual rent, which, during the ten year period from September 15, 2017 through September 14, 2027, shall be $61,651.60 annually, subject to the interim annual rental payment adjustments as provided in Paragraph 2.01D of the Lease.

   b) Lessee and Aldi, as co-tenants of the Aldi Leasehold Portion consisting of 2.60 acres, shall continue to be jointly and severally obligated to pay (subject to the limitations provided in Paragraph 5 of the Consent to Partial Assignment of Lease - Aldi) 34.17% of the annual rent, which, during the ten year period from September 15, 2017 through September 14, 2027, shall be $53,988.60 annually, subject to the interim annual rental payment adjustments as provided in Paragraph 2.01D of the Lease.

   c) Lessee and Chick-fil-A, as co-tenants of the Chick-fil-A Leasehold Portion consisting of 2.04 acres, shall be jointly and severally obligated to pay (subject to the limitations

provided in Paragraph 5 below) 26.81% of the annual rent, which, during the ten year period from September 15, 2017 through September 14, 2027, shall be $42,359.80 annually, subject to the interim annual rental payment adjustments as provided in Paragraph 2.01D of the Lease.

All other provisions contained in Paragraph 2.01 of the Lease shall remain in full force and effect.

5. Lessee guarantees and shall be primarily liable for its obligations under the Lease to the extent it pertains to the Revised Demised Premises and to the Chick-fil-A Leasehold Portion as of the date of this Consent. Chick-fil-A shall be secondarily liable for its obligations under the Lease to the extent it pertains, and is limited, to the Chick-fil-A Leasehold Portion. In the event of a default pertaining to the Chick-fil-A Leasehold Portion, the District shall serve Lessee with a notice of default as provided in Paragraph 3.05 of the Lease, with Lessee having the time period provided therein to cure the default. In the event Lessee fails to cure the default within the time period provided therein, a new notice of default shall be served on Chick-fil-A, with Chick-fil-A having the time period provided therein to cure the default. In the event both Lessee and Chick-fil-A fail to cure the default within the time period provided therein, they shall be jointly and severally liable to the District for the default.

6. Paragraph 3.07 of the Lease is amended and superseded in its entirety by the following paragraph: "It is understood that the Revised Demised Premises are to be used by said Lessee for mixed use retail development and for no other purposes, and the Aldi Leasehold Portion is to be used by said Lessee and Aldi, as co-tenants, for constructing, operating, and maintaining an Aldi retail grocery store, including the retail sale of alcohol by Aldi, and for any other mixed use retail development and for no other purposes, and the Chick-fil-A Leasehold Portion is to be used by said Lessee and Chick-fil-A, as co-tenants, for constructing, operating, and maintaining a Chick-fil-A restaurant and for any other mixed use retail development and for no other purposes, each being subject to the restrictions set forth in Section 3.08 below."

7. Lessee and Chick-fil-A have or shall enter into a Co-Tenant Agreement to define their rights in and to the Chick-fil-A Leasehold Portion pursuant to the Lease. The Co-Tenant Agreement shall be exclusively made by and between Lessee and Chick-fil-A and shall govern and provide for Chick-fil-A's conditional rights to develop the Chick-fil-A Leasehold Portion pursuant to the Lease. The District acknowledges and agrees that Chick-fil-A's rights and obligations shall be conditioned upon Chick-fil-A's satisfaction of certain conditions contained within the Co-Tenant Agreement. In the event Chick-fil-A is not satisfied with said conditions and wishes to terminate the Lease to the extent it pertains to Chick-fil-A and the Chick-fil-A Leasehold Portion, it shall provide the District with written notice of such termination consistent with the notice provisions contained in the Lease. If no such notice is served upon the District by March 7, 2020, then the Lease shall remain in full force in effect with respect to Chick-fil-A and Lessee as co-tenants of the Chick-fil-A Leasehold Portion. In the event of a termination by Chick-fil-A as provided herein, all rights under the Lease inured for the benefit of Chick-fil-A shall likewise terminate, with

Lessee's interest in this 2.04 acre leasehold and accompanying obligations under the Lease remaining in full force and effect.

8. Chick-fil-A shall have the option to surrender its interest in the Chick-fil-A Leasehold Portion. Such surrender shall not be effective until the 15th anniversary of the Rent Commencement Date as defined in the Co-Tenant Agreement and at any time thereafter. Except for a surrender in connection with the naturally occurring expiration of Chick-fil-A's term (initial or renewal) for which no notice is required, notice of intent to surrender its interest in the Lease as it pertains to the Chick-fil-A Leasehold Portion shall be given to the District no later than thirty (30) days prior to the termination date, in accordance with the notice provisions of Paragraph 7.01 of the Lease. In the event of a surrender by Chick-fil-A, all rights under the Lease inured for the benefit of Chick-fil-A shall likewise be surrendered, with Lessee's interest in this 2.04 acre leasehold and accompanying obligations under the Lease remaining in full force and effect.

9. Any notice to be given under the Lease with respect to Chick-fil-A on and after the date of this Consent shall be directed and made pursuant to the provisions of the Lease to:

Chick-fil-A Inc.
5200 Buffington Road
Atlanta, Georgia 30349
Attention: Real Estate Legal

Notice to the District or Lessee shall be in accordance with Paragraph 7.01 of the Lease. Notice to Aldi shall be in accordance with the Consent to Partial Assignment of Lease (Aldi) dated December 21, 2017.

10. The parties acknowledge that the District shall be entitled to fifteen percent (15%) of all value Lessee receives from Chick-fil-A for the use and occupancy of the Chick-fil-A Leasehold Portion as a result of the Co-Tenant Agreement, or any other agreement between Lessee and Chick-fil-A, in excess of the cash rent which Lessee is currently paying with respect to the Chick-fil-A Leasehold Portion as a tract, consistent with Paragraph 7.06 of the Lease. The first annual differential in the amount of $13,147.00 (*i.e.*, 15% of the difference between $130,000.00 (Chick-fil-A rent under Co-Tenant Agreement) and $42,351.95 (proportionate share of Crestwood's annual rent under the Lease for 2.04 acres)) shall be due on the date when Lessee begins charging rent to Chick-fil-A for its tenancy of the Chick-fil-A Leasehold Portion (said $13,147.00 differential shall be prorated for the first year to reflect the period of time from said date to the next September 14). All future annual differentials shall be due on September 15 of each subsequent year and shall equal (in addition to all other rents or other value owed) 15% of the difference between the annual rent paid by Chick-fil-A to Lessee for the Chick-fil-A Leasehold Portion and the proportionate share of rent that Lessee pays to the District for the 2.04 acres constituting the Chick-fil-A Leasehold Portion. The parties acknowledge that Chick-fil-A shall have no obligation to the District for the payment of the differential at any time, including any time during a default of Lessee when Chick-fil-A is paying its proportionate rent to the District for the Chick-fil-A Leasehold Parcel.

11. Lessee or Chick-fil-A shall record this Consent or a memorandum thereof with the Recorder of Deeds of the county in which the Demised Premises is situated no later than 30 days after the date of this Consent, and shall provide of copy of the recorded Consent or memorandum thereof to the District promptly after recording.

12. In all other respects, all terms, conditions, covenants and agreements of the Lease shall remain in full force and effect, and shall continue to inure to and bind the District and Lessee to the extent they pertain to the Demised Premises.

13. This Consent may be executed by one or more parties hereto in any number of separate counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Consent as of the date and year first written above.

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO

By: _____
Frank Avila
Chairman of Committee on Finance

ATTEST:

By: _____
Jacqueline Torres, Clerk

VILLAGE OF CRESTWOOD

By: _____

Title: Mayor

ATTEST:

By: _____

Title: Village Clerk

CHICK-FIL-A, INC., a Georgia corporation

By: _____

Title: Amy Rooks
Sr. Director

By: _____

Title: Dan Ludlam
Director

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Michelle Valdez Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Avila personally known to me to be the Chairman of the Committee on Finance of the Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago, a body corporate and politic, and Jacqueline Torres, personally known to me to be the Clerk of said body corporate and politic, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Chairman of the Committee on Finance and such Clerk, they signed and delivered the said instrument as Chairman of the Committee on Finance of the Board of Commissioners and Clerk of said body corporate and politic, and caused the corporate seal of said body corporate and politic to be affixed thereto, pursuant to authority given by the Board of Commissioners of said body corporate and politic, as their free and voluntary act and as the free and voluntary act and deed of said body corporate and politic, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 5th day of November, A.D. 2018.

Notary Public

My Commission expires:

5/22/22

MICHELLE M VALDEZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
May 22, 2022

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Louis Presta (Name), personally known to me to be the Mayor (Title) of Village of Crestwood (Village/Town/City), a municipal corporation, and Catherine M. Johnson (Name of Attester), personally known to me to be the Village Clerk (Title of Attester) of said municipal corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such representatives of said municipal corporation, duly executed said instrument on behalf of said municipal corporation and caused its corporate seal to be affixed thereto pursuant to authority given by the corporate authority of said municipal corporation, as its free and voluntary act and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17th day of August, A.D. 20___.

Peggy A. Carlson
Notary Public

My Commission expires:

12-20-2019

OFFICIAL SEAL
Peggy A Carlson
Notary Public, State of Illinois
My Commission Expires Dec. 20, 2019

STATE OF GEORGIA)
) SS.
COUNTY OF Fulton)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Amy Rooks, personally known to me to be the Sr. Director of Chick-fil-A, Inc., a Georgia corporation, and Dan Ludlam, personally known to me to be the Director of said corporation, are the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such titles of said corporation, duly executed said instrument on behalf of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors (or equivalent) of said corporation, as their free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 25th day of September, A.D. 2018.

Renee Hastings
Notary Public

My Commission expires:

11/9/18

APPROVED AS TO FORM AND LEGALITY:

Head Assistant Attorney

General Counsel

APPROVED:

Acting Executive Director

RECEIVED:

Fee Pending

Insurance ✓

Bond N/A

Faye | C:\Users\faye\Desktop\Crestwood River Crossing Demised Chick-Fil-A.dwg | 10/23/2019 1:44 AM |

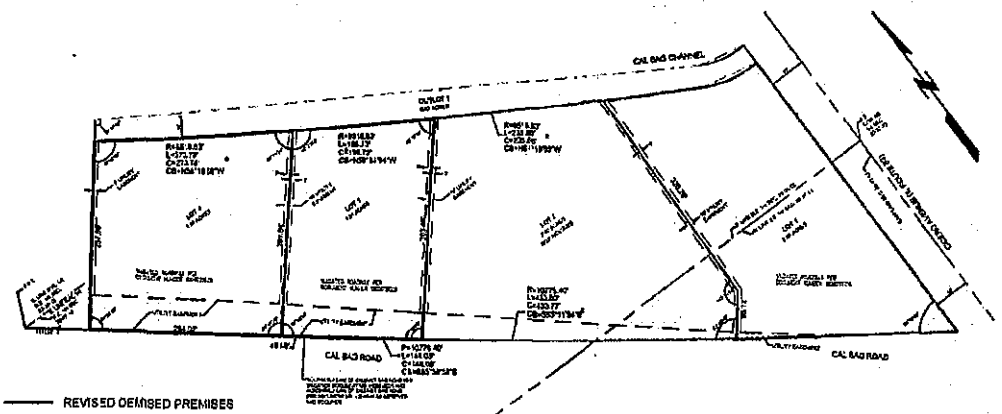
LEGAL DESCRIPTIONS TO BE KNOWN AS:

LOT 1 IN CRESTWOOD RIVER CROSSING, A PART OF SECTION 33, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

LOT 2 IN CRESTWOOD RIVER CROSSING, A PART OF SECTION 33, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

LOT 3 IN CRESTWOOD RIVER CROSSING, A PART OF SECTION 33, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

LOT 4 IN CRESTWOOD RIVER CROSSING, A PART OF SECTION 33, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



NOT TO SCALE

Project No:	0160894.00
Book No:	
Drawn by:	TVE
Reviewed:	KDV/TVE
Date:	12-12-17

CRESTWOOD RIVER CROSSING
LOTS 3 AND 4

EXHIBIT
A

Farnsworth GROUP
18311 N. CREEK DRIVE, SUITE F
TINLEY PARK, ILLINOIS 60477
(708) 326-4000 / info@f-w.com

REV. 12/16/17
Lease No. L-346
17 CM 013

#942-17

CONSENT TO PARTIAL ASSIGNMENT OF LEASE AGREEMENT

This consent ("Consent") is entered into this 21st day of December, 2017, by and between the METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO, a body corporate and politic organized and existing under the laws of the State of Illinois (hereinafter referred to as "District"), the VILLAGE OF CRESTWOOD, a local municipality organized and existing under the laws of the State of Illinois (hereinafter referred to as "Lessee"), and ALDI INC., a corporation existing under the laws of the State of Illinois (hereinafter referred to as "Aldi").

WITNESSETH:

WHEREAS, the District and Lessee entered into a Lease Agreement dated June 15, 2017 ("Lease"), for a term of 60-years on 7.61 acres of District real estate located south of the Cal-Sag Channel and west of Cicero Avenue in Crestwood, Cook County, Illinois and known as the eastern portion of Cal-Sag Channel Parcel 11.04 ("Demised Premises").

WHEREAS, paragraph 7.06 of the Lease requires the District's prior written consent to assign or sublease the Lease.

WHEREAS, Lessee has requested the District's consent to assign a 2.60 acre portion of the Demised Premises to Lessee and Aldi as co-tenants for the purpose of operating an Aldi retail grocery store.

WHEREAS, said 2.60 acres are depicted in the plat of survey attached hereto as Exhibit A and incorporated herein ("Aldi Leasehold Portion").

WHEREAS, the remaining 5.01 acres of the Demised Premises ("Revised Demised Premises") are depicted in the plat of survey attached hereto as Exhibit B and incorporated herein.

WHEREAS, Aldi has requested the District's consent to the retail sale of alcoholic beverages on the Aldi Leasehold Portion.

WHEREAS, Paragraph 3.08 of the Lease provides that "no alcoholic beverages of any kind shall be sold, given away, or consumed with the knowledge and consent of Lessee on the Demised Premises unless this Lease is for a term of more than twenty (20) years and then only with the prior written consent of Lessor's Board of Commissioners and the furnishing of dram shop insurance or other applicable insurance protection, with respect to such activities with policy limits, form and carrier approved by Lessor and naming Lessor, its Commissioners, officers, agents and employees as additional insureds, said insurance shall provide that said policy shall not be canceled without twenty (20) days advance written notice thereof, in addition to any insurance provided pursuant to paragraph 4.03 for which the Lessor is the named insured."

E-5

WHEREAS, the District is willing to consent to an assignment of the Lease to the extent it pertains to the Aldi Leasehold Portion from Lessee to Lessee and Aldi as co-tenants, with Lessee as sole tenant under the Lease to the extent it pertains to the Revised Demised Premises, and to allow the retail sale of alcoholic beverages by Aldi on the Aldi Leasehold Portion, subject to certain terms and conditions as more fully set forth herein, all as authorized by order of its Board of Commissioners on December 21, 2017, a copy of which is attached hereto as Exhibit C and incorporated herein.

NOW, THEREFORE, in consideration of payment of TEN AND NO/100 DOLLARS ($10.00) and additional compensation to be paid to the District as provided below, the mutual covenants and agreements of Lessee, Aldi, and the District, and other good and valuable consideration, receipt of which is hereby acknowledged, the District consents to an assignment of the Lease to the extent it pertains to the Aldi Leasehold Portion from Lessee to Lessee and Aldi as co-tenants, and to the retail sale by Aldi of alcoholic beverages on the Aldi Leasehold Portion, upon the following terms and conditions:

1. All of the foregoing recitals are incorporated by reference herein and made a part hereof as if set forth in full, same constituting the factual basis for this transaction.

2. The District hereby consents to an assignment of the Lease to the extent it pertains to the Aldi Leasehold Portion from Lessee to Lessee and Aldi as co-tenants. A copy of the Lease is attached hereto as Exhibit D and incorporated herein.

3. Paragraph 1.01 of the Lease is hereby amended to reflect that the Demised Premises' acreage is decreased from 7.61 acres to approximately 5.01 acres, as depicted in the attached Exhibit B, with the remaining 2.60 acres, as depicted in the attached Exhibit A, becoming the Aldi Leasehold Portion. Both the Revised Demised Premises and the Aldi Leasehold Portion shall be subject to the terms and conditions of the Lease, with Lessee being obligated to comply with, and inuring the benefit of, said terms and conditions to the extent they pertain to the Revised Demised Premises, and Lessee and Aldi, as co-tenants, being obligated to comply with, and inuring the benefit of, said terms and conditions to the extent they pertain to Aldi Leasehold Portion.

4. Paragraph 2.01A of the Lease is amended to reflect that annual rent is apportioned as follows:

   a) Lessee, as tenant of the Revised Demised Premises consisting of 5.01 acres, shall be obligated to pay 65.83% of the annual rent, which, during the ten year period from September 15, 2017 through September 14, 2027, shall be $104,011.40 annually, subject to the interim annual rental payment adjustments as provided in Paragraph 2.01D of the Lease.

   b) Lessee and Aldi, as co-tenants of the Aldi Leasehold Portion consisting of 2.60 acres, shall be jointly and severally obligated to pay (subject to the limitations provided in Paragraph 5 below) 34.17% of the annual rent, which, during the ten year period from September 15, 2017 through September 14, 2027, shall be $53,988.60 annually, subject

to the interim annual rental payment adjustments as provided in Paragraph 2.01D of the Lease.

All other provisions contained in Paragraph 2.01 of the Lease shall remain in full force and effect.

5. Lessee guarantees and shall be primarily liable for its obligations under the Lease to the extent it pertains to the Revised Demised Premises and to the Aldi Leasehold Portion as of the date of this Consent. Aldi shall be secondarily liable for its obligations under the Lease to the extent it pertains, and is limited, to the Aldi Leasehold Portion. In the event of a default pertaining to the Aldi Leasehold Portion, the District shall serve Lessee with a notice of default as provided in Paragraph 3.05 of the Lease, with Lessee having the time period provided therein to cure the default. In the event Lessee fails to cure the default within the time period provided therein, a new notice of default shall be served on Aldi, with Aldi having the time period provided therein to cure the default. In the event both Lessee and Aldi fail to cure the default within the time period provided therein, they shall be jointly and severally liable to the District for the default.

6. Paragraph 3.07 of the Lease is amended and superseded in its entirety by the following paragraph: "It is understood that the Revised Demised Premises are to be used by said Lessee for mixed use retail development and for no other purposes, and the Aldi Leasehold Portion is to be used by said Lessee and Aldi, as co-tenants, for constructing, operating, and maintaining an Aldi retail grocery store, including the retail sale of alcohol by Aldi, and for any other mixed use retail development and for no other purposes, each being subject to the restrictions set forth in Section 3.08 below."

7. This Consent constitutes the written consent of the District's Board of Commissioners that Aldi is authorized to sell alcoholic beverages at retail on the Aldi Leasehold Portion for the duration of the Lease, subject to Aldi furnishing the District with the necessary insurance provided in Paragraph 3.08 of the Lease.

8. Lessee and Aldi have or shall enter into a Co-Tenant Agreement to define their rights in and to the Aldi Leasehold Portion pursuant to the Lease. The Co-Tenant Agreement shall be exclusively made by and between Lessee and Aldi and shall govern and provide for Aldi's conditional rights to develop the Aldi Leasehold Portion pursuant to the Lease. The District acknowledges and agrees that Aldi's rights and obligations shall be conditioned upon Aldi's satisfaction of certain conditions contained within the Co-Tenant Agreement. In the event Aldi is not satisfied with said conditions and wishes to terminate the Lease to the extent it pertains to Aldi and the Aldi Leasehold Portion, it shall provide the District with written notice of such termination consistent with the notice provisions contained in the Lease. If no such notice is served upon the District by September 12, 2019, then the Lease shall remain in full force in effect with respect to Aldi and Lessee as co-tenants of the Aldi Leasehold Portion. In the event of a termination by Aldi as provided herein, all rights under the Lease inured for the benefit of Aldi shall likewise terminate, with Lessee's interest in this 2.60 acre leasehold and accompanying obligations under the Lease remaining in full force and effect.

9. Aldi shall have the option to surrender its interest in the Aldi Leasehold Portion. Such surrender shall not be effective until the 20th anniversary of the Occupancy Date as defined in the Co-Tenant Agreement and at any time thereafter. Notice of intent to surrender its interest in the Lease as it pertains to the Aldi Leasehold Portion shall be given to the District no later than thirty (30) days prior to the termination date, in accordance with the notice provisions of Paragraph 7.01 of the Lease. In the event of a surrender by Aldi, all rights under the Lease inured for the benefit of Aldi shall likewise be surrendered, with Lessee's interest in this 2.60 acre leasehold and accompanying obligations under the Lease remaining in full force and effect.

10. Any notice to be given under the Lease with respect to Aldi on and after the date of this Consent shall be directed and made pursuant to the provisions of the Lease to:

Aldi Inc.
197 E. Division Road
Valparaiso, Indiana 46383
Attention: Director of Real Estate
Phone: (219) 464-2500
Fax: (219) 465-2077

Notice to the District or Lessee shall be in accordance with Paragraph 7.01 of the Lease.

11. The parties acknowledge that the District shall be entitled to fifteen percent (15%) of all value Lessee receives from Aldi for the use and occupancy of the Aldi Leasehold Portion as a result of the Co-Tenant Agreement, or any other agreement between Lessee and Aldi, in excess of the cash rent which Lessee is currently paying with respect to the Aldi Leasehold Portion as a tract, consistent with Paragraph 7.06 of the Lease. The first annual differential in the amount of $10,953.00 (*i.e.*, 15% of the difference between $127,000 (Aldi rent under Co-Tenant Agreement) and $53,988.60 (proportionate share of Crestwood's annual rent under the Lease for 2.60 acres)) shall be due upon execution of this Consent. All future annual differentials shall be due on September 15 of each subsequent year and shall equal (in addition to all other rents or other value owed) 15% of the difference between the annual rent paid by Aldi to Lessee for the Aldi Leasehold Portion and the proportionate share of rent that Lessee pays to the District for the 2.60 acres constituting the Aldi Leasehold Portion. The parties acknowledge that Aldi shall have no obligation to the District for the payment of the differential at any time, including any time during a default of Lessee when Aldi is paying its proportionate rent to the District for the Aldi Leasehold Parcel.

12. Lessee or Aldi shall record this Consent or a memorandum thereof with the Recorder of Deeds of the county in which the Demised Premises is situated no later than 30 days after the date of this Consent, and shall provide of copy of the recorded Consent or memorandum thereof to the District promptly after recording.

13. In all other respects, all terms, conditions, covenants and agreements of the Lease shall remain in full force and effect, and shall continue to inure to and bind the District and Lessee to the extent they pertain to the Demised Premises.

14. This Consent may be executed by one or more parties hereto in any number of separate counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Consent as of the date and year first written above.

METROPOLITAN WATER RECLAMATION DISTRICT
OF GREATER CHICAGO

By: _____
Frank Avila
Chairman of Committee on Finance

ATTEST:

By: _____
Jacqueline Torres, Clerk

VILLAGE OF CRESTWOOD

By: _____

Title: Mayor

ATTEST:

By: _____

Title: Village Clerk

ALDI INC.

By:_____
David Zalunardo

Title: Vice President

ATTEST:
By:_____
Kaley DeVries

Title: Director of Real Estate

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Glenda J. Lahori Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Avila personally known to me to be the Chairman of the Committee on Finance of the Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago, a body corporate and politic, and Jacqueline Torres, personally known to me to be the Clerk of said body corporate and politic, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Chairman of the Committee on Finance and such Clerk, they signed and delivered the said instrument as Chairman of the Committee on Finance of the Board of Commissioners and Clerk of said body corporate and politic, and caused the corporate seal of said body corporate and politic to be affixed thereto, pursuant to authority given by the Board of Commissioners of said body corporate and politic, as their free and voluntary act and as the free and voluntary act and deed of said body corporate and politic, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 7th day of May, A.D. 2018.

GLENDA J LAHORI
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 23, 2020

Notary Public

My Commission expires:

2-23-2020

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Louis PRESTA (Name), personally known to me to be the Mayor (Title) of Village of Crestwood (Village/Town/City), a municipal corporation, and Catherine M. Johnson (Name of Attester), personally known to me to be the Village Clerk (Title of Attester) of said municipal corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such representatives of said municipal corporation, duly executed said instrument on behalf of said municipal corporation and caused its corporate seal to be affixed thereto pursuant to authority given by the corporate authority of said municipal corporation, as its free and voluntary act and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26th day of April, A.D. 2018.

Peggy A. Carlson
Notary Public

My Commission expires:

12/20/2018

OFFICIAL SEAL
Peggy A Carlson
Notary Public, State of Illinois
My Commission Expires Dec. 20, 2019

STATE OF INDIANA)
) SS.
COUNTY OF PORTER)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that David Zalunardo, personally known to me to be the Vice President of Aldi Inc., an Illinois corporation, and Kaley DeVries, personally known to me to be the Director of Real Estate of said corporation, are the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such titles of said corporation, duly executed said instrument on behalf of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 23rd day of April, A.D. 2018.

Erika A. Gordon
Notary Public

My Commission expires:

4/25/2020

ERIKA A. GORDON
Notary Public, State of Indiana
SEAL
My Commission Expires 4/25/

APPROVED AS TO FORM AND LEGALITY:

Head Assistant Attorney

General Counsel

APPROVED:

Executive Director

RECEIVED:

Fee ✓

Insurance ✓

Bond N/A

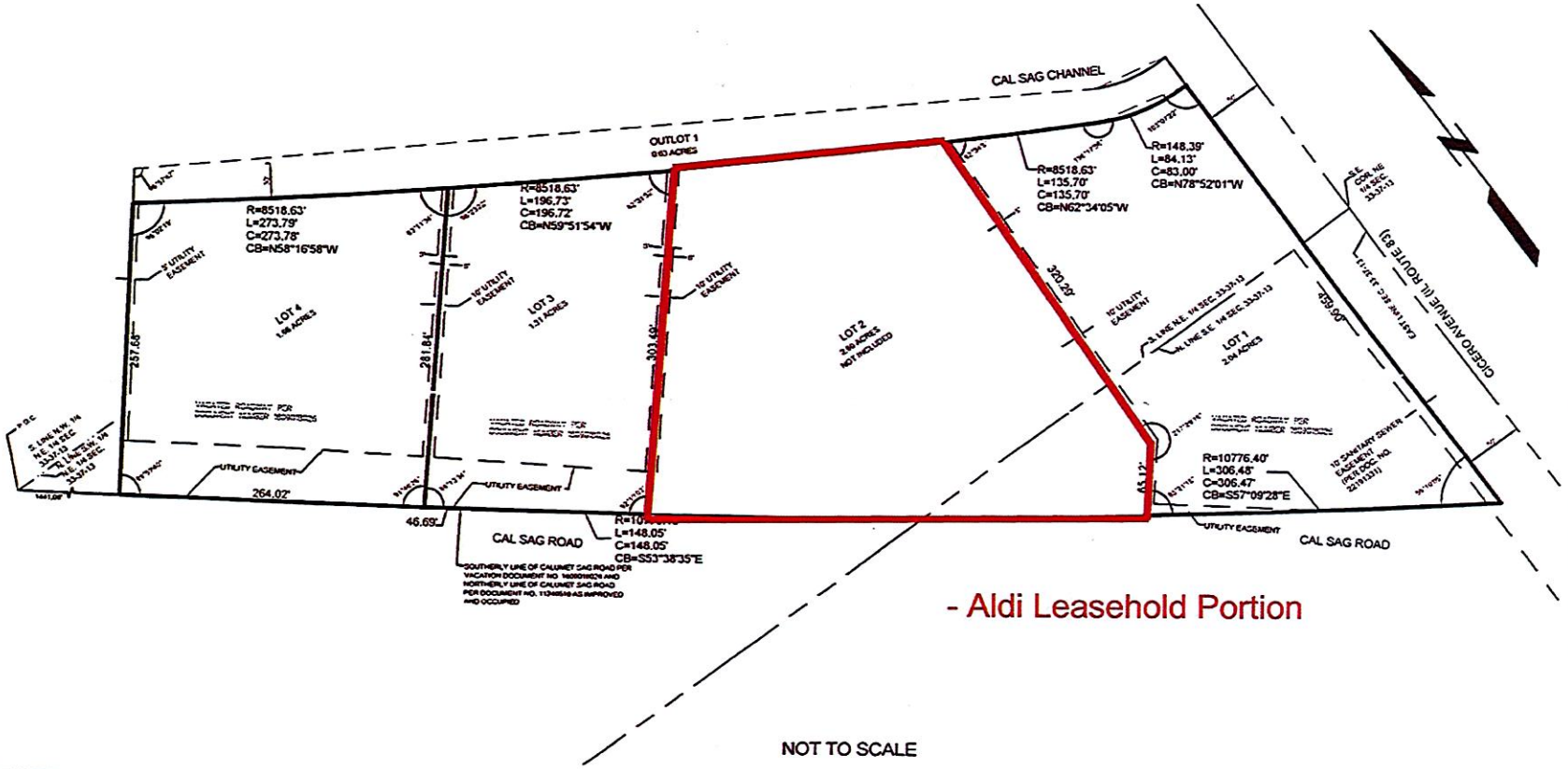
| teshleman | C:\Users\teshleman\Documents\Crestwood River Crossing.dwg | 12/12/2017 12:02 PM |

LEGAL DESCRIPTIONS TO BE KNOWN AS:

LOT 1 IN CRESTWOOD RIVER CROSSING, A PART OF SECTION 33, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

LOT 3 IN CRESTWOOD RIVER CROSSING, A PART OF SECTION 33, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

LOT 4 IN CRESTWOOD RIVER CROSSING, A PART OF SECTION 33, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



Project No:	0160894.00	
Book No:		
Drawn by:	TWE	
Reviewed:	KDV/TWE	
Date:	12-12-17	

CRESTWOOD RIVER CROSSING
LOTS 1, 3 AND 4

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EXHIBIT

A

Farnsworth GROUP
18311 N. CREEK DRIVE, SUITE F
TINLEY PARK, ILLINOIS 60477
(708) 326-4000 / info@f-w.com

| teshleman | C:\Users\teshleman\Documents\Crestwood River Crossing.dwg | 12/12/2017 12:02 PM |

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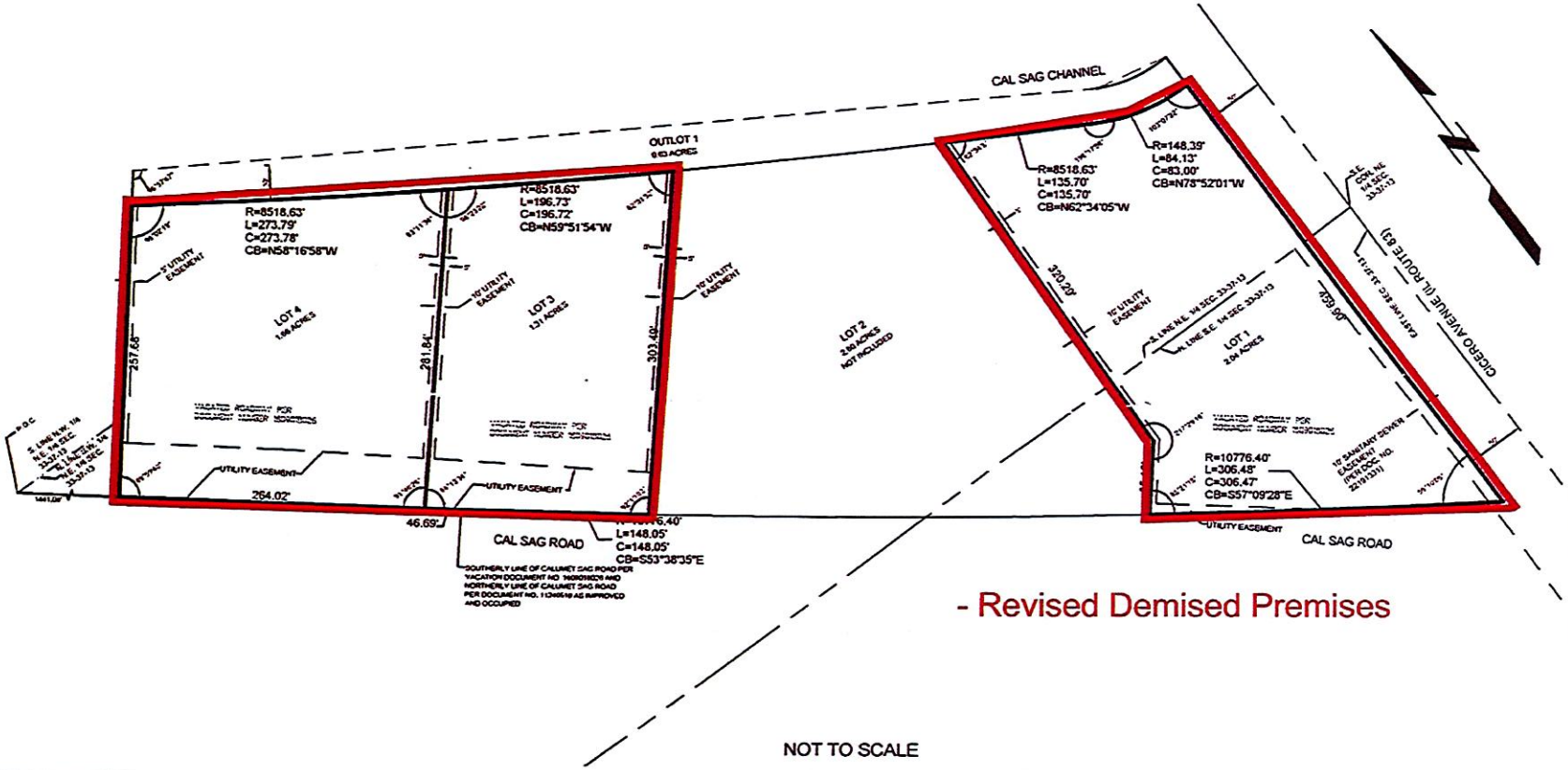
LOT 4 IN CRESTWOOD RIVER CROSSING, A PART OF SECTION 33, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



NOT TO SCALE

Project No:	0160894.00
Book No:	
Drawn by:	TWE
Reviewed:	KDV/TWE
Date:	12-12-17

CRESTWOOD RIVER CROSSING
LOTS 1, 3 AND 4

EXHIBIT
B

tabbies

Farnsworth GROUP
18311 N. CREEK DRIVE, SUITE F
TINLEY PARK, ILLINOIS 60477
(708) 326-4000 / info@f-w.com

File #:	17-1393 Version: 1		
Type:	Agenda Item	Status:	Adopted
File created:	12/13/2017	In control:	Real Estate Development Committee
On agenda:	12/21/2017	Final action:	12/21/2017
Title:	Consent to a partial assignment of lease from the Village of Crestwood to the Village of Crestwood and Aldi, Inc. as co-tenants with respect to 2.60 acres of the Village's 7.61 acre leasehold located south of the Cal-Sag Channel and west of Cicero Avenue in Crestwood, Illinois; Cal-Sag Channel Parcel 11.04 (eastern Portion), and to allow for the sale of alcohol on these 2.60 acres. Consideration shall be an initial annual fee of $10,953.00		
Attachments:	1. Aerial Map.Parcel 11.04 (eastern portion).pdf		

EXHIBIT tabbies C

TRANSMITTAL LETTER FOR BOARD MEETING OF DECEMBER 21, 2017

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Title
Consent to a partial assignment of lease from the Village of Crestwood to the Village of Crestwood and Aldi, Inc. as co-tenants with respect to 2.60 acres of the Village's 7.61 acre leasehold located south of the Cal-Sag Channel and west of Cicero Avenue in Crestwood, Illinois; Cal-Sag Channel Parcel 11.04 (eastern Portion), and to allow for the sale of alcohol on these 2.60 acres. Consideration shall be an initial annual fee of $10,953.00
Body

Dear Sir:

The Village of Crestwood ("Village") leases 7.61 acres of District real estate located south of the Cal-Sag Channel and west of Cicero Avenue in Crestwood, Illinois and known as Cal-Sag Channel Parcel 11.04 (eastern Portion). The lease commenced in 2017 and expires in 2077 and was procured through the statutory leasing process ("Lease"). The Village's current annual rent is $158,000.00. The Lease allows for mixed use retail development. Any sublease or partial assignment of lease requires the District's written consent.

Accordingly, the Village is requesting the District's consent to assign a 2.60 acre portion of the 7.61 acre leasehold from the Village to both the Village and Aldi, Inc. ("Aldi") as co-tenants ("2.60 Acre Area"). Aldi requires such partial assignment of the Lease as a pre-condition to its agreeing to construct and operate an Aldi retail store on the 2.60 Acre Area. The Village and Aldi have also requested that the Lease be amended to allow for the sale of alcohol inside the store. A District tenant may sell alcohol if approved by the Board of Commissioners and if a lease is for a term of at least 20 years.

Under the Lease, the District is entitled to 15% of the increment or value the Village receives from Aldi in excess of what the Village is paying with respect to its proportionate share of rent for the 2.60 Acre Area. The Village's

proportionate share of such annual rent is $53,981.60, whereas the proposed annual fee from Aldi to the Village is $127,000.00. The initial annual fee that is therefore owed to the District is $10,953.00. The Village will continue to be solely liable for the remaining 5.01 acre portion of the Lease.

It is requested that the Executive Director recommend to the Board of Commissioners that it consent to a partial assignment of lease from the Village of Crestwood to the Village of Crestwood and Aldi, Inc. as co-tenants with respect to 2.60 acres of the Village's 7.61 acre leasehold located south of the Cal-Sag Channel and west of Cicero Avenue in Crestwood, Illinois; Cal-Sag Channel Parcel 11.04 (eastern Portion), and to allow for the sale of alcohol on these 2.60 acres. Consideration shall be an initial annual fee of $10,953.00.

It is also requested that the Executive Director recommend to the Board of Commissioners that it authorize and direct the Chairman of the Committee on Finance and the Clerk to execute said Consent to Partial Assignment of Lease Agreement after it is approved by the General Counsel as to form and legality.

Requested, Susan T. Morakalis, General Counsel, STM:CMM:vp
Recommended, David St. Pierre, Executive Director
Respectfully Submitted, David J. Walsh, Chairman Committee on Real Estate Development
Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners December 21, 2017

Attachment

#936-17

DOCUMENT PREPARED BY AND AFTER RECORDING, RETURN TO:

Metropolitan Water Reclamation District
Of Greater Chicago
Law Department/Real Estate Division
100 E. Erie St.
Chicago, IL 60611
Attn:

P.I.N.s:
24-33-202-004-0000 (portion)
24-33-202-005-0000 (portion)

This space reserved for recorder's use only.

LEASE AGREEMENT

(Commercial Form)

THIS INDENTURE ("Lease"), made this 15th day of June, 2017, by and between THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO, a body corporate and politic organized and existing under the laws of the State of Illinois, with principal offices at 100 East Erie Street, Chicago, Illinois 60611 (hereinafter designated the "Lessor"), and the VILLAGE OF CRESTWOOD, an Illinois municipal agency with principal offices at 13840 S. Cicero Avenue , Crestwood, Illinois 60445 (hereinafter designated the "Lessee").

WITNESSETH THAT:

ARTICLE ONE

1.01 PREMISES LEASED

The Lessor for and in consideration of the rents hereinafter reserved and of the covenants and agreements hereinafter contained, does hereby demise and lease unto said Lessee all of the premises legally described and depicted in the plat of survey in Exhibit "A" which is attached hereto and made a part hereof, located south of the Cal-Sag Channel and west of Cicero Avenue in Crestwood, Cook County, Illinois and known as the eastern portion of Cal-Sag Channel Parcel 11.04 for those purposes, as more specifically described in Article Three, Paragraph 3.07 hereof, pursuant to 70 ILCS 2605/8 and 8c consisting of approximately seven (7) acres of vacant real estate.

For the purposes of this Lease, the terms "Leased Premises", "Leasehold Premises", "Demised Premises," or similar terms may be used interchangeably, and shall be used synonymously

EXHIBIT
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D

to mean the real property which is the subject hereof and any improvements located thereon at the time of leasing or placed thereon by Lessee during the term of this Lease.

1.02 TERM OF LEASE

The term of this Lease is sixty (60) years, beginning on September 15, 2017, and ending on September 14, 2077, unless said term shall end sooner under the provisions hereof.

1.03 LEASE EXECUTED BY LESSOR WITHOUT WARRANTIES

It is expressly covenanted and agreed by the parties hereto that the Lessor executes and delivers this Lease without representation or warranties concerning Lessor's title to the Premises and authority to execute this Lease, the size of the Demised Premises, the useable areas of the Demised Premises, and building and zoning laws affecting the Demised Premises. During the Due Diligence Period (as hereafter defined), the Lessee shall (i) examine the title to the Demised Premises and Lessor's authority to enter into this Lease, the size of the Demised Premises and the useable areas of the Demised Premises, (ii) examine the building and zoning laws concerning the Demised Premises and obtain all required governmental approvals, including without limitation, the negotiation of a redevelopment agreement with the Village of Crestwood (the "Village"), (iii) obtain any required access and utility easements, and (iv) become satisfied that Lessee may construct the improvements which are hereinafter set forth in Section 6.01 of this Lease and that said Lessee may use the Demised Premises in accordance with the uses set forth in Section 3.07 of this Lease, subject to the following:

A. In the event on the date hereof or any time hereafter, the building and zoning laws do not permit the use set forth in Section 3.07 hereof or the construction set forth in Section 6.01 hereof, the Lessee agrees, at its own expense within a period of one (1) year of the date of this Lease (the "Due Diligence Period"), to take such action as may be necessary to obtain such zoning change and building permits.

B. If prior to the expiration of the Due Diligence Period, (i) Lessee is not able to obtain any required governmental approvals, or (ii) if Lessee elects not to proceed with this Lease for the Demised Premises for any reason in Lessee's sole discretion, Lessee may terminate this Lease by giving Lessor written notice thereof prior to 5:00 p.m. Central time on the last date of the Due Diligence Period, in which event this Lease will become null and void and Lessee and Lessor shall have no further obligations hereunder; provided, any rents paid by Lessee to Lessor hereunder prior to such termination shall not be refundable to Lessee.

C. Lessor and Lessee acknowledge that Lessor, at its cost and expense, is performing a so-called Phase II study of the Demised Premises and shall provide Lessee with the results and report generated by such study promptly upon completion. In the event Lessee conducts or obtains its own Phase I, Phase II or any other report or data on the environmental or other site conditions of the Demised Premises, then Lessee shall provide Lessor with a copy of all

such reports and data.

1.04 EFFECT OF CONDEMNATION OF DEMISED PREMISES

It is expressly covenanted by the parties hereto that in the event of any condemnation of the Demised Premises herein leased, or any part thereof, the entire condemnation award shall be allocated and paid in accordance with applicable condemnation and/or eminent domain law; and in the event the whole tract is taken or so much of the tract is taken as to prohibit the operation or use of the Demised Premises by Lessee for the purpose set forth in Section 3.07 hereof on the portion remaining impracticable in Lessee's sole reasonable discretion, the Lessee shall be entitled to the cancellation of this Lease.

ARTICLE TWO

2.01 RENT AND ADDITIONAL COMPENSATION

The Lessee covenants and agrees, in consideration of the leasing of the Premises aforesaid, to pay to the Lessor as rent for the said Demised Premises:

A. BASIC ANNUAL RENTAL PAYMENT: During the ten year period from September 15, 2017 through September 14, 2027, the annual rental shall be ONE HUNDRED FIFTY EIGHT THOUSAND and NO/100 ($158,000.00) Dollars per annum, payable in annual installments each, to be due on the anniversary date of the commencement date of this Lease throughout the term hereof with the first installment being due on the 15th day of September, 2017.* The annual rent for the first year shall be equal to 6.077% of the appraised fair market value of the fee simple estate of the land upon which the Demised Premises is located. The annual rent so established shall remain in force and effect for a period of ten (10) years, subject to adjustments as hereinafter provided. * **LESSEE HAS DEPOSITED $79,000.00 WITH LESSEE AS ITS BID DEPOSIT IN CONNECTION WITH THIS LEASE ON MAY 23, 2017. LESSEE'S BID DEPOSIT SHALL BE APPLIED TOWARD ITS FIRST ANNUAL RENTAL PAYMENT IN THE AMOUNT OF $158,000.00 DUE SEPTEMBER 15, 2017. LESSEE THEREFORE OWES $79,000.00 ON SEPTEMBER 15, 2017, AS ITS REMAINING PORTION OF ITS ANNUAL RENTAL PAYMENT FOR THE PERIOD OF SEPTEMBER 15, 2017 THROUGH SEPTEMBER 14, 2018.**

B. TEN-YEAR PERIODIC RENTAL ADJUSTMENT: Reappraisal on each periodic ten-year anniversary following the effective date of this Lease, and every ten-year periodic anniversary thereafter shall be made. The fixed annual rental to be paid by Lessee to Lessor for the next ten-year period shall be adjusted and predetermined in accordance with the conclusions of a review of the fair market value of the fee simple estate upon which the Demised Premises are located (independent of the improvements constructed by Lessee on the property subsequent to the effective date of this Lease), in accordance with 70

ILCS 2605/8c (including a statutory cap on the fair market value) by not less than two (2) appraisals prepared by appraisers who are members of the American Institute of Real Estate Appraisers or a similar equivalently recognized professional organization, which shall be procured and paid for by the Lessee and delivered to the Lessor. The annual rental payment for each following ten-year period will be increased or decreased, by multiplying the fair market value of the fee simple estate upon which the Demised Premises is located by the same percentage used to determine the annual rental payment for the first ten-year period. The Lessor shall have the right to procure and pay for a third appraisal, which may be considered in determining the fair market value of the fee simple estate. The fair market value of the fee estate and the rental for the Demised Premises shall be established by the Board of Commissioners of the Lessor. Such fair market value shall not be less than the lowest appraisal nor higher than the highest appraisal, including the appraisal if any, procured, by the Lessor. The appraisals required of the Lessee shall be made and dated within the last ninety (90) days of the ten-year period of this Lease which will be expiring. Said appraisals shall be delivered to the Lessor not later than forty-five (45) days prior to the end of the ten-year period. In the event that fair market value and/or the annual rent for the next ten-year period has not been established by the Board of Commissioners of the Lessor before the commencement of any new period, the Lessee shall continue to pay the annual rent established for the last year of the prior ten-year period until such re-appraisal and decennial rent adjustment. (Annual rent adjustments shall also apply to any deferred decennial rent adjustment, which is not made in a timely manner). ALL TEN-YEAR PERIODIC ANNUAL RENT ADJUSTMENTS PURSUANT TO THIS SUBPARAGRAPH, WHEN EXECUTED SHALL BE MADE WITHOUT REGARD TO THE ANNUAL RENT IN EFFECT FOR THE LAST YEAR OF THE PRECEDING TEN-YEAR PERIOD. Upon the establishment of fair market value and the adjusted annual rental to be paid for that ten-year period, at any time later than the end of any period of this Lease, such fair market value and rent shall take effect as of the first (1st) day of the period; the Lessee shall, within thirty (30) days, after notice, pay such additional rent as may be required if fair market value is higher than the previous period; if fair market value is lower than the previous period, the Lessee shall be given credit to apply on the next rental payment when said payment is due.

(1) TEN-YEAR PERIODIC RENTAL ADJUSTMENT OF LEASEHOLDS CONSISTING OF IMPROVED (AT THE TIME OF LEASING) REAL ESTATE

Lessee and Lessor acknowledge and agree, at the commencement of this Lease, the Demised Premises consists of raw land with no improvements, and all decennial reappraisals of the Demised Premises for the purpose of making a decennial rental adjustment shall be appraised as unimproved except for existing utilities, if any, and "as-is" and "as-found."

C. All annual rental payments required to be made by Lessee hereunder, shall be paid in annual installments, in advance, to be due on the anniversary of the commencement date of this Lease throughout the term of this Lease.

D. INTERIM ANNUAL RENTAL PAYMENT ADJUSTMENTS. On the first- through ninth-year anniversary of the effective date of this Lease, and the first to ninth-year anniversary of a decennial rent adjustment, the annual rent to be paid by Lessee to Lessor shall be adjusted by multiplying the initial annual rental or the rental in effect for the previous one-year term (except for the one-year period following a decennial rent adjustment based on appraisals as set forth in Paragraph 2.01 Section (b) hereof by the percentage of change in the Consumer Price Index for the Chicago Metropolitan Area, published by the United States Department of Labor, Bureau of Labor Statistics, as established for the month of October immediately preceding the term of this Lease (in the case of the first annual rental adjustment hereunder) and every October thereafter during the term hereof. In the event the Consumer Price Index is discontinued, the Board of Commissioners of the Lessor shall, in its sole discretion select and utilize any other economic activity index of the United States government which reasonably reflects economic activity in the Metropolitan Chicago Area. If the percentage of change in the CPI decreases to an amount less than zero for any given year, then the change will treated as zero percent for that year and in no event shall the annual rent decrease from the rental in effect for the previous one year term.

E. ADDITIONAL COMPENSATION -- (NON-RENT):

(1) Cash: In addition to the foregoing cash rent to be paid by Lessee to Lessor, in the event gaming operations are conducted on the Demised Premises (subject to the prior written consent of Lessor), and regardless whether Lessee or its subtenants receive revenue from such gaming operations conducted on the Demised Premises, then Lessee shall pay in cash to Lessor TBD* percent (__%) of the amount of any such revenues derived from such gaming operations, to the extent permitted by law. *To be determined and further approved by the Lessor pursuant to a lease amendment in the event Lessee requests to allow gaming on the leasehold.

Within sixty (60) days following each anniversary of the effective date of this Lease, Lessee shall furnish to Lessor an audited and certified statement of all items of income attributable to Lessee's use of the Demised Premises and simultaneously remit its check to Lessor in an amount equal to the aforesaid percentage multiplied by the Excess Rent set forth in the audited and certified statement for that one-year period. All such audited and certified statements shall be subject to confirmation by Lessor. Lessee shall furnish certified copies of books and records necessary to confirm such statements, upon reasonable demand by Lessor, at no cost to Lessor.

(2) Services: In the event Lessee is engaged in the business of solid waste disposal (whether on the Demised Premises or elsewhere), as additional consideration for the granting of this Lease, Lessee covenants and agrees to collect from those facilities and installations of Lessor, as designated by Lessor's Executive Director, transport and dispose of 0 tons/cu. yds. of

Lessor's solid waste, including, but not limited to dewatered sludge, grit, screenings refuse, and other non-hazardous solid wastes, in a lawful manner, at Lessee's sole cost, risk, and expense.

NOTE: THE VALUE OF ADDITIONAL COMPENSATION REQUIRED TO BE PAID FOR SERVICES PERFORMED BY LESSEE PURSUANT TO THIS SUBPARAGRAPH E SHALL NOT BE CONSIDERED IN DETERMINING THE HIGHEST RESPONSIBLE BIDDER FOR LEASE AWARD PURPOSES.

F. In addition, the Lessee shall pay all legal costs incurred by the Lessor in collecting any arrearage in rent including, but not limited, to payment for legal work for the preparation of lawsuits and for the issuance of notices.

ARTICLE THREE

GENERAL PROVISIONS

3.01 INTEREST ON RENT NOT PAID WHEN DUE

Lessee agrees that any and all installments of rent accruing under the provisions of this Lease, which shall not be paid when due, shall bear interest at the rate of two percent (2%) per annum in excess of the prime rate charged by a principal bank in Chicago, Illinois, to its commercial borrowers as determined on the first date of a delinquency from the day when the same is or are payable by the terms of this Lease, until the same shall be paid; provided if any installment or installments of said rent shall become due on a Sunday or legal holiday the same shall be paid without interest on the next succeeding regular business day.

3.02 RENT RESERVED TO BE LIENS ON ALL BUILDINGS, ETC. ERECTED ON DEMISED PREMISES

It is agreed by Lessee that the whole amount of rent reserved and agreed to be paid for the Demised Premises and each and every installment thereof shall be and is hereby declared to be a valid lien upon all buildings and other improvements on the Demised Premises owned by Lessee or that may at any time be erected, placed, or put on the Demised Premises by the Lessee and upon the interest of said Lessee in this Lease and in the Demised Premises hereby leased.

3.03 FORCIBLE COLLECTION OF RENT BY LESSOR NOT TO AFFECT RELEASE OF OBLIGATIONS

It is expressly understood and agreed that the forcible collections of the rent by any legal proceedings or otherwise by the Lessor or any other action taken by Lessor under any of the provisions hereof, except a specific termination or forfeiture of this Lease, shall not be considered as releasing the Lessee from its obligation to pay the rent as herein provided for the entire period of this Lease.

3.04 WAIVER OF COUNTERCLAIM

In the event Lessor commences any legal proceedings for non-payment of rent, forcible detainer, or violation of any of the terms hereof, Lessee will not interpose any counterclaim or set off of any nature or description in any such proceedings.

3.05 RIGIIT OF LESSOR TO RE-ENTER DEMISED PREMISES UPON EXPIRATION OF NOTICE

It is understood and agreed by and between the parties hereto that if the Lessee shall default in the payment of any of the rent herein provided for upon the day the same becomes due and payable, and such default shall continue for thirty (30) days after notice thereof in writing given by the Lessor or its agent or attorneys to the Lessee in the manner hereinafter provided, or in case the Lessee shall default in or fail to perform and carry out any of the other covenants and conditions herein contained, and such default or failure shall continue for ninety (90) days after notice thereof (or such longer period as may be necessary to cure a non-monetary default so long as Lessee is diligently and in good faith pursuing such cure) and provided that Lessee has not initiated corrective action with respect to the default which is the subject of said notice within the initial thirty (30) days of said notice in writing given in like manner, then and in any and either of such events, it shall and may be lawful for the Lessor, at its election, at or after the expiration of said thirty (30) days or said ninety (90) days (or such longer period, as the case may be) after the giving of said notice to declare said term ended, with process of law, to re-enter, to expel, remove, and put out the Lessee or any other person or persons occupying the Demised Premises, using such force as may be necessary and lawful in so doing, and repossess and restore Lessor to its first and former estate, and to distrain for any rent that may be due thereon upon any of the property of the Lessee located on the Demised Premises, whether the same shall be exempt from execution and distress by law or not; and the Lessee, for itself and its assigns, in that case, hereby waives all legal right, which it now has or may have, to hold or retain any such property, under any exemption laws now in force in this State, or any such property, under any exemption laws now in force in this State, or in any other way; meaning and intending hereby to give the Lessor, its successors and assigns, a valid lien upon any and all the goods, chattels or other property of the Lessee located on the Demised Premises as security for the payment of said rent in a manner aforesaid. And if at the same time said term shall be ended at such election of the Lessor, its successors or assigns, or in any other way, the Lessee for itself and its successors and assigns, hereby covenants and agrees to surrender and deliver up said Premises and property peaceably to the Lessor, its successors or assigns, immediately upon the termination of said term as aforesaid; and if the Lessee or the successors or assigns of the Lessee shall remain in possession of the same on the day after the termination of this Lease, in any of the ways above named, it shall be deemed guilty of a forcible detainer of the Demised Premises under the statutes and shall be subject to all the conditions and provisions above named, and to eviction and removal, forcible or otherwise, with process of law, as above stated.

3.06 LESSEE TO PAY TAXES, ASSESSMENTS AND WATER RATES

As a further consideration for granting this Lease, the Lessee further covenants, promises and agrees to bear, pay and discharge (in addition to the rent specified) on a cash basis on or before the penalty date, all water rates, taxes, charges for revenue and otherwise, assessments and levies, general and special, ordinary and extraordinary, of any kind whatsoever, which may be taxed, charged, assessed, levied or imposed upon the Demised Premises or upon any and all of which may be assessed, levied or imposed upon the Demised Premises estate hereby created and upon the

reversionary estate in said Demised Premises during the term of this Lease.

And it is further understood, covenanted and agreed by the parties hereto that all of said water rates, taxes, assessments and other impositions shall be paid by said Lessee before they shall respectively become delinquent, and in any case within adequate time to prevent any judgment, sale or forfeiture. Lessee shall submit to the Lessor proof of payment of the real estate tax applicable to the Demised Premises property within sixty (60) days of the date said tax is due.

3.07 USE OF DEMISED PREMISES

It is understood that the Demised Premises are to be used by said Lessee for mixed use retail development, subject to the restrictions set forth in Section 3.08 below.

3.08 PROHIBITED USES AND ACTIVITIES

Lessee specifically agrees not to use the said Demised Premises or any part thereof, or suffer them to be used for tanneries, slaughter houses, rendering establishments, or for any use of similar character or for gambling in any form (excluding video gaming so long as Lessee obtains all required governmental licenses, permits and approvals including the approval of the Lessor's Board of Commissioners which consent may be subject to sharing in a % of revenues derived), or for the conducting thereon of any business which shall be unlawful. Lessee also specifically agrees that no alcoholic beverages of any kind shall be sold, given away, or consumed with the knowledge and consent of Lessee on the Demised Premises unless this Lease is for a term of more than twenty (20) years and then only with the prior written consent of Lessor's Board of Commissioners and the furnishing of dram shop insurance or other applicable insurance protection, with respect to such activities with policy limits, form and carrier approved by Lessor and naming Lessor, its Commissioners, officers, agents and employees as additional insureds, said insurance shall provide that said policy shall not be canceled without twenty (20) days advance written notice thereof, in addition to any insurance provided pursuant to paragraph 4.03 for which the Lessor is the named insured. Hunting and the manufacture, sale, distribution, discharge, and unauthorized use of guns and firearms on the leasehold premises is expressly prohibited unless otherwise approved by Lessor's Board of Commissioners.

3.09 LESSEE TO YIELD UP DEMISED PREMISES, ETC., UPON EXPIRATION OF LEASE AND DEMOLISH ANY IMPROVEMENTS IF NOTIFIED BY LESSOR

The Lessee agrees at the expiration of the term hereby created or the termination of this Lease under the provisions hereof, to yield up said Demised Premises, together with any buildings or improvements which may be constructed or placed upon the Demised Premises, to the Lessor in as good condition as when said buildings or improvements were constructed or placed thereon, ordinary wear and tear excepted. Lessee agrees to remove any and all storage tanks from the Demised Premises including aboveground and belowground storage tanks and restore the Demised Premises to its same condition as of the effective date of this Lease as described in the environmental report described on attached Exhibit "B"; provided, to the extent Lessee causes any contamination of the Demised Premises with Hazardous Materials (as defined in Article Ten herein), Lessee agrees to restore the Demised Premises to TACO Tier I Residential Standards set forth in 35 IAC 742.500 and as may be amended prior to the expiration of this Lease. However, Lessee shall not be responsible

to remediate any pre-existing environmental contamination on the Demised Premises that pre-date the commencement date of this Lease. Notwithstanding the foregoing sentence, Lessor shall not be liable for any incremental costs that Lessee incurs or sustains as a result of excavating and removing or otherwise remediating any environmental contamination on the Demised Premises while making any site improvements, excavating any areas of the site for development or otherwise improving the Demised Premises. Lessee agrees to remove any and all asbestos contained on Demised Premises, prior to the expiration of the Lease, including but not limited to, asbestos contained in any fixture, improvements or buildings located on the Demised Premises. One-hundred-twenty (120) days prior to the expiration of this Lease, Lessor will determine which, if any, improvements constructed by Lessee during the term of this Lease on the Demised Premises shall be demolished. Lessee will, within ninety (90) days following receipt of written notice from Lessor given within the foregoing one hundred twenty (120) day period, demolish at Lessee's sole cost and expense, the improvements identified by Lessor. Should Lessee fail to timely demolish the improvements after the foregoing notices from Lessor, Lessor will have these improvements demolished and Lessee will be required to pay all costs therefor. This requirement survives expiration or termination of this Lease Agreement.

3.10 FAILURE OF LESSOR TO INSIST ON PROVISIONS NO WAIVER

The Lessee covenants and agrees that if the Lessor shall one or more times waive its right to insist upon prompt and satisfactory performance according to the terms of this Lease of any of the obligations of the Lessee, no such waiver shall release the Lessee from its duty promptly and strictly to satisfy at all times after such waiver each and every obligation arising under the provisions of this Lease, and especially any of such provisions with respect to which such waiver may previously have been made by the Lessor as aforesaid; and the Lessee covenants and agrees that if the Lessor shall for any length of time waive any right or rights accruing to Lessor under the provisions of this Lease, such waiver shall be construed strictly in Lessor's favor and shall not estop Lessor to insist upon any rights, subsequently accruing to it under this Lease not in terms specifically waived; and the Lessee covenants and agrees that if Lessee violates any of the obligations under this Lease, no waiver by the Lessor of its right to take advantage of such violation shall estop Lessor from insisting upon its strict rights in case of and as to any subsequent violation by the Lessee of the same or any other obligation; and the Lessee covenants and agrees that this provision of this Lease shall apply especially (but not exclusively) to the right of the Lessor to require prompt payment of the rent in this Lease and that neither acceptance by the Lessor of any payment of any other unpaid installment or installments of rent, nor any endorsement or statement on any check or letter accompanying any check or payment be deemed an accord and satisfaction and Lessor may accept such check or payment without prejudice to Lessor's right to recover the balance of rent or pursue any other remedy provided in this Lease.

3.11 VARIOUS RIGHTS, CUMULATIVE, ETC.

The Lessee agrees that the various rights and remedies of the Lessor contained in this Lease shall be construed as cumulative, and no one of them as exclusive of the other or exclusive of any rights or remedies allowed by law, and that the right given in this Lease to the Lessor to collect any additional rent, monies or payments due under the terms of this Lease by any proceedings under this Lease or the right herein given the Lessor to enforce any of the terms and provisions of this Lease,

shall not in any way affect the right of the Lessor to declare this Lease terminated and the term hereby created ended, as herein provided, upon the default of the Lessee, or failure of the Lessee to perform and carry out, all of the provisions in this Lease provided to be performed and carried out by the Lessee.

3.12 RIGHT TO MORTGAGE LEASEHOLD PREMISES INTEREST

A. The Lessee (and any sublessee) is hereby expressly given the right at any time and from time to time, to mortgage its leasehold interest in the Demised Premises, by mortgage or trust deed, but any such mortgage or trust deed shall in no way create any lien or encumbrance on the fee of the Demised Premises and the interest of the Lessor therein and the interest of the Lessor in any improvements which may be placed on the Demised Premises by the Lessee; and it is further mutually covenanted and agreed that the mortgagee or trustee in any such mortgage or trust deed and the holder or owner of the indebtedness secured by said mortgage or trust deed shall not be personally liable upon the covenants in the Lease unless and until it or its assignee(s) shall acquire the Demised Premises estate created by this Lease. It is further covenanted and agreed that any mortgage or trust deed must be paid in full and a duly executed and recordable release thereof issued therefor prior to the expiration of the term of said Lease. Notwithstanding anything in this Lease to the contrary:

(i) Lessor will give, as a courtesy, any such mortgagee or holder of such indebtedness simultaneously with service on the Lessee, a duplicate of any and all notices of default given by Lessor to Lessee. Such notices shall be given in the manner and shall be subject to the terms of the notice provisions of this Lease. Lessee shall provide Lessor with the current mortgagee's contact information.

(ii) The mortgagee or holder of such indebtedness shall have the right to perform any of Lessee's covenants under this Lease and to cure any default of Lessee pursuant to the terms of this Lease within the same time periods afforded Lessee after notice of such default, and, if the mortgagee or holder of such indebtedness cures all other defaults, this Lease shall remain in full force and effect.

B. DEMISED PREMISES MORTGAGEE - TAX ESCROW: If any Demised Premises Mortgagee while the holder of any Leasehold Mortgage with respect to the Demised Premises shall require Lessee to deposit with such Demised Premises Mortgagee the amounts necessary to pay the general real estate taxes and/or special assessments against the Demised Premises pursuant to Paragraph 3.06 hereof, Lessee may make such deposits directly with said Mortgagee, provided, however, that such Demised Premises Mortgagee or Lessee shall notify Lessor of said requirement in advance of Lessee's making the first such deposit and Lessee or Lessee's Mortgagee documents to Lessor's satisfaction the fact of the establishment and annual maintenance of the required escrow deposits hereunder. In any event, where Lessee is required to deposit with the Demised Premises Mortgagee the amounts necessary to pay the general real estate taxes and/or special assessments,

the same to be paid as and when the same become due and payable, and the Lessee shall cause to be delivered to Lessor the receipted bills or photostatic copies thereof showing such payment within thirty (30) days after such receipted bills shall have been received by Lessee.

3.13 DISCLOSURE OF LEASE TO COUNTY TAX ASSESSOR AND RECORDING OF LEASE WITH THE RECORDER OF DEEDS

Within thirty (30) days from the effective date of this Lease, Lessee shall deliver to the Assessor of the County in which the Demised Premises are situated, either a copy of this Lease or a Memorandum of Lease and take such steps as Lessee determines necessary to subject the interest of the Lessee to general real estate taxation and will record a Memorandum of Lease in the form attached hereto as Exhibit "C" with the Recorder of Deeds of the county in which the Demised Premises are situated.

3.14 NO NUISANCE PERMITTED

The Lessee covenants and agrees not to maintain any nuisance on the Demised Premises or permit any noxious odors to emanate from the Demised Premises which shall be in any manner injurious to or endanger the health, safety and comfort of the persons residing or being in the vicinity of the Demised Premises.

3.15 DEMISED PREMISES TO REMAIN CLEAN AND SANITARY

The Lessee covenants and agrees to keep the Demised Premises in a clean and sanitary condition in accordance with all applicable laws, ordinances, statutes and regulations of the county, city, village, town, or municipality (wherein the Demised Premises are located), the State of Illinois, the United States of America, and the Metropolitan Water Reclamation District of Greater Chicago.

3.16 LESSEE SHALL ABIDE BY LAW

The Lessee covenants and agrees that it shall abide by any and all applicable laws, ordinances, statutes and regulations of the county, city, village, town, or municipality (wherein the Demised Premises are located), the State of Illinois, the United States of America, and enforcement and regulatory agencies thereof and the Metropolitan Water Reclamation District of Greater Chicago which regulate or control the Demised Premises, the Lessee and/or Lessee's use of the Demised Premises.

ARTICLE FOUR

4.01 INDEMNIFICATION

The Lessee for itself, its executors, administrators, successors and assigns agrees to and does hereby expressly assume all responsibility for and agrees to defend, indemnify, save and keep harmless the Lessor, its Commissioners, officers, agents, servants, and employees against any claim

(whether or not meritorious), loss, damage, cost or expense which the Lessor, its Commissioners, officers, agents, servants and employees may suffer, incur or sustain or for which it may become liable, growing out of any injury to or death of persons or loss or damage to property which shall at any time during the term of this Lease be caused by or in connection with the use, occupancy or possession of the Demised Premises, and for any such loss, damage, cost or expense which shall at any time during the term of this Lease be caused by or in the performance of any work or construction, installation, maintenance, removal or repair of any buildings or structures placed upon the Demised Premises, whether the same be caused by the negligence of Lessee, any contractor employed by Lessee, or as a penalty or claim for the sale or giving away of any intoxicating liquors on or about the Demised Premises, or the use of the Demised Premises for illegal purposes. In case any action, suit or suits shall be commenced against the Lessor growing out of any such claim, loss, damage, cost or expense, the Lessor may give written notice of the same to the Lessee, and thereafter the Lessee shall attend to the defense of the same and save and keep harmless the Lessor from all expense, counsel fees, costs, liabilities, disbursements, and executions in any manner growing out of, pertaining to or connected therewith.

4.02 INDEMNIFICATION AGAINST MECHANICS LIENS

The Lessee agrees to indemnify, save and keep harmless the Lessor of and from any claims for mechanics' liens by reason of any construction work, repairs, replacements or other work or for any improvements made to or placed upon the Demised Premises by or in behalf of Lessee or at Lessee's instance.

4.03 INSURANCE

The Lessee, prior to entering upon the Demised Premises and using the same for the purposes for which this Lease is granted, shall procure, maintain and keep in force at Lessee's expense, public liability property damage insurance in which the Lessor, its Commissioners, officers, agents, and employees are a named insured and upon construction of any improvements, shall procure, maintain and keep (or cause to be procured, maintained or kept by any sublessee) fire and extended coverage and all risk property insurance from a company to be approved by the Lessor. ("CLAIMS MADE" policies are unacceptable). Each afore-referenced policy shall have limits of not less than:

COMPREHENSIVE GENERAL LIABILITY

Combined Single Limit Bodily Injury Liability
Property Damage Liability
(Including Liability for Environmental Contamination of Adjacent Properties)
in the amount of not less than $4,000,000.00 per occurrence
and
ALL RISK PROPERTY INSURANCE
(Including Coverage for Environmental Contamination of Demised Premises)
in the amount of not less than $4,000,000.00 per occurrence
INCLUDING
FIRE AND EXTENDED COVERAGE
in an amount not less than the replacement cost of driveway, parking lot and other common area improvements located on the premises (specifically excluding buildings and other improvements

which shall be insured by Lessee's sublessees)

Prior to entering upon said Demised Premises, the Lessee shall furnish to the Lessor certificates of such insurance or other suitable evidence that such insurance coverage has been procured and is maintained in full force and effect. Upon Lessor's written request, Lessee shall provide Lessor with copies of the actual insurance policies within ten (10) days of Lessor's request for same. Such certificates and insurance policies shall clearly identify the Demised Premises and shall (to the extent available from the applicable insurer) provide that no change, modification in or cancellation of any insurance shall become effective until the expiration of thirty (30) days after written notice thereof shall have been given by the insurance company to the Lessor. Lessee shall have the right to maintain any insurance required hereunder under a blanket policy, provided that the amount of the total insurance available shall be at least the protection equivalent to separate policies in the amounts herein required, and provided further that in all other respects, any such policy or policies shall comply with the provisions of this Section. The provisions of this paragraph shall in no way limit the liability of the Lessor as set forth in the provisions of 4.01 above.

4.04 INSURANCE ON IMPROVEMENTS

The Lessee (or its sublessees) shall keep any buildings and improvements erected, constructed or placed on the Demised Premises fully insured to the replacement cost thereof against loss by explosion, fire and/or windstorm or other casualty loss for their full replacement cost at Lessee's (or its sublessee's) own expense at all times during the term of this Lease.

4.05 APPLICATION OF INSURANCE PROCEEDS

It is covenanted and agreed by and between the parties hereto that in case of damage to the buildings and improvements to be erected, constructed or placed on the Demised Premises, as aforesaid, or the destruction thereof (or loss or damage to any buildings or other improvements thereafter standing upon the Demised Premises) the Lessee (or its applicable sublessee) shall in its sole discretion, within one year from such destruction or damage, either (a) repair, restore or rebuild the same, or (b) demolish same and place the applicable area within a safe condition in compliance with all applicable governmental laws, codes and ordinances. In the event Lessee demolishes same under (b), then Lessee shall remove and dispose of offsite all such debris, ruble, material, buildings or improvements destroyed from the Leasehold Premises. Additionally, Lessee shall pay or otherwise cause to be released any and all mechanic's liens that may exist relating to the Leasehold Premises.

4.06 LESSOR NOT RESPONSIBLE FOR RESTORATION OF IMPROVEMENTS

It is covenanted and agreed that the Lessor shall not be liable to contribute or pay any sum of money toward the restoration, repair or rebuilding of said buildings or other improvements

4.07 SECURITY DEPOSIT

Lessee as further consideration for the granting of this Lease, agrees that in addition to the payment of any rents hereinabove required, and to further secure the performance by it of all of the covenants herein contained, shall deposit with the Lessor, prior to its occupancy of the

Demised Premises a sum of money equal to two (2) months' rent ($26,333.00). Said security deposit shall be returned to the Lessee upon its satisfactory performance of all the covenants and conditions herein contained. Provided, however, in the event of a default in the performance of any such covenant by the Lessee, the Lessor shall use said security deposit to satisfy and discharge any such covenant. Any unused portion of said security deposit shall be returned to the Lessee within one hundred eighty (180) days following the termination or expiration of this Lease. Said security deposit shall be maintained at no less than its initial funded balance at all times during the term of the Lease.

ARTICLE FIVE

5.01 GENERAL ENGINEERING RESERVATIONS AND REQUIREMENTS

A. The Lessor has heretofore executed various agreements with governmental agencies, public utility companies, private corporations and individuals for the installation of pipelines, duct lines, sewers, cables, electric transmission lines and other surface and subsurface structures, constructions and improvements. Pursuant to those agreements, the various grantees have installed and are operating their respective surface and underground plant facilities which may lie within or otherwise affect the Demised Premises. Lessee shall, at its own initiative during the Due Diligence Period, inquire and satisfy itself as to the presence or absence of all such facilities on the Demised Premises, and waives all claims which it might otherwise have against Lessor on account of the presence of such facilities on the Demised Premises as same may affect Lessee's use and enjoyment of the Demised Premises.

B. The Lessee expressly agrees that within an area delineated by a line parallel with and 50 feet distant from the top of the edge of the water of any waterway which traverses or is adjacent to the Demised Premises (Corporate Use Reserve Area) and all areas within the Demised Premises below the lowest elevation of development thereon as reflected in the Lessee's approved development plans for the Demised Premises, the Lessor and anyone acting under its authority shall have the right, without payment therefor, to construct, operate, maintain, repair, renew and relocate any and all pipe, sewer, structure, facility power, and communications lines and appurtenances upon, under and across the Demised Premises. All such work shall be performed in such a manner so as to cause the least amount of interference with Lessee's use of the Demised Premises.

C. Lessee expressly understands and agrees that the Lessor may have installed various sewers, shafts, ducts, pipes, and other facilities upon, over or beneath the Demised Premises. Lessor shall cooperate with Lessee to ascertain, identify and locate all of Lessor's improvements, structures and constructions on the Demised Premises. Lessee covenants and agrees that at no time shall its use and occupancy of the Demised Premises damage or interfere with said facilities; provided, if feasible and upon Lessor's sole discretion Lessor agrees that it shall not unreasonably withhold, delay or condition its consent to Lessee's relocation of any such facilities at Lessee's sole cost and expense.

D. Lessor reserves unto itself a perpetual right, privilege, and authority to construct, maintain, operate, repair and reconstruct intercepting sewers (with its connecting sewers and appurtenances), and any other drains or structures constructed or operated in the furtherance of Lessor's corporate purpose upon, under and through the Lessor's Corporate Use Reserve Area and below the lowest elevation of Lessee's approved development plan for the Demised Premises. The District's Calumet 18D (Extension B) and Cal-Sag Relief Interceptor Sewers run through a portion of the Demised Premises. Sheets 20-23 of Cal-Sag Relief, Contract 70-232-2S, are attached hereto as Exhibit "D". The Lessor shall also have the right, privilege and authority to enter upon and use such portions of said Demised Premises as may be necessary in the opinion of the Executive Director of the Lessor, for the purpose of constructing, maintaining, operating, repairing and reconstructing intercepting sewers, connecting sewers, drains or other structures, appurtenances, parking areas and access drive which do not unreasonably interfere with Lessee's and its sublessee's use of the Demised Premises.

It is expressly understood that no blockage or restriction of flow in the water will be tolerated at any time. No construction or improvements of any kind can project into the waterway during construction or after permanent repairs are completed.

From and after the construction of the initial improvements and buildings on the Demised Premises which have been approved by Lessor, it is expressly understood and agreed by the Lessee that no additional buildings, materials, or structures shall be placed or erected and no work of any character done on said Demised Premises so as to injure or damage in any way said intercepting sewer, connecting sewers, drains or other structures and appurtenances located at any time on the Demised Premises, or so as to interfere with the maintenance, operation or reasonable access thereto without obtaining Lessor's prior approval, which approval shall not be unreasonably withheld, delayed or conditioned.

E. It is expressly understood and agreed that the Lessor shall not be liable to the Lessee for any loss, cost or expense which the Lessee shall sustain by reason of any damage at any time to its property caused by or growing out of the failure of the sewers, structures, or other equipment of the Lessor located on the Demised Premises, or by any other work which the Lessor may perform on the Demised Premises under the terms hereof, or adjacent to the Demised Premises.

F. The Lessor (or any other applicable governmental agency with the power of eminent domain) may be entitled to relocate or remove the improvements existing or constructed upon the Demised Premises, in the event of a condemnation action successfully conducted pursuant to Section 1.04 hereof as a result of the following instances:

(1) In the event that the Demised Premises are adjacent to any channel or waterway, and said channel or waterway is to be widened by the District or any other governmental agency pursuant to a condemnation action; or

(2) In the event that any agency of government, having jurisdiction over said channel or waterway, requires the relocation or removal of said improvements pursuant to a condemnation action; or

(3) In the event that said relocation or removal is required for the corporate purposes of the District pursuant to a condemnation action.

Such relocation or removal shall be diligently prosecuted to the conclusion following the applicable condemnation action.

G. If any time in the future, any portions of the Demised Premises are required for the construction of highways and roadways, or adjuncts thereto, such as interchanges, ramps and access roads, for the use of any other governmental agency engaged in the construction of highways and roadways, or adjuncts thereto in the event of a condemnation action successfully conducted pursuant to Section 1.04, then in such event, it is understood and agreed by the parties hereto, that the Lessee shall surrender possession of such part of the Demised Premises that may be so required.

H. The Lessor reserves to itself or to its assignees or permittees at any time during the term of this Lease, upon no less than ninety (90) days prior written notice given by the Lessor to the Lessee, the right to construct, reconstruct, maintain, and operate additional force mains, intercepting sewers, drains, outlets, pipe lines, pole lines, and appurtenances thereto; and such other apparatus, and water control equipment as may be needed for the corporate purposes of the Lessor upon, under, and across unimproved portions of the Demised Premises. Any such construction shall be located and performed by Lessor at its cost and expense in a manner so as to cause the least interference with any equipment, or improvements, that the Lessee may then have on the Demised Premises or the conduct of business on the Demised Premises.

I. The Lessee agrees that if at any future date it desires to dispose of sewage, industrial wastes or other water-carried wastes from the Demised Premises, it will discharge the said sewage, industrial wastes or other water-carried wastes into an intercepting sewer owned by or tributary to the sewerage system of the Lessor. Lessee will make application and secure the necessary permit from the Metropolitan Water Reclamation District of Greater Chicago and all governmental and regulatory agencies having jurisdiction thereof before discharging any of the aforesaid sewage, industrial waste or other water-carried wastes into any intercepting sewers.

J. It is agreed by and between the parties hereto that the Lessee shall submit to the Executive Director of the Lessor for his approval, including but not limited to the Lessor's Watershed Management Ordinance (which approval shall not be unreasonably withheld, delayed or conditioned), the general plans for handling the sewerage, grading, and drainage of the Demised Premises; and for any roadways, water supply, telephone and electric service, if any, and of all improvements or any

other construction to be erected thereon, before the commencement of any work thereon.

K. The Lessor reserves to itself the right of access to the Channel as well as right of access to the Demised Premises for inspection by the Lessor and its duly accredited agents at all times, and for such surveys or any other purposes as the Executive Director of the Lessor may deem necessary, so long as any such access causes the least interference with any equipment, or improvements, that the Lessee may then have on the Demised Premises or the conduct of business on the Demised Premises.

L. Any blockage or restriction of flow in the waterway will not be tolerated at any time. No construction or improvements of any kind can project into the waterway during construction or after permanent repairs are contemplated.

5.02 STORMWATER MANAGEMENT REQUIREMENTS

The Lessee shall submit to the Lessor for its review and approval written plans detailing the Lessee's plans for managing stormwater and drainage on the Demised Premises. The approval of the Lessee's stormwater management plans shall be within the sole discretion of the Lessor.

The Lessee's plans shall provide for the separate collection of all roof water and surface run off from grounds and roadways; shall comply with all applicable rules, regulations, ordinances, statutes, and laws pertaining to stormwater management, wetlands management, and flood plains; provided, Lessor acknowledges that such collection facilities may be maintained offsite and used in common with parcels adjacent to the Demised Premises so long as such offsite collection facilities are approved by the Lessor and are in compliance with Lessor's Watershed Maintenance Ordinance

5.03 SPECIFIC ENGINEERING, DESIGN AND OPERATING RESERVATIONS AND RESTRICTIONS. (CLARIFICATION -- NOT LIMITATION)

Lessee is encouraged to participate in the District's Green Infrastructure Program, which offers reductions in rent for a period of up to the first ten years of the life of the Lease. Participation in the program is completely voluntary, but in order to receive such benefits, a "Green Infrastructure Program" form must be filled out completely and signed by the authorized representatives of both Lessee and the District concurrent with the signing of this Lease. The form, if completed and signed, shall be attached hereto as Exhibit "E".

The details of the program are as follows. The District will provide Lessee with a credit equal to $0.50 on the $1.00, up to 10% of the annual rent owed to the District, capped at the first ten years of the Lease, for expenditures and improvements on the leasehold of pre-approved green infrastructure. Such credit applies towards expenditures related to constructing and installing green infrastructure, not towards subsequently maintaining or replacing it.

The amount of green infrastructure credited will be determined by what is referred to as "Design Retention Capacity" or "DRC". DRC shall mean the maximum available retention capacity

of a project in any individual storm event as stated in project plans stamped by a licensed Professional Engineer or, in the absence of such statement, a project specific capacity calculated using the following table:

Technology	Quantity	Unit	Design Retention
Rain Gardens	100	sq. ft.	200
Native	100	sq. ft.	150
Stormwater Trees	100	Trees	1000
Porous Pavement	100	sq. ft.	1000
Bio-Swales	100	sq. ft.	500
Green Roofs	100	sq. ft.	300
Greenways	100	sq. ft.	63

In lieu of, or in addition to, Lessee installing green infrastructure on its leasehold with the District, and subject to the same DRC standards enunciated above, Lessee can, and is encouraged to, design, implement, operate, and maintain green infrastructure in partnership with, and on lands owned by, the local municipality where the leasehold is located. The responsibility for ongoing maintenance and operation shall be borne exclusively by Lessee, and credit will only be given for Lessee's own expenditures, not the municipality's. Such factors that the District will consider in whether or not to grant credit for off-site green infrastructure include, but are not necessarily limited to, where green infrastructure can mitigate local flooding, reduce infiltration and inflow, or educate the public about green infrastructure and benefit the community as a whole. Whenever approved off-site green infrastructure is provided, Lessee shall prominently install appropriate signage on the off-site location indicating that such green infrastructure is being provided in partnership with the District.

The District must pre-approve in writing all green infrastructure projects under this section before any credit sought hereunder may be given, and any invoices seeking monetary credit shall specifically set forth the green infrastructure component of the project, with the District only providing an offset credit for that component of the project. For purposes of the offset credit, acceptable green infrastructure technologies include, but are not limited to, rain gardens, native plants/landscaping, stormwater trees, porous/permeable pavement, bio-swales, green roofs and greenways. Any credit given for green infrastructure hereunder is solely at the District's discretion.

No credit will be given for site conditions in existence before this Lease was entered into. Nor will be credit be given for compliance with the minimum requirements of the District's ordinances, regulations, or policies. Accordingly, compliance with the District's Waterway Strategy and the

District's Watershed Management Ordinance ("WMO") will not qualify Lessee for any credit under this section. Lessee is reminded in particular that Article 503 of the WMO requires non-residential development or redevelopment greater than one-half acre to provide volume control storage for the first inch of runoff from newly created impervious surfaces. For purposes of this section, the District's ordinances, regulations, and policies, including the WMO, shall apply to all District properties, whether located in Cook County (including the city of Chicago) or other counties in the state of Illinois. Lastly, no credit will be given for compliance with the minimum requirements under federal, state, or local law or regulation, nor to the extent it results in the annual rent under this Lease to be less than the minimum rent provisions of Section 8c of the District's Enabling Act (70 ILCS 2705/8c).

Lessee shall provide the District with an annual certification, due on each anniversary of the date of this Lease, attesting that approved green infrastructure has been properly maintained. The certification shall be made on a form prepared by the District. Failure to maintain approved green infrastructure, whether pertaining to the Demised Premises or locations off-site, throughout the term of this Lease, and failure to properly and accurately certify to the maintenance of approved green infrastructure, shall entitle the District, in its sole discretion, to full reimbursement from Lessee of any amount credited to Lessee under this section, and shall disqualify Lessee, in the District's sole discretion, from obtaining any future credit for such unmaintained green infrastructure. Similarly, providing untrue or inaccurate information in the "Green Infrastructure Program" form shall likewise entitle the District, in its sole discretion, to full reimbursement from Lessee of any amount credited to Lessee under this section. The District reserves the right to inspect the Demised Premises throughout the duration of this Lease to verify approved green infrastructure has been properly installed and maintained.

The District further reserves the right to require Lessee to amend its green infrastructure plan, even if previously approved by the District. Once notified of an amendment pursuant to the notice provisions of this Lease, Lessee will be entitled to future credit for green infrastructure only to the extent the design of the Demised Premises conforms to the amended plan approved by the District.

ARTICLE SIX

PROVISIONS FOR BUILDING AND IMPROVEMENTS

6.01 CONSTRUCTION REQUIREMENT

The Lessee agrees within three (3) years from the date hereof to improve the Demised Premises by the construction thereon of the infrastructure improvements necessary for the development of the Demised Premises for the Permitted Uses (e.g., grading, compaction, underground utilities, detention and storm water facilities) (hereinafter called "Improvements"), free and clear of all mechanics' and materialman's liens, claims, charges or unpaid bills capable of being made liens and to design, construct, operate and maintain in full compliance with all applicable building and zoning laws of any agency having jurisdiction thereof. All plans must be approved in writing by the Executive Director of the Lessor prior to commencement of construction, which approval shall not be unreasonably withheld, delayed or conditioned.

6.02 TIME OF CONSTRUCTION

Lessee shall obtain the required building permits for the Improvements from the Village of Crestwood and any other applicable government agency for the construction of the Improvements prior to the expiration of the Due Diligence Period. All of said Improvements shall be completed within three (3) years of the effective date of the Lease. In the event said Improvements are not completed or construction is not commenced as provided above, then the Lessor may at its option terminate this Lease upon giving one hundred eighty (180) days' prior notice, in writing, to the Lessee (and any leasehold mortgagee) within thirty (30) days following the expiration of such three (3) year period; provided, in the event Lessee completes the Improvements prior to the expiration of the one hundred eighty (180) day period, Lessor's exercise of its option to terminate shall be null and void and this Lease shall continue in full force and effect.

6.03 IMPROVEMENTS REVERT TO LESSOR AT LEASE TERMINATION OR EXPIRATION

It is expressly understood and agreed by and between the parties hereto that upon the termination of this Lease by forfeiture, lapse of time or by reason of the failure by the Lessee to keep and perform the covenants, agreements or conditions herein contained, any buildings or other improvements then existing upon the Demised Premises, if any, shall become and be the absolute property of the Lessor and no compensation therefor shall be allowed or paid to the Lessee except as stated in Article 3.09. Lessee shall surrender same in good and safe condition, reasonable wear and tear excepted, subject to the terms of Section 4.06 hereof. Lessee shall not commit waste during the term hereof or in the course of vacating same.

ARTICLE SEVEN

7.01 NOTICES

All notices herein provided for from the Lessor to the Lessee or Lessee to Lessor shall be personally served or mailed by nationally recognized overnight courier (e.g., Fed Ex) or by U. S. Registered or Certified Mail, Return Receipt Requested, First Class Postage Prepaid addressed to the Lessee at:

Village of Crestwood
13840 S. Cicero Avenue
Crestwood, Illinois 60445
ATTN: Mayor
708-371-4800
FAX 708-371-4849

Or to Lessor at: Metropolitan Water Reclamation District of Greater Chicago
100 East Erie street
Chicago, Illinois 60611
Attn: Executive Director

or any other address either party may designate in writing. Any notice so mailed by one party hereto

to the other shall be and is hereby declared to be sufficient notice for all the purposes of this Lease and that a post office registry receipt showing the mailing of such notice and the date of such mailing shall be accepted in any court of record as competent prima facie evidence of those facts

7.02 RIGHT TO DECLARE LEASE TERMINATED

It is understood and agreed by the Lessee that neither the right given in this Lease to the Lessor to collect rent or such other compensation as may be due under the terms of this Lease by sale nor any proceedings under this Lease shall in any way affect the right of the Lessor to declare this Lease terminated and the term hereby created ended as above provided, upon default of or failure by the Lessee to perform and carry out any of the provisions of this Lease, as herein provided beyond applicable notice and cure periods, after notices as aforesaid. And the Lessee, for itself and its assigns, hereby waives its right to any notice from the Lessor of its election to declare this Lease at an end under any of the provisions hereof or to any demand for the payment of rent or the possession of the Demised Premises, except as otherwise provided herein or required by law.

7.03 RIGHTS OF LESSOR IN EVENT OF FORFEITURE OR TERMINATION

In the event of the termination of this Lease by reason of forfeiture by the Lessee arising from a default by or failure of it to carry out and perform any of the covenants herein contained, the Lessor shall not be obligated to refund to the Lessee any sums of money paid by the Lessee to the Lessor as rentals under the terms of this Lease, and such sums of money shall be retained by the Lessor as liquidated damages. Lessor shall only be required to obtain one judgment for the full amount of all such annual rent and additional rent due under this Lease and shall not be required to sue each month, or from time to time, therefor; provided that Lessee shall be required to pay such judgment, in installments, at the respective times such annual rent and additional rent would have become due under this Lease thereafter if this Lease had not then been terminated. Any monies collected shall be applied to payment of annual rent and additional rent due from Lessee to Lessor. Lessor shall use good faith efforts to mitigate its damages in the event of any Lessee default hereunder.

7.04 ABANDONMENT

Lessee shall be permitted to cease to operate any business thereon so long as Lessee is not in default under the terms of this Lease beyond applicable notice and cure periods.

7.05 TERMS OF LEASE BINDING ON SUCCESSOR AND ASSIGNS

The parties hereto agree that all of the terms and conditions of this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors, lessees, sub-lessees and assigns; and whenever in this Lease reference to either of the parties hereto is made, such reference shall be deemed to include, where applicable, also a reference to the successors, lessees, sub-lessees and assigns of such party; and all the conditions and covenants of this Lease shall be construed as covenants running with the land during the term of this Lease.

7.06 ASSIGNMENT OR SUBLEASE

It is agreed by and between the parties that the Lessee shall not sublet any part of Demised Premises to any other governmental agency, individual, partnership, joint venture, corporation, land trust or other entity, nor shall Lessee have the right to assign this Lease, without obtaining the prior written consent of the Lessor, which consent shall not be unreasonably withheld, conditioned or delayed. Lessor hereby recognizes that Lessee's use of the Premises may be as a retail/commercial development that may consist of one or more subleases of the Premises and that the approval of such subleases is an integral party of the intended development of the Premises and that Lessor agrees to cooperate and work in good faith with Lessee to promptly review and approve any proposed sublessee of Lessee.

Lessee shall notify Lessor in writing not less than sixty (60) days prior to any proposed assignment, or a sublease for a use other than the Permitted Uses and Lessor agrees to respond in writing with its approval or disapproval (and if disapproval, clearly set forth the reasons for such disapproval) within twenty-one (21) days following Lessor's receipt of Lessee's request for approval (or 30 days following such request to the extent such request is received in the calendar months of July or August). Lessee shall identify the name and address of the proposed assignee and deliver to Lessor original or certified copies of the proposed assignment; a recital of assignee's personal and financial ability to comply with all the terms and conditions of the Lease and any other information or documentation requested by Lessor. Lessor shall not unreasonably withhold the consent to (i) assignment or (ii) sublease for a use that is not included in the Permitted Uses.

It is agreed that reasonable grounds for withholding consent shall include but not be limited to the following:

A. The proposed activity of the assignee/sublessee does not conform with the terms of this Lease or policies established by the Lessor.

B. The proposed assignee/sublessee does not have either substantial experience in the business provided for in the Lease or the financial resources to comply with the requirements of the Lease.

C. There is an existing violation of or uncured default by Lessee with respect to the Lease.

In addition to the payment of all cash rent or additional compensation otherwise herein required to be paid by or performed by the Lessee, Lessee will pay to the Lessor, as additional compensation hereunder in the event Lessee assigns this Lease or sublets all or part of the Demised Premises, fifteen percent (15%) of all value it receives from its assignee/sublessee for the use and occupancy of the Demised Premises as a result of the sublease or assignment in excess of the cash rent which Lessee is currently paying with respect to the subleased portion of the leasehold as a tract, if assigned.

It is agreed that this Lease shall not pass by operation of law to any trustee or receiver in bankruptcy or for the assignment for the benefit of creditors of the Lessee.

Any attempted sublease or assignment not in compliance with this section shall be void and without force and effect. Additionally, Lessor shall retain 100% of all sublease fees received by

Lessor under any unauthorized sublease.

ARTICLE EIGHT

MISCELLANEOUS PROVISIONS

8.01 LESSEE MAY IMPLEAD THE METROPOLITAN WATER RECLAMATION DISTRICT IN REAL ESTATE LITIGATION

The Lessee may, after notice in writing to the Lessor, implead the Lessor as a party at any time during the term of this Lease, in any litigation concerning the Demised Premises in which Lessor is a necessary party.

8.02 LESSEE TO PAY ALL COSTS OF ENFORCEMENT

The Lessee agrees to pay and discharge all costs and reasonable attorney's fees and expenses, which the Lessor shall incur in enforcing the covenants of this Lease.

8.03 HEADINGS ARE FOR CONVENIENCE OF PARTIES

All paragraph headings of this Lease are inserted for purposes of reference and convenience of the parties only, and do not constitute operative provisions of the Lease.

8.04 COMPLIANCE WITH WATERWAY STRATEGY RESOLUTION

To the extent that the Demised Premises embrace or abut a waterway regulated by Lessor or in which Lessor asserts property rights, Lessee shall to the extent applicable, comply with the Waterway Strategy Resolution and Implementation Criteria therefor, of the Lessor's Board of Commissioners in the execution of its development plan for the Demised Premises which abut any such waterway and Demised Premises which afford Lessee direct access thereto may be utilized by the Lessee for the purpose of waterborne commerce. However, the Lessee will be responsible for the construction and maintenance of any docking facility at its own cost and expense which is compatible with the Waterway Strategy Resolution to maintain the bank in an aesthetically pleasing condition. Permanent storage of bulk commodities, unsightly materials and/or debris on waterway side of the scenic berm or the docking area is prohibited.

It is the intent of the Lessor to maintain, where possible, a "natural" appearance to its properties by retaining existing vegetative cover. However, the Lessor recognizes that site development will sometimes necessitate the removal of existing vegetative cover. In those cases the Lessor will require the Lessee to reestablish vegetative cover in the same quantities and qualities as those removed. The re-established plant materials are to be considered as an addition to the landscaping required within the scenic easement.

Lessee will comply with all applicable local zoning and setback requirements. The Lessor reserves the right to traverse the Demised Premises to access the waterway which abuts the

Demised Premises, provided, Lessor agrees to use commercially reasonable efforts not to interfere with the operation of any businesses on the Demised Premises.

The Lessor's Board of Commissioners has heretofore adopted its Waterway Strategy Resolution relating to the development of leased waterways property. The Lessee shall implement the beautification plan described in the attached Exhibit "F". Lessee shall comply with all applications of said Resolution in its use and development of the Demised Premises. Lessee's method of compliance therewith shall be approved by Lessor's Executive Director in writing. The setback for the Waterway Strategy Resolution for this leasehold has been reduced to 30 feet wide.

8.05 TREE MITIGATION

A. No alterations, construction or maintenance work upon the premises involving any material change in the location, installation or construction of facilities, or involving the removal of any trees on District property, shall be performed by any person or municipality without having first obtained District approval. However, Grantee may conduct routine trimming of trees, brush or other overgrown vegetation to the extent it interferes with the safety or proper functioning of any improvements.

B. If the proper maintenance and operation of facilities or improvements on the premises necessitates the removal of any trees on District property, Grantee shall give no less than 14-day written notice, exclusive of Saturdays, Sundays and holidays, of its intent to remove any trees on the premises, setting forth the number, location and species of trees to be removed.

C. Grantee shall submit to the District a plan to replace any trees removed that provides for planting the same or greater number and quality of trees on the premises, or on alternate areas owned by the District as designated and approved in writing by the District.

D. Grantee is responsible for obtaining any local permits necessary for tree removal.

ARTICLE NINE

LEASEHOLDS WITH EXISTING IMPROVEMENTS AS OF THE EFFECTIVE DATE (WHICH IS NOT THE CASE UNDER THIS LEASE)

9.01 LESSEE WILL NOT ALLOW WASTE TO IMPROVEMENTS

The Lessee will keep the leasehold improvements existing as of the effective date of this Lease safe, clean and in good order, repair and condition which shall include all necessary replacement, repair and decorating. Lessee will not allow the improvements existing as of the date of this Lease to become damaged or diminished in value, ordinary wear and tear excepted, by anyone or by any cause.

9.02 CONDITION OF PREMISES AND IMPROVEMENTS NOT WARRANTED

Lessee expressly acknowledges that the Lessor has made no representations, warranties express or implied, as to the adequacy, fitness or condition of Demised Premises or the improvements upon the Demised Premises for the purpose set forth in Article Three, Paragraph 3.07 hereof or for any other purpose or use express or implied by the Lessee. Lessee accepts the Demised Premises and the improvements thereon, if any, "AS-IS" and "WITH ALL FAULTS". Lessee acknowledges that it has inspected the Demised Premises and has satisfied itself as to the adequacy, fitness and condition thereof.

9.03 MODIFICATION OF IMPROVEMENTS

No modification of the leasehold improvements existing as of the effective date of this Lease shall be made by Lessee without the prior written approval of the Lessor and compliance by Lessee with all other terms of this Agreement.

9.04 PLAT OF SURVEY AND LEGAL DESCRIPTION

Lessee understands and agrees that in the event the legal description and plat attached hereto are not legally sufficient for acceptance for recordation of this Lease by the Recorder of Deeds of the county in which the Demised Premises are located, Lessee shall procure, at its own expense, a plat of survey and legal description of the Demised Premises prepared and certified in writing by a Registered Illinois Land Surveyor, within sixty (60) days of the execution date hereof. Said plat of survey and legal description shall be reasonably satisfactory to and approved by the Lessor's Executive Director in writing. Failure to timely procure and receive approval of said plat of survey and legal description shall be grounds for immediate termination of this Lease. The Lessor reserves the right and Lessee concurs that Lessor shall insert said legal description and plat of survey into this Lease Agreement as Exhibit A and the Memorandum of Lease, respectively, upon the approval thereof by District's Executive Director, without further affirmative act by either party hereto.

ARTICLE TEN

GENERAL ENVIRONMENTAL PROVISIONS

10.01 DEFINITIONS

A. "Environmental Laws" shall mean all present and future statutes, regulations, rules, ordinances, codes, licenses, permits, orders, approvals, plans, authorizations and similar items, of all government agencies, departments, commissions, boards, bureaus, or instrumentalities of the United States, state and political subdivisions thereof and all applicable judicial, administrative, and regulatory decrees, judgments, orders, notices or demands relating to industrial hygiene, and the protection of human health or safety from exposure to Hazardous Materials, or the protection of the environment in any respect, including without limitation:

(1) all requirements, including, without limitation, those pertaining to

notification, warning, reporting, licensing, permitting,investigation, and remediation of the presence, creation, manufacture, processing, use, management, distribution, transportation, treatment, storage, disposal, handling, or release of Hazardous Materials;

(2) all requirements pertaining to the protection of employees or the public from exposure to Hazardous Materials or injuries or harm associated therewith; and

(3) the Comprehensive Environmental Response, Compensation and Liability Act (Superfund or CERCLA) (42 U.S.C. Sec. 9601 et seq.), the Resource Conservation and Recovery Act (Solid Waste Disposal Act or RCRA) (42 U.S.C. Sec. 6901 et seq.), Clean Air Act (42 U.S.C. Sec 7401 et seq.), the Federal Water pollution Control Act (Clean Water Act) (33 U.S.C. Sec, 1251 et seq.), the Emergency Planning and Community Right-to-Know Act (42 U.S.C. Sec. 11001 et seq.), the Toxic Substances Control Act (15 U.S.C. Sec, 2601 et seq.), the National Environmental Policy Act (42 U.S.C. Sec. 4321 et seq.), the Rivers and Harbors Act of 1988 (33 U.S.C. Sec. 401 et seq.), the Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the Safe Drinking Water Act (42 U.S.C. Sec. 300(f) et seq.), the Illinois Environmental Protection Act (415 ILCS 5/1 et seq.) and all rules, regulations and guidance documents promulgated or published hereunder, Occupational Safety and Health Act (29 U.S.C. Sec. 651 et seq.) and all similar state, local and municipal laws relating to public health, safety or the environment.

B. "Hazardous Materials" shall mean:

(1) any and all asbestos, natural gas, synthetic gas, liquefied natural gas, gasoline, diesel fuel, petroleum, petroleum products, petroleum hydrocarbons, petroleum by-products, petroleum derivatives, crude oil and any fraction of it, polychlorinated biphenyls (PCBs), trichioroethylene, urea formaldehyde and radon gas;

(2) any substance (whether solid, liquid or gaseous in nature), the presence of which (without regard to action level, concentration or quantity threshold) requires investigation or remediation under any federal, state or local statute, regulation, ordinance, order, action, policy or common law;

(3) any substance (whether solid, liquid or gaseous in nature) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous or dangerous;

(4) any substance (whether solid, liquid or gaseous in nature) the presence of which could cause or threaten to cause a nuisance upon the Demised Premises or to adjacent properties or pose or threaten to pose a hazardous threat to the health or safety of persons on or about such properties;

(5) any substance (whether solid, liquid or gaseous in nature) the presence in of which on adjacent properties could constitute trespass by or against Lessee or Lessor;

(6) any materials, waste, chemicals and substances, whether solid, liquid or gaseous in nature, now or hereafter defined, listed, characterized or referred to in any Environmental Laws as "hazardous substances," "hazardous waste," "infectious waste," "medical waste," "extremely hazardous waste," "hazardous materials," "toxic chemicals," "toxic substances," "toxic waste," "toxic materials," "contaminants," "pollutants," "carcinogens," "reproductive toxicants," or any variant or similar designations;

(7) any other substance (whether solid, liquid or gaseous in nature) which is now or hereafter regulated or controlled under any Environmental Laws (without regard to the action levels, concentrations or quantity thresholds specified herein); or

(8) any result of the mixing or addition of any of the substances described in this Subsection B with or to other materials.

C. "Phase I Environmental Assessment" shall mean:

(1) an assessment of the Demised Premises performed by an independent and duly qualified, licensed engineer with experience and expertise in conducting environmental assessments of real estate, bedrock and groundwater of the type found on the Demised Premises, and said assessment shall include, but not necessarily be limited to a historical review of the use (abuse) of the Demised Premises, a review of the utilization and maintenance of Hazardous Materials on the Demised Premises, review of the Demised Premises' permit and enforcement history (by review of regulatory agency records), a site reconnaissance and physical survey, inspection of Demised Premises, site interviews and site history evaluations, basic engineering analyses of the risks to human health and the environment of any areas of identified concerns, and preparation of a written report which discusses history, site land use, apparent regulatory compliance or lack thereof and which includes historical summary, proximity to and location of USTs, LUSTs, TSDFs, CERCLA site flood plain, maps, photograph log, references, conclusions and recommendations.

D. "Phase II Environmental Assessment" shall mean:

(1) an assessment of the Demised Premises performed by an independent and duly qualified, licensed engineer with experience and expertise in conducting environmental assessments of real estate, bedrock and groundwater of the type found on the Demised Premises, and said assessment shall include, but not necessarily be limited to, extensive

sampling of soils, ground waters and structures, followed by laboratory analysis of these samples and interpretation of the results, and preparation of a written report with boring logs, photograph logs, maps, investigative procedures, results, conclusions and recommendations.

10.02 MANUFACTURE, USE, STORAGE, TRANSFER OR DISTRIBUTION OF HAZARDOUS MATERIALS UPON OR WITHIN THE DEMISED PREMISES

Lessee, for itself, its heirs, executors, administrators, successors and assigns, covenants that to the extent that any Hazardous Materials are manufactured, brought upon, placed, stored, transferred or distributed upon or within the Demised Premises by Lessee, or its subtenant or assigns, or any of their agents, servants, employees, contractors or subcontractors, same shall be done in strict compliance with all Environmental Laws.

Construction or installation of new or reconstruction of existing underground storage tanks and underground interconnecting conveyance facilities for any material or substance is not permitted without the advance written consent of the Executive Director of the District.

10.03 USE OF PREMISES (RESTRICTIONS - ENVIRONMENTAL)

Lessee shall use the Demised Premises only for purposes expressly authorized by Article 3.07 of this Lease. Lessee will not do or permit any act that may impair the value of the Demised Premises or any part thereof or that could materially increase the dangers, or pose an unreasonable risk of harm, to the health or safety of persons to third parties (on or off the Demised Premises) arising from activities thereon, or that could cause or threaten to cause a public or private nuisance on the Demised Premises or use the Demised Premises in any manner (i) which could cause the Demised Premises to become a hazardous waste treatment, storage, or disposal facility within the meaning of, or otherwise bring the Demised Premises within the ambit of, the Resource Conservation and Recovery Act of 1976, Section 6901 et seq. of Title 42 of the United States Code, or any similar state law or local ordinance, (ii) so as to cause a release or threat of release of Hazardous Materials from the Demised Premises within the meaning of, or otherwise bring the Demised Premises within the ambit of, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, Section 9601 et m. of Title 42 of the United States Code, or any similar state law or local ordinance or any other Environmental Law or (iii) so as to cause a discharge of pollutants or effluents into any water source or system, or the discharge into the air of any emissions, which would require a permit under the Federal Water Pollution Control Act, Section 1251 of Title 33 of the United States Code, or the Clean Air Act, Section 741 of Title 42 of the United States Code, or any similar state law or local ordinance.

10.04 CONDITION OF PROPERTY (ENVIRONMENTAL)

(1) In the event Lessee has been the prior occupant/tenant of the Demised Premises under a prior occupancy/use authorization, Lessee warrants and represents that the Demised Premises and improvements thereon, including all personal property, are free from contamination by any Hazardous Materials, that there has not been thereon a release, discharge, or emission, of any Hazardous Materials

during its occupancy of the Demised Premises as defined by any Environmental Laws, and that the Demised Premises does not contain, or is not affected by underground storage tanks, landfills, land disposal sites, or dumps. *(This provision is applicable only to tenants seeking a new lease for the same property).

(2) In the event of a release, emission, discharge, or disposal of Hazardous Materials in, on, under, or about the Demised Premises or the improvements thereon, Lessee will take all appropriate response action, including any removal and remedial action, either before or after the execution date of this Lease.

10.05 INDEMNIFICATION (ENVIRONMENTAL)

A. In consideration of the execution and delivery of this Lease Agreement, the Lessee indemnifies, exonerates, and holds the Lessor and its officers, officials, Commissioners, employees, and agents ("Indemnified Parties") free and harmless from and against any and all actions, causes of action, suits, losses, costs, liabilities and damages and expenses incurred in connection with any of these (irrespective of whether any such Indemnified Party is a party to the action for which indemnification is here sought), including reasonable attorney's fees, costs and disbursements, incurred by the Indemnified Parties as a result of or arising out of or relating to (i) the imposition of any governmental lien for the recovery of environmental cleanup costs expended by reason of Lessee's activities, or (ii) any investigation, litigation, or proceeding related to any environmental response, audit, compliance, or other matter relating to the protection of the environment, or (iii) the release or threatened release by Lessee, its subsidiaries, or its parent company, of any Hazardous Materials, or the presence of Hazardous Materials on or under the Demised Premises, or any property to which the Lessee, its parent company or any of its subsidiaries has sent Hazardous Materials, (including any losses, liabilities, damages, injuries, costs, expenses, or claims asserted or arising under any Environmental Law), regardless of whether caused by or within the control of the Lessee, its parent company or its subsidiaries, provided that, to the extent Lessor is strictly liable under any Environmental Laws, Lessee's obligation to Lessor under this indemnity shall be without regard to fault on the part of the Lessee with respect to the violation of law which results in liability to Lessor, except as to conditions that exist on the Demised Premises prior to the effective date of this Lease.

B. Lessee shall defend, indemnify, save and keep harmless the Indemnified Parties against any loss, damage, cost, lien or expense which they may suffer, incur or sustain or for which it may become liable, growing out of any injury to or death of persons or loss or damage to property which shall at any time during the term of this Lease be caused by or resulting from the migration of Hazardous Materials from the Demised Premises to adjacent properties. In case any action, suit, proceeding or investigation shall be commenced against one or more of the Indemnified Parties growing out of any such loss, damage, cost or expense, the Lessee shall give

immediate written notice of the same to the Lessor, and Lessee shall attend to the defense of the same and save and keep harmless the Indemnified Parties from all expense, reasonable attorney's fees, costs, disbursements and liabilities in any manner growing out of, pertaining to or connected therewith.

C. Lessee shall be responsible for all costs for remediation of the Demised Premises for contamination that migrates from adjacent property during the term of the Lease but Lessee may seek recovery from any responsible third party

10.06 SITE RESTORATION/REMEDIATION BOND (ENVIRONMENTAL)

On or before the commencement of the last five-year period of the leasehold term hereunder, Lessee shall lodge with the Lessor its Environmental Site Restoration/Remediation Bond in the sum of $10,000.00, secured either by cash, irrevocable letter of credit or a commercial bond with surety to secure Lessee's performance of and compliance with the provisions and intent of Article 10 of this Lease. A cash payment securing the bond hereunder will be placed in an interest bearing account established by the Lessor specifically for this purpose. Any interest paid on account of said deposit shall be the property of and payable periodically to the Lessee. Such account shall be drawable only by Lessor upon its unilateral act. At no time shall the amount on deposit in said account be less than the penal sum of this Bond. Any commercial bond with surety shall be fully prepaid by the Lessee and documented as such at the time it is lodged with the Lessor. Said Bond shall be in a form approved by the Lessor and shall be maintained in full force and effect until such time as Lessee has demonstrated and documented to the reasonable satisfaction of Lessor (and Lessor has executed its written release thereof to the issuer), full compliance with all Environmental Laws, relating to Lessee's use or occupancy of the Demised Premises and its environmental restoration or remediation. This provision shall survive the termination/expiration of this Lease.

10.07 ENVIRONMENTAL COVENANTS

Lessee agrees to and covenants as follows:

A. It has no knowledge of any pending or threatened:

(1) claims, complaints, notices, or requests for information directed to Lessee with respect to any alleged violation of any Environmental Laws, or

(2) complaints, notices, or requests for information directed to Lessee regarding potential liability under any Environmental Law, relating to or arising from the Demised Premises.

B. Lessee covenants and agrees that, throughout the term of the Lease, all Hazardous Materials which may be used by any person for any purpose upon the Demised Premises shall be used or stored thereon only in a safe, approved manner, in accordance with all generally accepted industrial standards and all Environmental Laws.

C. Lessee has been issued and is in compliance with all permits, certificates,

approvals, licenses, and other authorizations relating to environmental matters and necessary for its business, if any.

D. Lessee, to the best of its knowledge, is not a potentially responsible party with respect to any other facility receiving waste of the Lessee (from the Demised Premises) under CERCLA or under any statute providing for financial responsibility of private parties for cleanup or other actions with respect to the release or threatened release of any Hazardous Materials.

E. None of the manufacturing or distribution facilities of Lessee is subject to any environmental lien. "Environmental Lien" means a lien in favor of any government entity for any liability under any law relating to the environment or costs incurred by such government entity in response to the release or threatened release of any substance into the environment.

F. Lessee will take all reasonable steps to prevent and has no knowledge of any conditions on the Demised Premises that is or was alleged by any government entity or third party to be in violation of any Environmental Laws. There will be no spill, discharge, leaks, emission, injection, escape, dumping, or release of any toxic or Hazardous Materials by any persons on the Demised Premises.

G. Except as disclosed on Exhibit "G" hereto, Lessee and its parent company, if any, have not received from any government entity since 1980, any written complaint or written notice asserting potential liability, written request for information, or written request to investigate any site under the CERCLA of 1980, as amended, or under any domestic state law comparable to CERCLA or any foreign law comparable to CERCLA.

H. Lessee, to the best of its knowledge after due inquiry, since November 15, 1971, represents that there has not been any discharging, spilling, leaking, dumping, or burying of hazardous substances, as defined in CERCLA, or disposal of hazardous wastes, as defined in RCRA, or of any other pollutant or contaminant at the Demised Premises that is likely to form the basis for any written claim by any government entity seeking to impose liability for remedial action under CERCLA or RCRA. *(This provision applicable only to occupants/tenants seeking a new lease for the same property).

I. Lessee will not allow the installation of asbestos on the Demised Premises, or any item, article, container or electrical equipment, including but not limited to transformers, capacitors, circuit breakers, reclosers, voltage regulators, switches, electro-magnets and cable, containing PCBs.

J. Within 60 days after execution of the Lease, the Lessee shall prepare and submit a general statement to Lessor of its operations and maintenance program for any activities conducted on Demised Premises other than retail, office, restaurants and lodging, describing its layout, process, method of inspections, reporting procedure, and maintenance of equipment, which shall be updated annually and

submitted to Lessor on the anniversary date of the execution of the Lease.

K. Upon request by Lessor, Lessee agrees to conduct daily monitoring and to maintain a daily log book to ensure compliance with all Environmental Laws which may be inspected by Lessor at its option.

L. After the initial construction of all of the buildings on the Demised Premises, the Lessee shall notify Lessor in writing of any proposed significant renovation or improvement on or to the Demised Premises (excluding interior building renovations or improvements), which notice shall include any drawings, plans and specifications thereof, at least 30 days prior to beginning construction of any such renovation or improvement. For purposes of this subsection (L), renovation shall be deemed significant when the total cost exceeds $100,000.00 or otherwise interferes with or has the potential to interfere with Lessor facilities or operations.

M. In the event Lessee installs underground utilities, Lessee shall be responsible to install "plugs" of compacted impermeable soil material at intervals of no greater than 100 feet between such plugs along any new utility trenches installed by Lessee which have been backfilled with compacted granular materials in order to minimize cross-site and off-site environmental contaminant migration. The spacing of these plugs should be based on the characteristics of the site, the configuration of the trench or trenches, the characteristics (nature and extent) of the site environmental contamination, and/or the potential for site contamination should a surface of subsurface chemical release occur. Special emphasis should be placed on locating these plugs at all utility trenches where they cross: other utility trenches, containment berms or walls, property boundaries, and lease boundaries.

N. The aforesaid representations and warranties shall survive the expiration or termination of the Lease.

10.08 DEFAULT (ENVIRONMENTAL)

The occurrence of any one or more of the following events shall constitute a default under this Lease Agreement, but said default shall not terminate the Lease unless Lessor notifies Lessee of termination in writing:

A. The Demised Premises are listed or proposed for listing on the National Priorities List pursuant to Section 1.05 of the CERCLA, 42 U.S.C. Section 9605, on the CERCLIS, or on any other similar state list of sites or facilities requiring environmental investigation or cleanup.

B. Lessee is determined to have liability for underground storage tanks, active or abandoned, including petroleum storage tanks, on or under the Demised Premises, including any release of Hazardous Materials therefrom, that, singly or in the aggregate, have or may reasonably be expected to have a

material adverse effect on the financial condition, operations, assets or business, properties or prospects of Lessee or its parent company.

C. Lessee is determined to have liability for polychlorinated biphenyls (PCBs) that require immediate remediation or cleanup or friable asbestos in such condition to cause or threaten to cause, a present health hazard at any property previously leased by Lessee that, singly or in the aggregate, has or may reasonably be expected to have a material adverse effect on the financial condition, operations, assets, business, properties, or prospects of Lessee, or its parent company.

D. Lessee is determined to have liability under any Environmental Laws for any condition that exists at, on, or under any property previously leased by Lessee that, with the passage of time or the giving of notice, or both, gives rise to liability that, singly or in the aggregate, has or may reasonably be expected to have a material adverse effect on the financial condition, operations, assets, or business properties or prospects of Lessee, or its parent company.

10.09 COVENANTS (ENVIRONMENTAL)

Lessee shall cause each of its respective subsidiaries, contractors, subcontractors, employees and agents to:

A. (1) Use and operate all of the Demised Premises in compliance with all applicable Environmental Laws, keep all material permits, approvals, certificates, and licenses in effect and remain in material compliance with them;

(2) Undertake reasonable and cost-effective measures to minimize any immediate environmental impact of any spill or leak of any Hazardous Materials;

(3) Provide notice to the Lessor of the operation of any on-site non-hazardous waste disposal facility. For purposes of this subsection (A)(3), the term "waste" means any discarded or abandoned material, and the term "disposal facility" means any facility in which wastes are placed for disposal or storage, in each case, for longer than three (3) months.

B. Notify Lessor by telephone within two hours of the release of Hazardous Materials, including the extent to which the identity of the Hazardous Materials is known, the quantity thereof and the cause(s) of the release, and provide Lessor within 72 hours of the event, with copies of all written notices by Lessee, its parent and its subsidiaries that are reported to government regulators or received from the government regulators.

C. Provide such information that Lessor may reasonably request from time to time to determine compliance by the Lessee with this Article.

D. Lessee covenants and agrees to cooperate with Lessor in any inspection, assessment, monitoring or remediation instituted by Lessor during the Lease term and to allow prospective tenants or purchasers reasonable access to the Demised Premises one year prior to the expiration of the Lease.

10.10 COMPLIANCE (ENVIRONMENTAL)

The Lessee will cause each of its subsidiaries, if any, to exercise due diligence to comply with all applicable treaties, laws, rules, regulations, and orders of any government authority

A. Subject to the approval of the Lessor's Board of Commissioners, Lessee shall conduct a Phase I Environmental Assessment, at its own expense, with respect to the Demised Premises every tenth anniversary, as opposed to every fifth anniversary of the execution of this Lease and submit the written report to the Lessor within 90 days after each tenth anniversary. After review of each Phase I Environmental Assessment, or at any other time, upon receipt of any information or report that determines the possible presence of Hazardous Materials contamination on the Demised Premises in violation of Environmental Laws, Lessor, at its sole discretion, may require Lessee, at Lessee's expense, to obtain a Phase II Environmental Assessment with respect to the Demised Premises. The written report of the Phase II Environmental Assessment shall be submitted to Lessor within 120 days of Lessor's request for same. If the Phase II Assessment discloses the presence of any Hazardous Materials contamination on the Demised Premises in violation of Environmental Laws, Lessee shall take immediate action to remediate the contamination and to restore the Demised Premises to a clean and sanitary condition and to the extent required by any and all environmental laws. In the event of a breach by Lessee of the environmental covenants set forth in Section 10.09, Lessor may require Lessee to obtain a Phase I and Phase II Environmental Assessment with respect to the Demised Premises at any other time.

B. Lessee agrees to implement its own building maintenance and operations program for asbestos inspections on an annual basis and to report its findings to Lessor annually on the anniversary date of the Lease to the extent any buildings constructed by Lessee on the Demised Premises contain asbestos materials.

C. Capacitators, transformers, or other environmentally sensitive installations or improvements shall be removed at the end of the Lease at Lessor's election.

D. In addition to the Environmental Assessments required in paragraph A of this Article, Lessor, at its cost and expense, shall have the right, but is not required to cause an independent environmental consultant, chosen by the Lessor at its sole discretion, to inspect, assess and test the Demised Premises for the existence of any and all environmental conditions and any and all violations of Environmental Laws (Environmental Assessment). The scope, sequence and timing of the Environmental Assessment shall be at the sole discretion of Lessor.

E. If any Environmental Assessment reveals, or Lessor otherwise becomes aware of, the existence of any violation of any Environmental Laws that either Lessee is unwilling to remediate or that Lessor is unwilling to accept, Lessee shall be in default under this Lease and Lessor shall have the right and option to terminate this Agreement and to declare it null and void upon one hundred eighty (180) days prior notice to Lessee and Lessee's approved leasehold mortgagee; provided, the exercise of such termination option shall be null and if the remediation is performed (or is diligently being pursued) prior to the expiration of such 180 day period.

F. Not less than one (1) year prior to the expiration of the Lease, Lessee shall have caused to be prepared and submitted to the Lessor a written report of a site assessment in scope, form and substance, and prepared by an independent, competent and qualified professional and engineer, registered in the State of Illinois, satisfactory to the Lessor, and dated not more than eighteen (18) months prior to the expiration of the Lease, showing that:

(1) The Demised Premises and any improvements thereon do not materially deviate from any requirements of the Environmental Laws, including any licenses, permits or certificates required thereunder;

(2) The Demised Premises property and any improvements thereon do not contain: (i) asbestos in any form; (ii) urea formaldehyde; (iii) items, articles, containers, or equipment which contain fluid containing polychlorinated biphenyls (PCBs); or (iv) underground storage tanks which do not comply with Environmental Laws;

(3) The engineer has identified, and then describes, any Hazardous Materials utilized or maintained on the Demised Premises, the exposure to which is prohibited, limited, or regulated by any Environmental Laws;

(4) If any Hazardous Materials were utilized and maintained on the Demised Premises, the engineer has conducted and submitted a Phase II Environmental Assessment of the Demised Premises, which documents that the Demised Premises and improvements are free of contamination by Hazardous Materials

(5) The engineer has identified and then describes, the subject matter of any past, existing, or threatened investigation, inquiry, or proceeding concerning environmental matters by any federal, state, county, regional or local authority, (the "Authorities"), and describes any submission by Lessee concerning said environmental matter which it intends to give, has been given or should be given with regard to the Demised Premises to the Authorities; and

(6) The engineer includes copies of the submissions made pursuant to the requirements of Title III of the Superfund Amendments and

Reauthorization Act of 1986, (SARA) Section 11001 et seq. of Title 42 of the United States Code.

G. In the event Lessee should receive a Notice of Environmental Problem, Lessee shall promptly provide a copy to the Lessor, and in no event later than seventy-two (72) hours from Lessee's and any tenant's receipt or submission thereof. "Notice of Environmental Problem" shall mean any notice, letter, citation, order, warning, complaint, inquiry, claim, or demand that: (i) the Lessee has violated, or is about to violate, any Environmental Laws; (ii) there has been a release, or there is a threat of release, of Hazardous Materials, on the Demised Premises, or any improvements thereon; (iii) the Lessee will be liable, in whole or in part, for the costs of cleaning up, remediating, removing, or responding to a release of Hazardous Materials; or (iv) any part of the Demised Premises or any improvements thereon is subject to a lien in favor of any governmental entity for any liability, costs, or damages, under any Environmental Laws, arising from or costs incurred by such government entity in response to a release of a Hazardous Material.

10.11 INSPECTION AND RIGHT OF INSPECTION (ENVIRONMENTAL)

A. In the event Lessee receives a Notice of Environmental Problem as defined in Paragraph 10.10G, Lessee shall, within ninety (90) days, submit to Lessor a written report in scope, form and substance, and prepared by an independent, competent and qualified, professional, registered engineer, satisfactory to the Lessor, showing that the engineer made all appropriate inquiry consistent with good commercial and customary practice, such that consistent with generally accepted engineering practice and procedure, indicating whether any evidence or indication came to light which would suggest there was a release of substances on the Demised Premises which could necessitate an environmental response action, and which describes the Demised Premises compliance with, or lack thereof, and with all applicable Environmental Laws or certificates required thereunder, and the Lessee's compliance with the representations and warranties previously set forth in this Lease. After review of the written report, lessor may require Lessee to submit a written Phase II Environmental Assessment pursuant to provisions set forth in paragraph 10.10A.

B. Lessor hereby expressly reserves to itself, its agents, attorneys, employees, consultants, and contractors, an irrevocable license and authorization to enter upon and inspect the Leased Premises and improvements thereon, and perform such tests, including without limitation, subsurface testing, soils, and groundwater testing, and other tests which may physically invade the Demised Premises or improvements thereon, as the Lessor, in its sole discretion, determines is necessary to protect its interests; provided, any such entry onto the Premises pursuant to this paragraph shall be performed in a manner to minimize any disruption to the conduct of the businesses operating on the Demised Premises.

IN WITNESS WHEREOF, THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO has caused this instrument to be executed in triplicate by the Chairman of the Committee on Finance of its Board of Commissioners and attested by its Clerk, and its corporate seal to be hereunto affixed; and the Lessee has caused this instrument to be executed in triplicate by its President and attested by its Secretary and its corporate seal to be hereunto affixed all the day and year first above written.

METROPOLITAN WATER RECLAMATION DISTRICT
OF GREATER CHICAGO

By: _____
Frank Avila
Chairman of Committee on Finance

ATTEST:

_____
Jacqueline Torres, Clerk

VILLAGE OF CRESTWOOD

By: _____

Title: Mayor, Louis Presta

ATTEST

By: _____

Title: Village Clerk, Catherine Johnson

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the state aforesaid,

DOES HEREBY CERTIFY that Louis Presta (name), personally known to me to be the Mayor (title), of Village of Crestwood (village/town/city), a municipal corporation, and Catherine Johnson (name), personally known to me to be the Village Clerk (title) of said municipal corporation and personally known to me to be same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Mayor (title) and Village Clerk (title cont'd.) of said corporation, duly executed said instrument in behalf of said municipal corporation and caused its corporate seal to be affixed thereto pursuant to authority given by the corporate authority of said municipal corporation, as its free and voluntary act and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18th day of August, A.D. 20 17.

Peggy A. Carlson
Notary Public

My Commission expires:

12/20/2019

OFFICIAL SEAL
Peggy A Carlson
Notary Public, State of Illinois
My Commission Expires Dec. 20, 2019

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Brenda F. Holmes Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Avila, personally known to me to be the Chairman of the Committee on Finance of the Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago, a body corporate and politic, and Jacqueline Torres, personally known to me to be the Clerk of said body corporate and politic, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Chairman of the Committee on Finance and such Clerk, they signed and delivered the said instrument as Chairman of the Committee on Finance of the Board of Commissioners and Clerk of said body corporate and politic, and caused the corporate seal of said body corporate and politic to be affixed thereto, pursuant to authority given by the Board of Commissioners of said body corporate and politic, as their free and voluntary act and as the free and voluntary act and deed of said body corporate and politic, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th *day of* September *A.D. 20* 17.

Notary Public

My Commission expires:

3/30/18

BRENDA F. HOLMES
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 30, 2018

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, being Commissioners and Executive Director of the Metropolitan Water Reclamation District of Greater Chicago, being first duly sworn upon oath, individually deposes and says that he/she is not and has not been a party to any collusive agreement with the Lessee or Lessees of the Premises described herein.

President Mariyana T. Spyropoulos

Vice President Barbara J. McGowan

Chairman Committee on Finance
Frank Avila

Commissioner Timothy Bradford

Commissioner Martin J. Durkan

Commissioner Josina Morita

Commissioner Debra Shore

Commissioner Karl K. Steele

Commissioner David J. Walsh

Executive Director

SUBSCRIBED AND SWORN to
before me this 12th day
of September, 2017.

Notary Public

BRENDA F. HOLMES
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 30, 2018

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

LESSEE'S NON-COLLUSION AFFIDAVIT

Louis Presta _, the Village of Crestwood Mayor, Catherine M. Johnson and The Village of Crestwood Village Clerk, Lessee in the above and foregoing Lease, being first duly sworn on oath depose and say that they are the Mayor and Village Clerk respectively of Lessee hereunder, and that neither they nor any agent of Lessee have been a party to any collusive agreement with Lessor hereunder or with Lessor's Commissioners, Executive Director or officers with respect to the leasing of the Demised Premises which are the subject of the above and foregoing Lease.

Louis Presta, Mayor

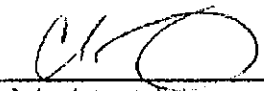
Catherine M. Johnson, Village Clerk

SUBSCRIBED AND SWORN to before me this 29th day of August, 2017.

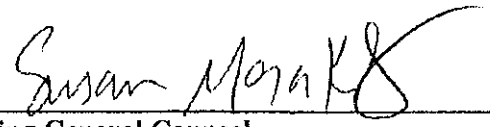
Notary Public

OFFICIAL SEAL
Peggy A Carlson
Notary Public, State of Illinois
My Commission Expires Dec. 20, 2019

APPROVED AS TO FORM AND LEGALITY:

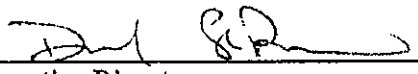


Head Assistant Attorney



Acting General Counsel

APPROVED:



Executive Director

RECEIVED:

Fee ✓

Insurance ✓

Bond N/A

EXHIBIT "A"

PLAT OF SURVEY CONTAINING LEGAL DESCRIPTION

Leased Premises = 7.61609 acres (riparian area not included)

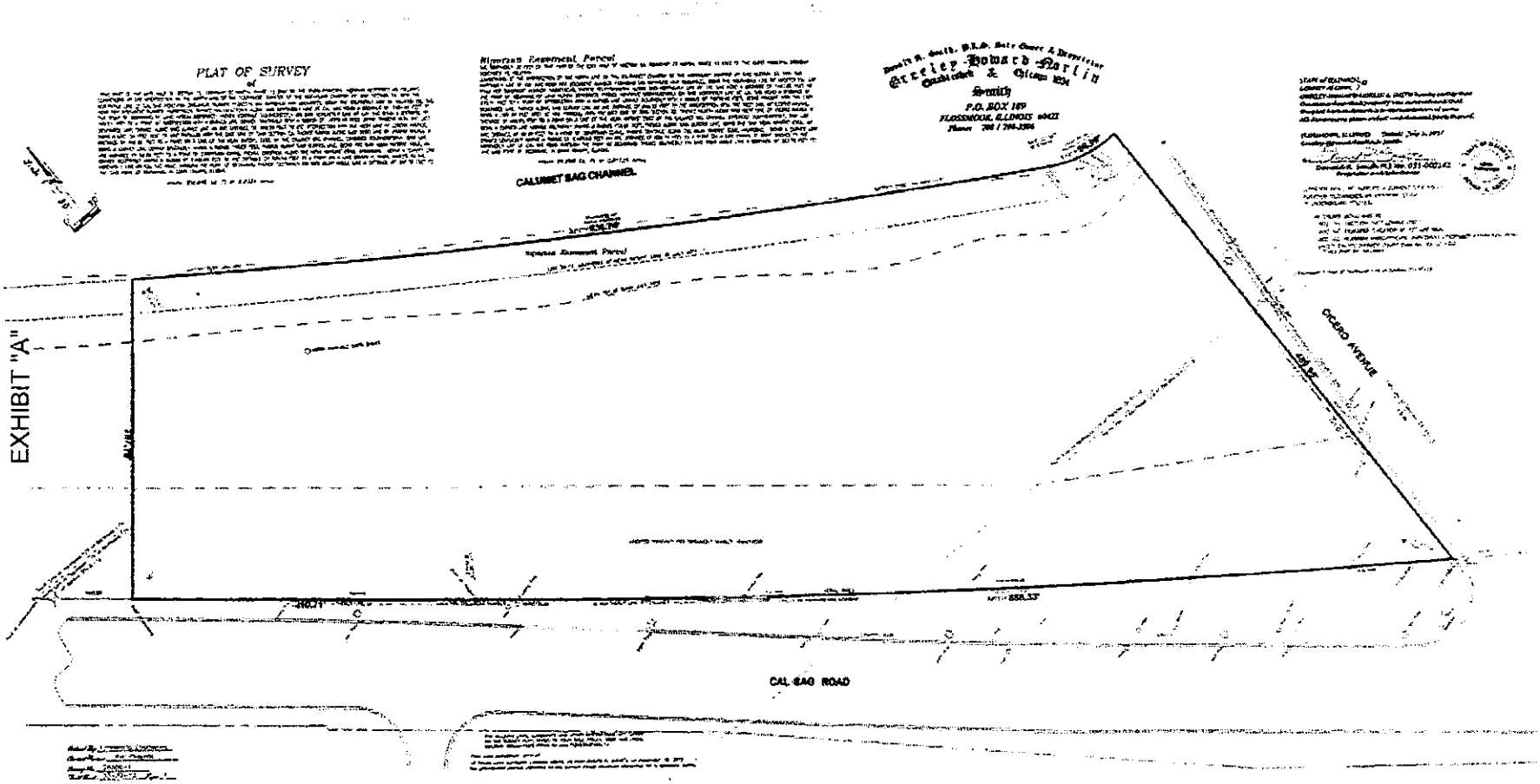


EXHIBIT "A"
LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11240510 (AS IMPROVED AND OCCUPIED), BEING THE SOUTHERLY LINE OF VACATED CAL SAG ROAD PER DOCUMENT NUMBER 1609018026; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 1441.08 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHEASTERLY ON SAID NORTHERLY LINE OF CAL SAG ROAD A DISTANCE OF 310.71 FEET TO A POINT OF INTERSECTION WITH A CURVED LINE CONVEX SOUTHERLY WITH A RADIUS OF 10776.40 FEET, BEING TANGENT WITH THE LAST DESCRIBED LINE; THENCE ALONG SAID CURVED LINE AN ARC DISTANCE OF 888.33 FEET TO ITS' INTERSECTION WITH THE WEST LINE OF CICERO AVENUE, BEING A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE NORTH ALONG SAID WEST LINE OF CICERO AVENUE A DISTANCE OF 489.95 FEET TO A POINT ON A LINE OF THE MEAN WATERS' EDGE OF THE CALUMET SAG CHANNEL, EXTENDED SOUTHEASTERLY, SAID LINE BEING A CURVED LINE CONVEX SOUTHERLY HAVING A RADIUS 118.02 FEET; THENCE ALONG SAID CURVED LINE, BEING THE SAID MEAN WATERS' EDGE, AN ARC DISTANCE OF 66.99 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUE ALONG THE MEAN WATERS' EDGE, AFORESAID, BEING A CURVED LINE CONVEX SOUTHERLY HAVING A RADIUS OF 8,488.63 FEET AN ARC DISTANCE OF 838.74 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERLY LINE OF CAL SAG ROAD THROUGH THE POINT OF BEGINNING; THENCE SOUTHERLY ON SAID RIGHT ANGLE LINE A DISTANCE OF 287.76 FEET TO THE SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

RESOLUTION NO. 1099-18

VILLAGE OF CRESTWOOD

A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE VILLAGE OF CRESTWOOD AND THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TO PERMIT THE REMOVAL OF DIRT ROCK AND SPOILS FROM THE DISTRICT PROPERTY ADJOINING THE CAL SAG CHANNEL

WHEREAS, the Village of Crestwood (the "Village") is a Non-Home Rule Village located in the County of Cook, State of Illinois; and

WHEREAS, the Metropolitan Water Reclamation District of Greater Chicago (the "MWRD") has proposed to provide an Intergovernmental Agreement providing for the issuance of an extension of the Permit to the Village to remove dirt, rocks and spoils from the MWRD Cal Sag Property; and

WHEREAS, the property is located in the Village Redevelopment Area of the Village's Route 83 Tax Increment Financing District; and

WHEREAS, the Village has examined, discussed and reviewed the Intergovernmental Agreement and deems it fair and equitable and recommends the signing of the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Crestwood, Illinois as follows:

1. That the Intergovernmental Agreement negotiated by the Village and MWRD, labeled Permit Extension Agreement (the "Agreement"), attached hereto as Exhibit A, is hereby approved by the Board of Trustees of the Village of Crestwood.

2. That the Mayor, on behalf of the Village, is hereby authorized and directed to execute the Agreement and any other documents necessary to effectuate the Agreement and the intent of this Resolution.

3. That the Village Clerk, on behalf of the Village, is hereby authorized and directed to attest to, countersign and affix the seal of the Village to all such documents as are deemed necessary to effectuate the Agreement and the intent of this Resolution.

4. That this Resolution shall be in full force and effect from and after its adoption as provided by law.

PASSED AND ADOPTED this 17th day of May, 2018.

VILLAGE OF CRESTWOOD

Louis Presta, Mayor

ATTEST:

Catherine M. Johnson, Village Clerk

EXHIBIT A

Village of Crestwood
Rev. 4/25/18
18-NHB-011
P-593

PERMIT EXTENSION AGREEMENT

THIS PERMIT EXTENSION AGREEMENT, made this 3rd day of May, 2018, by and between the METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO, a body corporate and politic, organized and existing under the laws of the State of Illinois, hereinafter called "District", and the VILLAGE OF CRESTWOOD, a municipal corporation organized and existing under the laws of the State of Illinois, hereinafter called "Permittee."

WITNESSETH:

WHEREAS, on April 6, 2017, the District issued a General Permit for a nominal fee of $10.00 granting Permittee the right to use certain District real estate located West of Cicero Avenue and South of the Cal-Sag Channel in Crestwood, Illinois and known as Cal-Sag Channel Parcel 11.04 ("Permit Premises") for the exclusive purposes of removing excess soil, rock, spoil and overburden from the Permit Premises, and to bring the Permit Premises to grade level ("grade" under the General Permit means curb level, plus or minus six (6) inches) and for no other purpose whatsoever, for the period commencing May 31, 2017, and expiring May 30, 2018;

WHEREAS, Permittee has requested that the General Permit be extended for a period of one (1) year to May 30, 2019; and

WHEREAS, the District is willing to extend the General Permit to May 30, 2019, subject to the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the payment of TEN and NO/100 DOLLARS ($10.00) by Permittee to the District, the mutual covenants and agreements of the District and Permittee and other good and valuable consideration, receipt of which is hereby acknowledged, the District and Permittee hereby agree as follows:

1. All of the foregoing recitals, which constitute the factual basis for this transaction, are incorporated by reference herein and made a part hereof.

2. The terms and conditions of the General Permit dated April 6, 2017 issued by the District to Permittee with respect to the Permit Premises for the period commencing May 31, 2017, and expiring May 30, 2018, is incorporated by reference herein and made a part hereof as though set forth in full.

3. The expiration date of said General Permit is hereby extended from May 30, 2018 to May 30, 2019, at which time all rights of Permittee hereunder and by virtue of said General Permit shall cease and terminate.

4. All terms and conditions of the General Permit shall remain in full force and effect during this extension period, except those covenants in the General Permit that survive the General Permit's expiration, which Permittee hereby agrees to honor.

5. Permittee shall take all necessary steps to ensure that any activities permitted under the General Permit shall not damage any District facilities located on the Permit Premises and shall provide the District with 24-hour access to said facilities during the term of the General Permit, as extended hereunder.

IN WITNESS WHEREOF, on the day and year first above written, the parties hereto have caused these presents, including Riders and Exhibits, if any, to be executed in triplicate by their duly authorized officers, duly attested, and their corporate seals to be hereunder affixed.

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO

By:_____
Frank Avila
Chairman, Committee on Finance

ATTEST:

_____
Jacqueline Torres, Clerk

VILLAGE OF CRESTWOOD

By:_____

Title: Mayor

ATTEST:

By: Patricia M Johnson

Title: Village Clerk.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I,_____, a Notary Public in and for said County,
(Name)

in the State aforesaid, DO HEREBY CERTIFY that _____,
(Name)

personally known to me to be the _____ of
(Title)

_____, and that
(Organization Name),

_____, personally known to me to be the
(Name)

_____ of said organization are the same persons
(Title)

whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such representatives of said organization, duly executed said instrument on behalf of said organization and to authority given as their free and voluntary act and as the free and voluntary act and deed of said organization for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, A.D. 2018.

_____
Notary Public

My Commission expires:

_____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Avila, personally known to me to be the Chairman of the Committee on Finance of the Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago, a body corporate and politic, and Jacqueline Torres, personally known to me to be the Clerk of said body corporate and politic, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as said Chairman of the Committee on Finance and said Clerk duly executed said instrument on behalf of the Metropolitan Water Reclamation District of Greater Chicago and caused the corporate seal to be affixed thereto pursuant to the authority given by the Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago, as their free and voluntary act and as the free and voluntary act and deed of the Metropolitan Water Reclamation District of Greater Chicago, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, A.D. 2018.

_____
Notary Public

My Commission expires:

_____

MWRDGC Jurat

APPROVED AS TO FORM AND LEGALITY:

Head Assistant Attorney

General Counsel

APPROVED:

Executive Director

RECEIVED:

Fee: ____

Insurance: ____

Bond: N/A

RESOLUTION NUMBER 1110-18

VILLAGE OF CRESTWOOD

RESOLUTION AUTHORIZING INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE VILLAGE OF CRESTWOOD AND THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO TO EXTEND PERMIT FOR THE REMOVAL OF DIRT ROCK AND SPOILS FROM THE DISTRICT PROPERTY ADJOINING THE CAL SAG CHANNEL

WHEREAS, the Village of Crestwood (the "Village") is a non-home rule Village located in the County of Cook, State of Illinois; and

WHEREAS, the Village and the Metropolitan Water Reclamation District of Greater Chicago (the "MWRD"), have previously entered into an Intergovernmental Agreement in the form of a Permit to use approximately 41.22 acres of real estate, owned by the MWRD located south of the Cal-sag Channel between Cicero Avenue and Kostner Avenue in Crestwood, Illinois, known as Cal-Sag Parcel 12.05; and

WHEREAS, the MWRD has proposed to provide an Intergovernmental Agreement providing for the renewal for a two year period to December 31, 2020, of a Permit to the Village to remove dirt, rocks and spoils from the MWRD Cal Sag Property as more fully described on Exhibit A; and

WHEREAS, the property is located in the Village Redevelopment Area of the Village's Route 83 Tax Increment Financing District; and

WHEREAS, the Village has examined, discussed and reviewed the Intergovernmental

Agreement and deems it fair and equitable and recommends the signing of the Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Crestwood, Illinois as follows:

1. That the Intergovernmental Agreement negotiated by the Village and MWRD, labeled for extension of the Permit relating to Parcel 12.05 is hereby approved by the Board of Trustees of the Village of Crestwood.

2. That the Mayor and Clerk are authorized to sign said Agreement and any other documents necessary for the effectuation of said Agreement.

3. That this Resolution shall be in full force and effect from and after its adoption as provided by law.

PASSED AND ADOPTED this 15th day of November, 2018.

VILLAGE OF CRESTWOOD

Louis Presta, Mayor

ATTEST:

Catherine M. Johnson, Village Clerk

Protecting Our Water Environment

Metropolitan Water Reclamation District of Greater Chicago

100 EAST ERIE STREET CHICAGO, ILLINOIS 60611-3154 312.751.5600

BOARD OF COMMISSIONERS
Mariyana T. Spyropoulos
President
Barbara J. McGowan
Vice President
Frank Avila
Chairman of Finance
Ken Dunkin
Martin J. Durkan
Josina Morita
Debra Shore
Karl K. Steele
David J. Walsh

Susan T. Morakalis
General Counsel
312.751.6557 f: 312.751.6598
morakalis@mwrd.org

December 12, 2018

By First Class U.S. Mail
and Email to: dsosin@sosinarnold.com

Mr. David B. Sosin
Sosin, Arnold & Schoenbeck Ltd.
9501 West 144th Place, Suite 205
Orland Park, Illinois 60462-2563

Re: Executed Permit Extension Agreement issued by the Metropolitan Water Reclamation District of Greater Chicago ("District") to the Village of Crestwood for continued use of approximately 41.22 acres of District real estate located south of the Cal-Sag Channel between Cicero and Kostner Avenues, known as Cal-Sag Channel Parcel 12.05; Permit No. P-558; File No. 18-PS-003/NHB

Dear Mr. Sosin:

Enclosed for your records is a fully executed two (2) year Permit Extension Agreement granting the Village of Crestwood continued use of the subject property to remove excess soil, rock, spoil and overburden and to bring the premises to grade level.

If you have any questions regarding this matter, please contact Nina Brody, Legal Assistant, at (312) 751-6582, or by email at brodyn@mwrd.org.

Sincerely yours,

Christopher M. Murray
Head Assistant Attorney

CMM:nhb
Attachment

Village of Crestwood
Rev. 10/26/18
18-PS-003/NHB
P-558

PERMIT EXTENSION AGREEMENT

THIS PERMIT EXTENSION AGREEMENT, made this 1st day of November, 2018, by and between the METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO, a body corporate and politic organized and existing under the laws of the State of Illinois, hereinafter called "District", and the VILLAGE OF CRESTWOOD, a municipal corporation organized and existing under the laws of the State of Illinois, hereinafter called "Permittee."

W I T N E S S E T H:

WHEREAS, on November 6, 2014, the District issued a General Permit for a nominal fee of $10.00 granting Permittee the right to use certain District real estate comprising approximately 41.22 acres located south of the Cal-Sag Channel between Cicero Avenue and Kostner Avenue in Crestwood, Illinois and known as Cal-Sag Channel Parcel 12.05 ("Permit Premises") for the exclusive purposes of removing excess soil, rock, spoil and overburden from the Permit Premises and to bring the Permit Premises to grade level ("grade" under the General Permit means curb level, plus or minus six (6) inches) and for no other purpose whatsoever for the period commencing January 1, 2015, and expiring December 31, 2016;

WHEREAS, on April 21, 2016, the General Permit was extended two (2) years to December 31, 2018;

WHEREAS, Permittee has requested that the General Permit be extended an additional two (2) years to December 31, 2020; and

WHEREAS, the District is willing to extend the General Permit to December 31, 2020, subject to the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the payment of TEN and NO/100 DOLLARS ($10.00) by Permittee to the District, the mutual covenants and agreements of the District and Permittee and other good and valuable consideration, receipt of which is hereby acknowledged, the District and Permittee hereby agree as follows:

1. All of the foregoing recitals, which constitute the factual basis for this transaction, are incorporated by reference herein and made a part hereof.

2. The terms and conditions of said General Permit are incorporated by reference herein and made a part hereof as though set forth in full.

3. The expiration date of said General Permit is hereby extended from December 31, 2018, to December 31, 2020, at which time all rights of

Permittee hereunder and by virtue of said General Permit shall cease and terminate.

4. Permittee shall take all necessary steps to ensure that any activities permitted under the General Permit shall not damage any District facilities located on the Permit Premises or interfere with the District's access thereto.

5. All terms and conditions of the General Permit shall remain in full force and effect during this extension period, except those covenants in the General Permit that survive the General Permit's expiration, which Permittee hereby agrees to honor.

IN WITNESS WHEREOF, on the day and year first above written, the parties hereto have caused these presents, including Riders and Exhibits, if any, to be executed in triplicate by their duly authorized officers, duly attested, and their corporate seals to be hereunder affixed.

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO

By: _____
Frank Avila
Chairman, Committee on Finance

ATTEST:

_____
Jacqueline Torres, Clerk

VILLAGE OF CRESTWOOD

By: _____

Title: Mayor

ATTEST:

By: _____

Title: Village Clerk.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Susan M. Fors (Name), a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louis Presta (Name), personally known to me to be the Mayor (Title) of the Village of Crestwood (Organization Name), a municipal corporation, and that Catherine M. Johnson (Name of Attester), personally known to me to be the Village Clerk (Title) of said organization, are the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Mayor (Title) and Village Clerk (Title) of said organization, duly executed said instrument on behalf of said organization and by authority given as their free and voluntary act and as the free and voluntary act and deed of said organization for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of November, A.D. 2018.

OFFICIAL SEAL
SUSAN M FORS Notary Public
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jun 17, 2020

Susan M. Fors

My Commission expires:

June 17, 2020

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Michelle M Valdez Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Avila, personally known to me to be the Chairman of the Committee on Finance of the Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago, a body corporate and politic, and Jacqueline Torres, personally known to me to be the Clerk of said body corporate and politic, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as said Chairman of the Committee on Finance and said Clerk duly executed said instrument on behalf of the Metropolitan Water Reclamation District of Greater Chicago and caused the corporate seal to be affixed thereto pursuant to the authority given by the Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago, as their free and voluntary act and as the free and voluntary act and deed of the Metropolitan Water Reclamation District of Greater Chicago, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11th day of Dec, A.D. 2018.

M. Valdez
Notary Public

My Commission expires:

5/22/22

MICHELLE M VALDEZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
May 22, 2022

MWRDGC Jurat

APPROVED AS TO FORM AND LEGALITY:

Head Assistant Attorney

General Counsel

APPROVED:

Executive Director

RECEIVED:

Fee: ✓

Insurance: ✓

Bond: N/A

952-19

DOCUMENT PREPARED BY AND AFTER RECORDING, RETURN TO:

Metropolitan Water Reclamation District
Of Greater Chicago
Law Department/Real Estate Division
100 E. Erie St.
Chicago, IL 60611
Attn: Chris Murray

P.I.N.s:
24-33-200-003-0000 (portion)
24-33-202-004-0000 (portion)
24-33-202-005-0000 (portion)

This space reserved for recorder's use only.

LEASE AGREEMENT

(Commercial Form)

THIS INDENTURE ("Lease") is made this 15th day of November, 2018, by and between the METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO, a body corporate and politic organized and existing under the laws of the State of Illinois, with principal offices at 100 East Erie Street, Chicago, Illinois 60611 (hereinafter designated the "Lessor"), and the VILLAGE OF CRESTWOOD, an Illinois municipal agency with principal offices at 13840 S. Cicero Avenue, Crestwood, Illinois 60445 (hereinafter designated the "Lessee").

WITNESSETH THAT:

ARTICLE ONE

1.01 PREMISES LEASED

Lessor, for and in consideration of the rents hereinafter reserved and of the covenants and agreements hereinafter contained, does hereby demise and lease unto said Lessee all of the premises legally described and depicted in the plat of survey in Exhibit "A" which is attached hereto and made a part hereof, located west of Cicero Avenue and south of the Cal-Sag Channel in Crestwood, Cook County, Illinois and known as Cal-Sag Channel Parcel 11.04 (western and middle portions) for those purposes as more specifically described in Article Three, Paragraph 3.07 hereof, pursuant to 70 ILCS 2605/8 and 8c, comprising 8.61 acres of vacant real estate. An aerial photograph generally depicting the Demised Premises is attached hereto and made a part hereof as Exhibit "B".

For the purposes of this Lease, the terms "Leased Premises", "Leasehold Premises", "Demised Premises", "Premises", or similar terms may be used interchangeably, and shall be used

synonymously to mean the real property which is the subject hereof and any improvements located thereon at the time of leasing or placed thereon by Lessee during the term of this Lease.

1.02 TERM OF LEASE

The term of this Lease is sixty (60) years, beginning on February 1, 2019, and ending on January 31, 2079, unless said term shall end sooner under the provisions hereof.

1.03 LEASE EXECUTED BY LESSOR WITHOUT WARRANTIES

It is expressly covenanted and agreed by the parties hereto that Lessor executes and delivers this Lease without representation or warranties concerning Lessor's title to the Demised Premises and authority to execute this Lease, the size of the Demised Premises, the useable areas of the Demised Premises, and building and zoning laws affecting the Demised Premises. During the Due Diligence Period (as hereafter defined), Lessee shall (i) examine the title to the Demised Premises and Lessor's authority to enter into this Lease, the size of the Demised Premises and the useable areas of the Demised Premises, (ii) examine the building and zoning laws concerning the Demised Premises and obtain all required governmental approvals, including without limitation, the negotiation of a redevelopment agreement, (iii) obtain any required access and utility easements, and (iv) become satisfied that Lessee may construct the improvements which are hereinafter set forth in Paragraph 6.01 of this Lease and that said Lessee may use the Demised Premises in accordance with the uses set forth in Paragraph 3.07 of this Lease, subject to the following:

A. In the event on the date hereof or any time hereafter, the building and zoning laws do not permit the use set forth in Paragraph 3.07 hereof or the construction set forth in Paragraph 6.01 hereof, Lessee agrees, at its own expense within a period of one (1) year of the date of this Lease (the "Due Diligence Period"), to take such action as may be necessary to obtain such zoning change and building permits.

B. If prior to the expiration of the Due Diligence Period, (i) Lessee is not able to obtain any required governmental approvals, or (ii) if Lessee elects not to proceed with this Lease for the Demised Premises for any reason in Lessee's sole discretion, Lessee may terminate this Lease by giving Lessor written notice thereof prior to 5:00 p.m. Central time on the last date of the Due Diligence Period, in which event this Lease will become null and void and Lessee and Lessor shall have no further obligations hereunder; provided, any rents paid by Lessee to Lessor hereunder prior to such termination shall not be refundable to Lessee.

C. In the event Lessee conducts or obtains a Phase I, Phase II or any other report or data on the environmental or other site conditions of the Demised Premises, then Lessee shall provide Lessor with a copy of all such reports and data.

1.04 EFFECT OF CONDEMNATION OF DEMISED PREMISES

It is expressly covenanted by the parties hereto that in the event of any condemnation of the Demised Premises herein leased, or any part thereof, the entire condemnation award shall be allocated and paid in accordance with applicable condemnation and/or eminent domain law; and in the event the whole tract is taken or so much of the tract is taken as to prohibit the operation or use of the Demised Premises by Lessee for the purpose set forth in Paragraph 3.07 hereof on the portion remaining impracticable in Lessee's sole reasonable discretion, Lessee shall be entitled to the cancellation of this Lease.

ARTICLE TWO

2.01 RENT AND ADDITIONAL COMPENSATION

Lessee covenants and agrees, in consideration of the leasing of the Premises aforesaid, to pay to Lessor as rent for the said Demised Premises:

A. BASIC ANNUAL RENTAL PAYMENT: During the ten year period from February 1, 2019, through January 31, 2029, the annual rental shall be ONE HUNDRED SIXTY NINE THOUSAND EIGHT HUNDRED SIXTY ONE and NO/100 ($169,861.00) Dollars per annum, payable in annual installments each, to be due on the anniversary date of the commencement date of this Lease throughout the term hereof with the first installment being due on the 1st day of February, 2019.* The annual rent for the first year shall be equal to 6% of the appraised fair market value of the fee simple estate of the land upon which the Demised Premises is located. The annual rent so established shall remain in force and effect for a period of ten (10) years, subject to adjustments as hereinafter provided. * **LESSEE HAS DEPOSITED $84,930.50 WITH LESSOR AS ITS BID DEPOSIT IN CONNECTION WITH THIS LEASE ON OCTOBER 16, 2018. LESSEE'S BID DEPOSIT SHALL BE APPLIED TOWARD ITS FIRST ANNUAL RENTAL PAYMENT IN THE AMOUNT OF $169,861.00 DUE FEBRUARY 1, 2019. LESSEE THEREFORE OWES $84,930.50 ON FEBRUARY 1, 2019, AS ITS REMAINING PORTION OF ITS ANNUAL RENTAL PAYMENT FOR THE PERIOD OF FEBRUARY 1, 2019 THROUGH JANUARY 31, 2020.**

B. TEN-YEAR PERIODIC RENTAL ADJUSTMENT: Reappraisal on each periodic ten-year anniversary following the effective date of this Lease, and every ten-year periodic anniversary thereafter shall be made. The fixed annual rental to be paid by Lessee to Lessor for the next ten-year period shall be adjusted and predetermined in accordance with the conclusions of a review of the fair market value of the fee simple estate upon which the Demised Premises are located (independent of the improvements constructed by Lessee on the property subsequent to the effective date of this Lease), in accordance with 70 ILCS 2605/8c (including a statutory cap on the fair market value) by not less than two (2) appraisals prepared by appraisers who are members of the

American Institute of Real Estate Appraisers or a similar equivalently recognized professional organization, which shall be procured and paid for by Lessee and delivered to Lessor. The annual rental payment for each following ten-year period will be increased or decreased, by multiplying the fair market value of the fee simple estate upon which the Demised Premises is located by the same percentage used to determine the annual rental payment for the first ten-year period. Lessor shall have the right to procure and pay for a third appraisal, which may be considered in determining the fair market value of the fee simple estate. The fair market value of the fee estate and the rental for the Demised Premises shall be established by the Board of Commissioners of Lessor. Such fair market value shall not be less than the lowest appraisal nor higher than the highest appraisal, including the appraisal if any, procured, by Lessor. The appraisals required of Lessee shall be made and dated within the last ninety (90) days of the ten-year period of this Lease which will be expiring. Said appraisals shall be delivered to Lessor not later than forty-five (45) days prior to the end of the ten-year period. In the event that fair market value and/or the annual rent for the next ten-year period has not been established by the Board of Commissioners of Lessor before the commencement of any new period, Lessee shall continue to pay the annual rent established for the last year of the prior ten-year period until such re-appraisal and decennial rent adjustment. (Annual rent adjustments shall also apply to any deferred decennial rent adjustment, which is not made in a timely manner). ALL TEN-YEAR PERIODIC ANNUAL RENT ADJUSTMENTS PURSUANT TO THIS SUBPARAGRAPH, WHEN EXECUTED SHALL BE MADE WITHOUT REGARD TO THE ANNUAL RENT IN EFFECT FOR THE LAST YEAR OF THE PRECEDING TEN-YEAR PERIOD. Upon the establishment of fair market value and the adjusted annual rental to be paid for that ten-year period, at any time later than the end of any period of this Lease, such fair market value and rent shall take effect as of the first (1st) day of the period; Lessee shall, within thirty (30) days, after notice, pay such additional rent as may be required if fair market value is higher than the previous period; if fair market value is lower than the previous period, Lessee shall be given credit to apply on the next rental payment when said payment is due.

(1) TEN-YEAR PERIODIC RENTAL ADJUSTMENT OF LEASEHOLDS CONSISTING OF IMPROVED (AT THE TIME OF LEASING) REAL ESTATE

Lessee and Lessor acknowledge and agree, at the commencement of this Lease, the Demised Premises consists of raw land with no improvements, and all decennial reappraisals of the Demised Premises for the purpose of making a decennial rental adjustment shall be appraised as unimproved except for existing utilities, if any, and "as-is" and "as-found."

C. All annual rental payments required to be made by Lessee hereunder, shall be paid in annual installments, in advance, to be due on the anniversary of the commencement date of this Lease throughout the term of this Lease.

D. INTERIM ANNUAL RENTAL PAYMENT ADJUSTMENTS. On the first-

through ninth-year anniversary of the effective date of this Lease, and the first to ninth-year anniversary of a decennial rent adjustment, the annual rent to be paid by Lessee to Lessor shall be adjusted by multiplying the initial annual rental or the rental in effect for the previous one-year term (except for the one-year period following a decennial rent adjustment based on appraisals as set forth in Paragraph 2.01 Section (b) hereof by the percentage of change in the Consumer Price Index for the Chicago Metropolitan Area, published by the United States Department of Labor, Bureau of Labor Statistics, as established for the month of October immediately preceding the term of this Lease (in the case of the first annual rental adjustment hereunder) and every October thereafter during the term hereof. In the event the Consumer Price Index is discontinued, the Board of Commissioners of Lessor shall, in its sole discretion select and utilize any other economic activity index of the United States government which reasonably reflects economic activity in the Metropolitan Chicago Area. If the percentage of change in the CPI decreases to an amount less than zero for any given year, then the change will treated as zero percent for that year and in no event shall the annual rent decrease from the rental in effect for the previous one year term.

E. ADDITIONAL COMPENSATION -- (NON-RENT):

(1) Cash: In addition to the foregoing cash rent to be paid by Lessee to Lessor, in the event gaming operations are conducted on the Demised Premises (subject to the prior written consent of Lessor), and regardless whether Lessee or its subtenants receive revenue from such gaming operations conducted on the Demised Premises, then Lessee shall pay in cash to Lessor _TBD*_ percent (__%) of the amount of any such revenues derived from such gaming operations, to the extent permitted by law. *To be determined and further approved by Lessor pursuant to a lease amendment in the event Lessee request to allow gaming on the leasehold.

Within sixty (60) days following each anniversary of the effective date of this Lease, Lessee shall furnish to Lessor an audited and certified statement of all items of income attributable to Lessee's use of the Demised Premises and simultaneously remit its check to Lessor in an amount equal to the aforesaid percentage multiplied by the Excess Rent set forth in the audited and certified statement for that one-year period. All such audited and certified statements shall be subject to confirmation by Lessor. Lessee shall furnish certified copies of books and records necessary to confirm such statements, upon reasonable demand by Lessor, at no cost to Lessor.

(2) Services: In the event Lessee is engaged in the business of solid waste disposal (whether on the Demised Premises or elsewhere), as additional consideration for the granting of this Lease, Lessee covenants and agrees to collect from those facilities and installations of Lessor, as designated by Lessor's Executive Director, transport and dispose of 0 tons/cu. yds. of Lessor's solid waste, including, but not limited to dewatered sludge, grit,

screenings refuse, and other non-hazardous solid wastes, in a lawful manner, at Lessee's sole cost, risk, and expense.

NOTE: THE VALUE OF ADDITIONAL COMPENSATION REQUIRED TO BE PAID FOR SERVICES PERFORMED BY LESSEE PURSUANT TO THIS SUBPARAGRAPH E SHALL NOT BE CONSIDERED IN DETERMINING THE HIGHEST RESPONSIBLE BIDDER FOR LEASE AWARD PURPOSES.

F. In addition, Lessee shall pay all legal costs incurred by Lessor in collecting any arrearage in rent including, but not limited, to payment for legal work for the preparation of lawsuits and for the issuance of notices.

ARTICLE THREE

GENERAL PROVISIONS

3.01 INTEREST ON RENT NOT PAID WHEN DUE

Lessee agrees that any and all installments of rent accruing under the provisions of this Lease, which shall not be paid when due, shall bear interest at the rate of two percent (2%) per annum in excess of the prime rate charged by a principal bank in Chicago, Illinois, to its commercial borrowers as determined on the first date of a delinquency from the day when the same is or are payable by the terms of this Lease, until the same shall be paid; provided if any installment or installments of said rent shall become due on a Sunday or legal holiday the same shall be paid without interest on the next succeeding regular business day.

3.02 RENT RESERVED TO BE LIENS ON ALL BUILDINGS, ETC. ERECTED ON DEMISED PREMISES

It is agreed by Lessee that the whole amount of rent reserved and agreed to be paid for the Demised Premises and each and every installment thereof shall be and is hereby declared to be a valid lien upon all buildings and other improvements on the Demised Premises owned by Lessee or that may at any time be erected, placed, or put on the Demised Premises by Lessee and upon the interest of said Lessee in this Lease and in the Demised Premises hereby leased.

3.03 FORCIBLE COLLECTION OF RENT BY LESSOR NOT TO AFFECT RELEASE OF OBLIGATIONS

It is expressly understood and agreed that the forcible collections of the rent by any legal proceedings or otherwise by Lessor or any other action taken by Lessor under any of the provisions hereof, except a specific termination or forfeiture of this Lease, shall not be considered as releasing Lessee from its obligation to pay the rent as herein provided for the entire period of this Lease.

3.04 WAIVER OF COUNTERCLAIM

In the event Lessor commences any legal proceedings for non-payment of rent, forcible

detainer, or violation of any of the terms hereof, Lessee will not interpose any counterclaim or set off of any nature or description in any such proceedings.

3.05 RIGHT OF LESSOR TO RE-ENTER DEMISED PREMISES UPON EXPIRATION OF NOTICE

It is understood and agreed by and between the parties hereto that if Lessee shall default in the payment of any of the rent herein provided for upon the day the same becomes due and payable, and such default shall continue for thirty (30) days after notice thereof in writing given by Lessor or its agent or attorneys to Lessee in the manner hereinafter provided, or in case Lessee shall default in or fail to perform and carry out any of the other covenants and conditions herein contained, and such default or failure shall continue for ninety (90) days after notice thereof (or such longer period as may be necessary to cure a non-monetary default so long as Lessee is diligently and in good faith pursuing such cure) and provided that Lessee has not initiated corrective action with respect to the default which is the subject of said notice within the initial thirty (30) days of said notice in writing given in like manner, then and in any and either of such events, it shall and may be lawful for Lessor, at its election, at or after the expiration of said thirty (30) days or said ninety (90) days (or such longer period, as the case may be) after the giving of said notice to declare said term ended, with process of law, to re-enter, to expel, remove, and put out Lessee or any other person or persons occupying the Demised Premises, using such force as may be necessary and lawful in so doing, and repossess and restore Lessor to its first and former estate, and to distrain for any rent that may be due thereon upon any of the property of Lessee located on the Demised Premises, whether the same shall be exempt from execution and distress by law or not; and Lessee, for itself and its assigns, in that case, hereby waives all legal right, which it now has or may have, to hold or retain any such property, under any exemption laws now in force in this State, or any such property, under any exemption laws now in force in this State, or in any other way; meaning and intending hereby to give Lessor, its successors and assigns, a valid lien upon any and all the goods, chattels or other property of Lessee located on the Demised Premises as security for the payment of said rent in a manner aforesaid. And if at the same time said term shall be ended at such election of Lessor, its successors or assigns, or in any other way, Lessee for itself and its successors and assigns, hereby covenants and agrees to surrender and deliver up said Premises and property peaceably to Lessor, its successors or assigns, immediately upon the termination of said term as aforesaid; and if Lessee or the successors or assigns of Lessee shall remain in possession of the same on the day after the termination of this Lease, in any of the ways above named, it shall be deemed guilty of a forcible detainer of the Demised Premises under the statutes and shall be subject to all the conditions and provisions above named, and to eviction and removal, forcible or otherwise, with process of law, as above stated.

3.06 LESSEE TO PAY TAXES, ASSESSMENTS AND WATER RATES

As a further consideration for granting this Lease, Lessee further covenants, promises and agrees to bear, pay and discharge (in addition to the rent specified) on a cash basis on or before the penalty date, all water rates, taxes, charges for revenue and otherwise, assessments and levies, general and special, ordinary and extraordinary, of any kind whatsoever, which may be taxed, charged, assessed, levied or imposed upon the Demised Premises or upon any and all of which may be assessed, levied or imposed upon the Demised Premises estate hereby created and upon the reversionary estate in said Demised Premises during the term of this Lease.

And it is further understood, covenanted and agreed by the parties hereto that all of said water rates, taxes, assessments and other impositions shall be paid by said Lessee before they shall respectively become delinquent, and in any case within adequate time to prevent any judgment, sale or forfeiture. Lessee shall submit to Lessor proof of payment of the real estate tax applicable to the Demised Premises property within sixty (60) days of the date said tax is due.

3.07 USE OF DEMISED PREMISES

It is understood that the Demised Premises are to be used by said Lessee for mixed use commercial development and for no other purposes whatsoever, subject to the restrictions set forth in Paragraph 3.08 below.

3.08 PROHIBITED USES AND ACTIVITIES

Lessee specifically agrees not to use the said Demised Premises or any part thereof, or suffer them to be used for tanneries, slaughter houses, rendering establishments, or for any use of similar character or for gambling in any form (excluding video gaming so long as Lessee obtains all required governmental licenses, permits and approvals including the approval of Lessor's Board of Commissioners which consent may be subject to sharing in a % of revenues derived), or for the conducting thereon of any business which shall be unlawful. Lessee also specifically agrees that no alcoholic beverages of any kind shall be sold, given away, or consumed with the knowledge and consent of Lessee on the Demised Premises unless this Lease is for a term of more than twenty (20) years and then only with the prior written consent of Lessor's Board of Commissioners and the furnishing of dram shop insurance or other applicable insurance protection, with respect to such activities with policy limits, form and carrier approved by Lessor and naming Lessor, its Commissioners, officers, agents and employees as additional insureds, said insurance shall provide that said policy shall not be canceled without twenty (20) days advance written notice thereof, in addition to any insurance provided pursuant to paragraph 4.03 for which Lessor is the named insured. Hunting and the manufacture, sale, distribution, discharge, and unauthorized use of guns and firearms on the leasehold premises is expressly prohibited unless otherwise approved by Lessor's Board of Commissioners.

3.09 LESSEE TO YIELD UP DEMISED PREMISES, ETC., UPON EXPIRATION OF LEASE AND DEMOLISH ANY IMPROVEMENTS IF NOTIFIED BY LESSOR

Lessee agrees at the expiration of the term hereby created or the termination of this Lease under the provisions hereof, to yield up said Demised Premises, together with any buildings or improvements which may be constructed or placed upon the Demised Premises, to Lessor in as good condition as when said buildings or improvements were constructed or placed thereon, ordinary wear and tear excepted. Lessee agrees to remove any and all storage tanks from the Demised Premises including aboveground and belowground storage tanks and restore the Demised Premises to its same condition as of the effective date of this Lease as described in the environmental report described on attached Exhibit "C"; provided, to the extent Lessee causes any contamination of the Demised Premises with Hazardous Materials (as defined in Article Ten herein), Lessee agrees to restore the Demised Premises to TACO Tier 1 Residential Standards set forth in 35 IAC 742.500 and as may be amended prior to the expiration of this Lease. However, Lessee shall not be responsible to remediate any pre-existing environmental contamination on the Demised Premises that pre-date the

commencement date of this Lease. Notwithstanding the foregoing sentence, Lessor shall not be liable for any incremental costs that Lessee incurs or sustains as a result of excavating and removing or otherwise remediating any environmental contamination on the Demised Premises while making any site improvements, excavating any areas of the site for development or otherwise improving the Demised Premises. Lessee agrees to remove any and all asbestos contained on Demised Premises, prior to the expiration of the Lease, including but not limited to, asbestos contained in any fixture, improvements or buildings located on the Demised Premises. One-hundred-twenty (120) days prior to the expiration of this Lease, Lessor will determine which, if any, improvements constructed by Lessee during the term of this Lease on the Demised Premises shall be demolished. Lessee will, within ninety (90) days following receipt of written notice from Lessor given within the foregoing one hundred twenty (120) day period, demolish at Lessee's sole cost and expense, the improvements identified by Lessor. Should Lessee fail to timely demolish the improvements after the foregoing notices from Lessor, Lessor will have these improvements demolished and Lessee will be required to pay all costs therefor. This requirement survives expiration or termination of this Lease Agreement.

3.10 FAILURE OF LESSOR TO INSIST ON PROVISIONS NO WAIVER

Lessee covenants and agrees that if Lessor shall one or more times waive its right to insist upon prompt and satisfactory performance according to the terms of this Lease of any of the obligations of Lessee, no such waiver shall release Lessee from its duty promptly and strictly to satisfy at all times after such waiver each and every obligation arising under the provisions of this Lease, and especially any of such provisions with respect to which such waiver may previously have been made by Lessor as aforesaid; and Lessee covenants and agrees that if Lessor shall for any length of time waive any right or rights accruing to Lessor under the provisions of this Lease, such waiver shall be construed strictly in Lessor's favor and shall not estop Lessor to insist upon any rights, subsequently accruing to it under this Lease not in terms specifically waived; and Lessee covenants and agrees that if Lessee violates any of the obligations under this Lease, no waiver by Lessor of its right to take advantage of such violation shall estop Lessor from insisting upon its strict rights in case of and as to any subsequent violation by Lessee of the same or any other obligation; and Lessee covenants and agrees that this provision of this Lease shall apply especially (but not exclusively) to the right of Lessor to require prompt payment of the rent in this Lease and that neither acceptance by Lessor of any payment of any other unpaid installment or installments of rent, nor any endorsement or statement on any check or letter accompanying any check or payment be deemed an accord and satisfaction and Lessor may accept such check or payment without prejudice to Lessor's right to recover the balance of rent or pursue any other remedy provided in this Lease.

3.11 VARIOUS RIGHTS, CUMULATIVE, ETC.

Lessee agrees that the various rights and remedies of Lessor contained in this Lease shall be construed as cumulative, and no one of them as exclusive of the other or exclusive of any rights or remedies allowed by law, and that the right given in this Lease to Lessor to collect any additional rent, monies or payments due under the terms of this Lease by any proceedings under this Lease or the right herein given Lessor to enforce any of the terms and provisions of this Lease, shall not in any way affect the right of Lessor to declare this Lease terminated and the term hereby created ended, as herein provided, upon the default of Lessee, or failure of Lessee to perform and carry

out, all of the provisions in this Lease provided to be performed and carried out by Lessee.

3.12 RIGHT TO MORTGAGE LEASEHOLD PREMISES INTEREST

A. Lessee (and any sublessee) is hereby expressly given the right at any time and from time to time, to mortgage its leasehold interest in the Demised Premises, by mortgage or trust deed, but any such mortgage or trust deed shall in no way create any lien or encumbrance on the fee of the Demised Premises and the interest of Lessor therein and the interest of Lessor in any improvements which may be placed on the Demised Premises by Lessee; and it is further mutually covenanted and agreed that the mortgagee or trustee in any such mortgage or trust deed and the holder or owner of the indebtedness secured by said mortgage or trust deed shall not be personally liable upon the covenants in the Lease unless and until it or its assignee(s) shall acquire the Demised Premises estate created by this Lease. It is further covenanted and agreed that any mortgage or trust deed must be paid in full and a duly executed and recordable release thereof issued therefor prior to the expiration of the term of said Lease. Notwithstanding anything in this Lease to the contrary:

(i) Lessor will give, as a courtesy, any such mortgagee or holder of such indebtedness simultaneously with service on Lessee, a duplicate of any and all notices of default given by Lessor to Lessee. Such notices shall be given in the manner and shall be subject to the terms of the notice provisions of this Lease. Lessee shall provide Lessor with the current mortgagee's contact information.

(ii) The mortgagee or holder of such indebtedness shall have the right to perform any of Lessee's covenants under this Lease and to cure any default of Lessee pursuant to the terms of this Lease within the same time periods afforded Lessee after notice of such default, and, if the mortgagee or holder of such indebtedness cures all other defaults, this Lease shall remain in full force and effect.

B. DEMISED PREMISES MORTGAGEE - TAX ESCROW: If any Demised Premises Mortgagee while the holder of any Leasehold Mortgage with respect to the Demised Premises shall require Lessee to deposit with such Demised Premises Mortgagee the amounts necessary to pay the general real estate taxes and/or special assessments against the Demised Premises pursuant to Paragraph 3.06 hereof, Lessee may make such deposits directly with said Mortgagee, provided, however, that such Demised Premises Mortgagee or Lessee shall notify Lessor of said requirement in advance of Lessee's making the first such deposit and Lessee or Lessee's Mortgagee documents to Lessor's satisfaction the fact of the establishment and annual maintenance of the required escrow deposits hereunder. In any event, where Lessee is required to deposit with the Demised Premises Mortgagee the amounts necessary to pay the general real estate taxes and/or special assessments, the same to be paid as and when the same become due and payable, and Lessee shall cause to be delivered to Lessor the receipted bills or photostatic copies thereof showing such payment within thirty (30) days after such receipted bills shall have

been received by Lessee.

3.13 DISCLOSURE OF LEASE TO COUNTY TAX ASSESSOR AND RECORDING OF LEASE WITH THE RECORDER OF DEEDS

Within thirty (30) days from the effective date of this Lease, Lessee shall deliver to the Assessor of the County in which the Demised Premises are situated, either a copy of this Lease or a Memorandum of Lease and take such steps as Lessee determines necessary to subject the interest of Lessee to general real estate taxation and will record a Memorandum of Lease in the form attached hereto as Exhibit "D" with the Recorder of Deeds of the county in which the Demised Premises are situated.

3.14 NO NUISANCE PERMITTED

Lessee covenants and agrees not to maintain any nuisance on the Demised Premises or permit any noxious odors to emanate from the Demised Premises which shall be in any manner injurious to or endanger the health, safety and comfort of the persons residing or being in the vicinity of the Demised Premises.

3.15 DEMISED PREMISES TO REMAIN CLEAN AND SANITARY

Lessee covenants and agrees to keep the Demised Premises in a clean and sanitary condition in accordance with all applicable laws, ordinances, statutes and regulations of the county, city, village, town, or municipality (wherein the Demised Premises are located), the State of Illinois, the United States of America, and the Metropolitan Water Reclamation District of Greater Chicago.

3.16 LESSEE SHALL ABIDE BY LAW

Lessee covenants and agrees that it shall abide by any and all applicable laws, ordinances, statutes and regulations of the county, city, village, town, or municipality (wherein the Demised Premises are located), the State of Illinois, the United States of America, and enforcement and regulatory agencies thereof and the Metropolitan Water Reclamation District of Greater Chicago which regulate or control the Demised Premises, Lessee and/or Lessee's use of the Demised Premises.

ARTICLE FOUR

4.01 INDEMNIFICATION

Lessee for itself, its executors, administrators, successors and assigns agrees to and does hereby expressly assume all responsibility for and agrees to defend, indemnify, save and keep harmless Lessor, its Commissioners, officers, agents, servants, and employees against any claim (whether or not meritorious), loss, damage, cost or expense which Lessor, its Commissioners, officers, agents, servants and employees may suffer, incur or sustain or for which it may become liable, growing out of any injury to or death of persons or loss or damage to property which shall at any time during the term of this Lease be caused by or in connection with the use, occupancy or possession of the Demised Premises, and for any such loss, damage, cost or expense which shall at any time during the term of this Lease be caused by or in the performance of any work or construction,

installation, maintenance, removal or repair of any buildings or structures placed upon the Demised Premises, whether the same be caused by the negligence of Lessee, any contractor employed by Lessee, or as a penalty or claim for the sale or giving away of any intoxicating liquors on or about the Demised Premises, or the use of the Demised Premises for illegal purposes. In case any action, suit or suits shall be commenced against Lessor growing out of any such claim, loss, damage, cost or expense, Lessor may give written notice of the same to Lessee, and thereafter Lessee shall attend to the defense of the same and save and keep harmless Lessor from all expense, counsel fees, costs, liabilities, disbursements, and executions in any manner growing out of, pertaining to or connected therewith.

4.02 INDEMNIFICATION AGAINST MECHANICS LIENS

Lessee agrees to indemnify, save and keep harmless Lessor of and from any claims for mechanics' liens by reason of any construction work, repairs, replacements or other work or for any improvements made to or placed upon the Demised Premises by or in behalf of Lessee or at Lessee's instance.

4.03 INSURANCE

Lessee, prior to entering upon the Demised Premises and using the same for the purposes for which this Lease is granted, shall procure, maintain and keep in force at Lessee's expense, public liability property damage insurance in which Lessor, its Commissioners, officers, agents, and employees are a named insured and upon construction of any improvements, shall procure, maintain and keep (or cause to be procured, maintained or kept by any sublessee) fire and extended coverage and all risk property insurance from a company to be approved by Lessor. ("CLAIMS MADE" policies are unacceptable). Each afore-referenced policy shall have limits of not less than:

COMPREHENSIVE GENERAL LIABILITY

Combined Single Limit Bodily Injury Liability
Property Damage Liability
(Including Liability for Environmental Contamination of Adjacent Properties)
in the amount of not less than $4,000,000.00 per occurrence
and

ALL RISK PROPERTY INSURANCE
(Including Coverage for Environmental Contamination of Demised Premises)
in the amount of not less than $4,000,000.00 per occurrence
INCLUDING
FIRE AND EXTENDED COVERAGE
in an amount not less than the replacement cost of driveway, parking lot and other common area improvements located on the premises (specifically excluding buildings and other improvements which shall be insured by Lessee's sublessees)

Prior to entering upon said Demised Premises, Lessee shall furnish to Lessor certificates of such insurance or other suitable evidence that such insurance coverage has been procured and is maintained in full force and effect. Upon Lessor's written request, Lessee shall provide Lessor with copies of

the actual insurance policies within ten (10) days of Lessor's request for same. Such certificates and insurance policies shall clearly identify the Demised Premises and shall (to the extent available from the applicable insurer) provide that no change, modification in or cancellation of any insurance shall become effective until the expiration of thirty (30) days after written notice thereof shall have been given by the insurance company to Lessor. Lessee shall have the right to maintain any insurance required hereunder under a blanket policy, provided that the amount of the total insurance available shall be at least the protection equivalent to separate policies in the amounts herein required, and provided further that in all other respects, any such policy or policies shall comply with the provisions of this Paragraph. The provisions of this paragraph shall in no way limit the liability of Lessor as set forth in the provisions of 4.01 above.

4.04 INSURANCE ON IMPROVEMENTS

Lessee (or its sublessees) shall keep any buildings and improvements erected, constructed or placed on the Demised Premises fully insured to the replacement cost thereof against loss by explosion, fire and/or windstorm or other casualty loss for their full replacement cost at Lessee's (or its sublessee's) own expense at all times during the term of this Lease.

4.05 APPLICATION OF INSURANCE PROCEEDS

It is covenanted and agreed by and between the parties hereto that in case of damage to the buildings and improvements to be erected, constructed or placed on the Demised Premises, as aforesaid, or the destruction thereof (or loss or damage to any buildings or other improvements thereafter standing upon the Demised Premises) Lessee (or its applicable sublessee) shall in its sole discretion, within one year from such destruction or damage, either (a) repair, restore or rebuild the same, or (b) demolish same and place the applicable area within a safe condition in compliance with all applicable governmental laws, codes and ordinances. In the event Lessee demolishes same under (b), then Lessee shall remove and dispose of offsite all such debris, ruble, material, buildings or improvements destroyed from the Leasehold Premises. Additionally, Lessee shall pay or otherwise cause to be released any and all mechanic's liens that may exist relating to the Leasehold Premises.

4.06 LESSOR NOT RESPONSIBLE FOR RESTORATION OF IMPROVEMENTS

It is covenanted and agreed that Lessor shall not be liable to contribute or pay any sum of money toward the restoration, repair or rebuilding of said buildings or other improvements

4.07 SECURITY DEPOSIT

Lessee as further consideration for the granting of this Lease, agrees that in addition to the payment of any rents hereinabove required, and to further secure the performance by it of all of the covenants herein contained, shall deposit with Lessor, prior to its occupancy of the Demised Premises a sum of money equal to two (2) months' rent ($28,310.17). Said security deposit shall be returned to Lessee upon its satisfactory performance of all the covenants and conditions herein contained. Provided, however, in the event of a default in the performance of any such covenant by Lessee, Lessor shall use said security deposit to satisfy and discharge any such covenant. Any unused portion of said security deposit shall be returned to Lessee within one hundred eighty (180) days following the termination or expiration of this Lease. Said security deposit shall be

maintained at no less than its initial funded balance at all times during the term of the Lease.

ARTICLE FIVE

5.01 GENERAL ENGINEERING RESERVATIONS AND REQUIREMENTS

A. Lessor has heretofore executed various agreements with governmental agencies, public utility companies, private corporations and individuals for the installation of pipelines, duct lines, sewers, cables, electric transmission lines and other surface and subsurface structures, constructions and improvements. Pursuant to those agreements, the various grantees have installed and are operating their respective surface and underground plant facilities which may lie within or otherwise affect the Demised Premises. Lessee shall, at its own initiative during the Due Diligence Period, inquire and satisfy itself as to the presence or absence of all such facilities on the Demised Premises, and waives all claims which it might otherwise have against Lessor on account of the presence of such facilities on the Demised Premises as same may affect Lessee's use and enjoyment of the Demised Premises.

B. Lessee expressly agrees that within an area delineated by a line parallel with and 50 feet distant from the top of the edge of the water of any waterway which traverses or is adjacent to the Demised Premises (Corporate Use Reserve Area) and all areas within the Demised Premises below the lowest elevation of development thereon as reflected in Lessee's approved development plans for the Demised Premises, Lessor and anyone acting under its authority shall have the right, without payment therefor, to construct, operate, maintain, repair, renew and relocate any and all pipe, sewer, structure, facility power, and communications lines and appurtenances upon, under and across the Demised Premises. All such work shall be performed in such a manner so as to cause the least amount of interference with Lessee's use of the Demised Premises.

C. Lessee expressly understands and agrees that Lessor may have installed various sewers, shafts, ducts, pipes, and other facilities upon, over or beneath the Demised Premises. Lessor shall cooperate with Lessee to ascertain, identify and locate all of Lessor's improvements, structures and constructions on the Demised Premises. Lessee covenants and agrees that at no time shall its use and occupancy of the Demised Premises damage or interfere with said facilities; provided, if feasible and upon Lessor's sole discretion Lessor agrees that it shall not unreasonably withhold, delay or condition its consent to Lessee's relocation of any such facilities at Lessee's sole cost and expense.

D. Lessor reserves unto itself a perpetual right, privilege, and authority to construct, maintain, operate, repair and reconstruct intercepting sewers (with its connecting sewers and appurtenances), and any other drains or structures constructed or operated in the furtherance of Lessor's corporate purpose upon, under and through Lessor's Corporate Use Reserve Area and below the lowest elevation of Lessee's approved development plan for the Demised Premises. The District's Calumet 18D (Extension B) and Cal-Sag Relief Interceptor Sewers run through a

portion of the Demised Premises. Sheets 20-23 of Cal-Sag Relief, Contract 70-232-2S, are attached hereto as Exhibit "E". Lessee shall not obstruct Lessor's access to its infrastructure located on the Demised Premises at any time and shall take all necessary steps to avoid damaging such infrastructure in any way. Lessor shall also have the right, privilege and authority to enter upon and use such portions of said Demised Premises as may be necessary in the opinion of the Executive Director of Lessor, for the purpose of constructing, maintaining, operating, repairing and reconstructing intercepting sewers, connecting sewers, drains or other structures, appurtenances, parking areas and access drive which do not unreasonably interfere with Lessee's and its sublessee's use of the Demised Premises.

It is expressly understood that no blockage or restriction of flow in the water will be tolerated at any time. No construction or improvements of any kind can project into the waterway during construction or after permanent repairs are completed.

From and after the construction of the initial improvements and buildings on the Demised Premises which have been approved by Lessor, it is expressly understood and agreed by Lessee that no additional buildings, materials, or structures shall be placed or erected and no work of any character done on said Demised Premises so as to injure or damage in any way said intercepting sewer, connecting sewers, drains or other structures and appurtenances located at any time on the Demised Premises, or so as to interfere with the maintenance, operation or reasonable access thereto without obtaining Lessor's prior approval, which approval shall not be unreasonably withheld, delayed or conditioned.

E. It is expressly understood and agreed that Lessor shall not be liable to Lessee for any loss, cost or expense which Lessee shall sustain by reason of any damage at any time to its property caused by or growing out of the failure of the sewers, structures, or other equipment of Lessor located on the Demised Premises, or by any other work which Lessor may perform on the Demised Premises under the terms hereof, or adjacent to the Demised Premises.

F. Lessor (or any other applicable governmental agency with the power of eminent domain) may be entitled to relocate or remove the improvements existing or constructed upon the Demised Premises, in the event of a condemnation action successfully conducted pursuant to Paragraph 1.04 hereof as a result of the following instances:

(1) In the event that the Demised Premises are adjacent to any channel or waterway, and said channel or waterway is to be widened by the District or any other governmental agency pursuant to a condemnation action; or

(2) In the event that any agency of government, having jurisdiction over said channel or waterway, requires the relocation or removal of said improvements pursuant to a condemnation action; or

(3) In the event that said relocation or removal is required for the corporate purposes of the District pursuant to a condemnation action.

Such relocation or removal shall be diligently prosecuted to the conclusion following the applicable condemnation action.

G. If any time in the future, any portions of the Demised Premises are required for the construction of highways and roadways, or adjuncts thereto, such as interchanges, ramps and access roads, for the use of any other governmental agency engaged in the construction of highways and roadways, or adjuncts thereto in the event of a condemnation action successfully conducted pursuant to Paragraph 1.04, then in such event, it is understood and agreed by the parties hereto, that Lessee shall surrender possession of such part of the Demised Premises that may be so required.

H. Lessor reserves to itself or to its assignees or permittees at any time during the term of this Lease, upon no less than ninety (90) days prior written notice given by Lessor to Lessee, the right to construct, reconstruct, maintain, and operate additional force mains, intercepting sewers, drains, outlets, pipe lines, pole lines, and appurtenances thereto; and such other apparatus, and water control equipment as may be needed for the corporate purposes of Lessor upon, under, and across unimproved portions of the Demised Premises. Any such construction shall be located and performed by Lessor at its cost and expense in a manner so as to cause the least interference with any equipment, or improvements, that Lessee may then have on the Demised Premises or the conduct of business on the Demised Premises.

I. Lessee agrees that if at any future date it desires to dispose of sewage, industrial wastes or other water-carried wastes from the Demised Premises, it will discharge the said sewage, industrial wastes or other water-carried wastes into an intercepting sewer owned by or tributary to the sewerage system of Lessor. Lessee will make application and secure the necessary permit from the Metropolitan Water Reclamation District of Greater Chicago and all governmental and regulatory agencies having jurisdiction thereof before discharging any of the aforesaid sewage, industrial waste or other water-carried wastes into any intercepting sewers.

J. It is agreed by and between the parties hereto that Lessee shall submit to the Executive Director of Lessor for his approval, including but not limited to Lessor's Watershed Management Ordinance (which approval shall not be unreasonably withheld, delayed or conditioned), the general plans for handling the sewerage, grading, and drainage of the Demised Premises; and for any roadways, water supply, telephone and electric service, if any, and of all improvements or any other construction to be erected thereon, before the commencement of any work thereon.

K. Lessor reserves to itself the right of access to the Channel as well as right of access to the Demised Premises for inspection by Lessor and its duly accredited agents at all times, and for such surveys or any other purposes as the Executive Director of Lessor may deem necessary, so long as any such access causes the least interference with

any equipment, or improvements, that Lessee may then have on the Demised Premises or the conduct of business on the Demised Premises.

L. Any blockage or restriction of flow in the waterway will not be tolerated at any time. No construction or improvements of any kind can project into the waterway during construction or after permanent repairs are contemplated.

5.02 STORMWATER MANAGEMENT REQUIREMENTS

Lessee shall submit to Lessor for its review and approval written plans detailing Lessee's plans for managing stormwater and drainage on the Demised Premises. The approval of Lessee's stormwater management plans shall be within the sole discretion of Lessor.

Lessee's plans shall provide for the separate collection of all roof water and surface run off from grounds and roadways; shall comply with all applicable rules, regulations, ordinances, statutes, and laws pertaining to stormwater management, wetlands management, and flood plains; provided, Lessor acknowledges that such collection facilities may be maintained offsite and used in common with parcels adjacent to the Demised Premises so long as such offsite collection facilities are approved by Lessor and are in compliance with Lessor's Watershed Maintenance Ordinance.

ARTICLE SIX

PROVISIONS FOR BUILDING AND IMPROVEMENTS

6.01 CONSTRUCTION REQUIREMENT

Lessee agrees within three (3) years from the date hereof to improve the Demised Premises by the construction thereon of the infrastructure improvements necessary for the development of the Demised Premises for the Permitted Uses (e.g., grading, compaction, underground utilities, detention and storm water facilities) (hereinafter called "Improvements"), free and clear of all mechanics' and materialman's liens, claims, charges or unpaid bills capable of being made liens and to design, construct, operate and maintain in full compliance with all applicable building and zoning laws of any agency having jurisdiction thereof. All plans must be approved in writing by the Executive Director of Lessor prior to commencement of construction, which approval shall not be unreasonably withheld, delayed or conditioned.

6.02 TIME OF CONSTRUCTION

Lessee shall obtain the required building permits for the Improvements from the Village of Crestwood and any other applicable government agency for the construction of the Improvements prior to the expiration of the Due Diligence Period. All of said Improvements shall be completed within three (3) years of the effective date of the Lease. In the event said Improvements are not completed or construction is not commenced as provided above, then Lessor may at its option terminate this Lease upon giving one hundred eighty (180) days' prior notice, in writing, to Lessee (and any leasehold mortgagee) within thirty (30) days following the expiration of such three (3) year period; provided, in the event Lessee completes the Improvements prior to the expiration of the one hundred eighty (180) day period, Lessor's exercise of its option to terminate shall be null

and void and this Lease shall continue in full force and effect.

6.03 IMPROVEMENTS REVERT TO LESSOR AT LEASE TERMINATION OR EXPIRATION

It is expressly understood and agreed by and between the parties hereto that upon the termination of this Lease by forfeiture, lapse of time or by reason of the failure by Lessee to keep and perform the covenants, agreements or conditions herein contained, any buildings or other improvements then existing upon the Demised Premises, if any, shall become and be the absolute property of Lessor and no compensation therefor shall be allowed or paid to Lessee except as stated in Article 3.09. Lessee shall surrender same in good and safe condition, reasonable wear and tear excepted, subject to the terms of Paragraph 4.06 hereof. Lessee shall not commit waste during the term hereof or in the course of vacating same.

ARTICLE SEVEN

7.01 NOTICES

All notices herein provided for from Lessor to Lessee or Lessee to Lessor shall be personally served or mailed by nationally recognized overnight courier (e.g., Fed Ex) or by U. S. Registered or Certified Mail, Return Receipt Requested, First Class Postage Prepaid addressed to Lessee at:

Village of Crestwood
13840 S. Cicero Avenue
Crestwood, Illinois 60445
ATTN: Mayor
Ph: 708-371-4800
FAX: 708-371-4849

Or to Lessor at: Metropolitan Water Reclamation District of Greater Chicago
100 East Eric street
Chicago, Illinois 60611
Attn: Executive Director

or any other address either party may designate in writing. Any notice so mailed by one party hereto to the other shall be and is hereby declared to be sufficient notice for all the purposes of this Lease and that a post office registry receipt showing the mailing of such notice and the date of such mailing shall be accepted in any court of record as competent prima facie evidence of those facts

7.02 RIGHT TO DECLARE LEASE TERMINATED

It is understood and agreed by Lessee that neither the right given in this Lease to Lessor to collect rent or such other compensation as may be due under the terms of this Lease by sale nor any proceedings under this Lease shall in any way affect the right of Lessor to declare this Lease terminated and the term hereby created ended as above provided, upon default of or failure by Lessee to perform and carry out any of the provisions of this Lease, as herein provided beyond applicable notice and cure periods, after notices as aforesaid. And Lessee, for itself and its assigns, hereby

waives its right to any notice from Lessor of its election to declare this Lease at an end under any of the provisions hereof or to any demand for the payment of rent or the possession of the Demised Premises, except as otherwise provided herein or required by law.

7.03 RIGHTS OF LESSOR IN EVENT OF FORFEITURE OR TERMINATION

In the event of the termination of this Lease by reason of forfeiture by Lessee arising from a default by or failure of it to carry out and perform any of the covenants herein contained, Lessor shall not be obligated to refund to Lessee any sums of money paid by Lessee to Lessor as rentals under the terms of this Lease, and such sums of money shall be retained by Lessor as liquidated damages. Lessor shall only be required to obtain one judgment for the full amount of all such annual rent and additional rent due under this Lease and shall not be required to sue each month, or from time to time, therefor; provided that Lessee shall be required to pay such judgment, in installments, at the respective times such annual rent and additional rent would have become due under this Lease thereafter if this Lease had not then been terminated. Any monies collected shall be applied to payment of annual rent and additional rent due from Lessee to Lessor. Lessor shall use good faith efforts to mitigate its damages in the event of any Lessee default hereunder.

7.04 ABANDONMENT

Lessee shall be permitted to cease to operate any business thereon so long as Lessee is not in default under the terms of this Lease beyond applicable notice and cure periods.

7.05 TERMS OF LEASE BINDING ON SUCCESSOR AND ASSIGNS

The parties hereto agree that all of the terms and conditions of this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors, lessees, sub-lessees and assigns; and whenever in this Lease reference to either of the parties hereto is made, such reference shall be deemed to include, where applicable, also a reference to the successors, lessees, sub-lessees and assigns of such party; and all the conditions and covenants of this Lease shall be construed as covenants running with the land during the term of this Lease.

7.06 ASSIGNMENT OR SUBLEASE

It is agreed by and between the parties that Lessee shall not sublet any part of Demised Premises to any other governmental agency, individual, partnership, joint venture, corporation, land trust or other entity, nor shall Lessee have the right to assign this Lease, without obtaining the prior written consent of Lessor, which consent shall not be unreasonably withheld, conditioned or delayed. Lessor hereby recognizes that Lessee's use of the Premises may be as a retail/commercial development that may consist of one or more subleases of the Premises and that the approval of such subleases is an integral party of the intended development of the Premises and that Lessor agrees to cooperate and work in good faith with Lessee to promptly review and approve any proposed sublessee of Lessee.

Lessee shall notify Lessor in writing not less than sixty (60) days prior to any proposed assignment, or a sublease for a use other than the Permitted Uses and Lessor agrees to respond in writing with its approval or disapproval (and if disapproval, clearly set forth the reasons for such

disapproval) within twenty-one (21) days following Lessor's receipt of Lessee's request for approval (or 30 days following such request to the extent such request is received in the calendar months of July or August). Lessee shall identify the name and address of the proposed assignee and deliver to Lessor original or certified copies of the proposed assignment; a recital of assignee's personal and financial ability to comply with all the terms and conditions of the Lease and any other information or documentation requested by Lessor. Lessor shall not unreasonably withhold the consent to (i) assignment or (ii) sublease for a use that is not included in the Permitted Uses.

It is agreed that reasonable grounds for withholding consent shall include but not be limited to the following:

A. The proposed activity of the assignee/sublessee does not conform with the terms of this Lease or policies established by Lessor.

B. The proposed assignee/sublessee does not have either substantial experience in the business provided for in the Lease or the financial resources to comply with the requirements of the Lease.

C. There is an existing violation of or uncured default by Lessee with respect to the Lease.

In addition to the payment of all cash rent or additional compensation otherwise herein required to be paid by or performed by Lessee, Lessee will pay to Lessor, as additional compensation hereunder in the event Lessee assigns this Lease or sublets all or part of the Demised Premises, fifteen percent (15%) of all value it receives from its assignee/sublessee for the use and occupancy of the Demised Premises as a result of the sublease or assignment in excess of the cash rent which Lessee is currently paying with respect to the subleased portion of the leasehold as a tract, if assigned.

It is agreed that this Lease shall not pass by operation of law to any trustee or receiver in bankruptcy or for the assignment for the benefit of creditors of Lessee.

Any attempted sublease or assignment not in compliance with this Paragraph shall be void and without force and effect. Additionally, Lessor shall retain 100% of all sublease fees received by Lessor under any unauthorized sublease.

ARTICLE EIGHT

MISCELLANEOUS PROVISIONS

8.01 LESSEE MAY IMPLEAD THE METROPOLITAN WATER RECLAMATION DISTRICT IN REAL ESTATE LITIGATION

Lessee may, after notice in writing to Lessor, implead Lessor as a party at any time during the term of this Lease, in any litigation concerning the Demised Premises in which Lessor is a necessary party.

8.02 LESSEE TO PAY ALL COSTS OF ENFORCEMENT

Lessee agrees to pay and discharge all costs and reasonable attorney's fees and expenses, which Lessor shall incur in enforcing the covenants of this Lease.

8.03 HEADINGS ARE FOR CONVENIENCE OF PARTIES

All paragraph headings of this Lease are inserted for purposes of reference and convenience of the parties only, and do not constitute operative provisions of the Lease.

8.04 COMPLIANCE WITH WATERWAY STRATEGY RESOLUTION

To the extent that the Demised Premises embrace or abut a waterway regulated by Lessor or in which Lessor asserts property rights, Lessee shall to the extent applicable, comply with the Waterway Strategy Resolution and Implementation Criteria therefor, of Lessor's Board of Commissioners in the execution of its development plan for the Demised Premises which abut any such waterway and Demised Premises which afford Lessee direct access thereto may be utilized by Lessee for the purpose of waterborne commerce. However, Lessee will be responsible for the construction and maintenance of any docking facility at its own cost and expense which is compatible with the Waterway Strategy Resolution to maintain the bank in an aesthetically pleasing condition. Permanent storage of bulk commodities, unsightly materials and/or debris on waterway side of the scenic berm or the docking area is prohibited.

It is the intent of Lessor to maintain, where possible, a "natural" appearance to its properties by retaining existing vegetative cover. However, Lessor recognizes that site development will sometimes necessitate the removal of existing vegetative cover. In those cases Lessor will require Lessee to reestablish vegetative cover in the same quantities and qualities as those removed. The re-established plant materials are to be considered as an addition to the landscaping required within the scenic easement.

Lessee will comply with all applicable local zoning and setback requirements. Lessor reserves the right to traverse the Demised Premises to access the waterway which abuts the Demised Premises, provided, Lessor agrees to use commercially reasonable efforts not to interfere with the operation of any businesses on the Demised Premises.

Lessor's Board of Commissioners has heretofore adopted its Waterway Strategy Resolution relating to the development of leased waterways property. Lessee shall implement the beautification plan described in the attached Exhibit "F". Lessee shall comply with all applications of said Resolution in its use and development of the Demised Premises. Lessee's method of compliance therewith shall be approved by Lessor's Executive Director in writing. The setback for the Waterway Strategy Resolution for this leasehold has been reduced to 30 feet wide.

8.05 TREE MITIGATION

A. No alterations, construction or maintenance work upon the premises involving any material change in the location, installation or construction of facilities, or

involving the removal of any trees on District property, shall be performed by any person or municipality without having first obtained District approval. However, Lessee may conduct routine trimming of trees, brush or other overgrown vegetation to the extent it interferes with the safety or proper functioning of any improvements.

B. If the proper maintenance and operation of facilities or improvements on the Premises necessitates the removal of any trees on District property, Lessee shall give no less than 14-day written notice, exclusive of Saturdays, Sundays and holidays, of its intent to remove any trees on the premises, setting forth the number, location and species of trees to be removed.

C. Lessee shall submit to the District a plan to replace any trees removed that provides for planting the same or greater number and quality of trees on the Premises, or on alternate areas owned by the District as designated and approved in writing by the District.

D. Lessee is responsible for obtaining any local permits necessary for tree removal.

ARTICLE NINE

LEASEHOLDS WITH EXISTING IMPROVEMENTS AS OF THE EFFECTIVE DATE (WHICH IS NOT THE CASE UNDER THIS LEASE)

9.01 LESSEE WILL NOT ALLOW WASTE TO IMPROVEMENTS

Lessee will keep the leasehold improvements existing as of the effective date of this Lease safe, clean and in good order, repair and condition which shall include all necessary replacement, repair and decorating. Lessee will not allow the improvements existing as of the date of this Lease to become damaged or diminished in value, ordinary wear and tear excepted, by anyone or by any cause.

9.02 CONDITION OF PREMISES AND IMPROVEMENTS NOT WARRANTED

Lessee expressly acknowledges that Lessor has made no representations, warranties express or implied, as to the adequacy, fitness or condition of Demised Premises or the improvements upon the Demised Premises for the purpose set forth in Article Three, Paragraph 3.07 hereof or for any other purpose or use express or implied by Lessee. Lessee accepts the Demised Premises and the improvements thereon, if any, "AS-IS" and "WITH ALL FAULTS". Lessee acknowledges that it has inspected the Demised Premises and has satisfied itself as to the adequacy, fitness and condition thereof.

9.03 MODIFICATION OF IMPROVEMENTS

No modification of the leasehold improvements existing as of the effective date of this Lease shall be made by Lessee without the prior written approval of Lessor and compliance by Lessee with all other terms of this Agreement.

9.04 PLAT OF SURVEY AND LEGAL DESCRIPTION

Lessee understands and agrees that in the event the legal description and plat attached hereto are not legally sufficient for acceptance for recordation of this Lease by the Recorder of Deeds of the county in which the Demised Premises are located, Lessee shall procure, at its own expense, a plat of survey and legal description of the Demised Premises prepared and certified in writing by a Registered Illinois Land Surveyor, within sixty (60) days of the execution date hereof. Said plat of survey and legal description shall be reasonably satisfactory to and approved by Lessor's Executive Director in writing. Failure to timely procure and receive approval of said plat of survey and legal description shall be grounds for immediate termination of this Lease. Lessor reserves the right and Lessee concurs that Lessor shall insert said legal description and plat of survey into this Lease Agreement as Exhibit "A" and the Memorandum of Lease, respectively, upon the approval thereof by District's Executive Director, without further affirmative act by either party hereto.

ARTICLE TEN

GENERAL ENVIRONMENTAL PROVISIONS

10.01 DEFINITIONS

A. "Environmental Laws" shall mean all present and future statutes, regulations, rules, ordinances, codes, licenses, permits, orders, approvals, plans, authorizations and similar items, of all government agencies, departments, commissions, boards, bureaus, or instrumentalities of the United States, state and political subdivisions thereof and all applicable judicial, administrative, and regulatory decrees, judgments, orders, notices or demands relating to industrial hygiene, and the protection of human health or safety from exposure to Hazardous Materials, or the protection of the environment in any respect, including without limitation:

(1) all requirements, including, without limitation, those pertaining to notification, warning, reporting, licensing, permitting,investigation, and remediation of the presence, creation, manufacture, processing, use, management, distribution, transportation, treatment, storage, disposal, handling, or release of Hazardous Materials;

(2) all requirements pertaining to the protection of employees or the public from exposure to Hazardous Materials or injuries or harm associated therewith; and

(3) the Comprehensive Environmental Response, Compensation and Liability Act (Superfund or CERCLA) (42 U.S.C. Sec. 9601 et seq.), the Resource Conservation and Recovery Act (Solid Waste Disposal Act or RCRA) (42 U.S.C. Sec. 6901 et seq.), Clean Air Act (42 U.S.C. Sec 7401 et seq.), the Federal Water pollution Control Act (Clean Water Act) (33 U.S.C. Sec, 1251 et seq.), the Emergency Planning and Community Right-to-Know Act (42 U.S.C. Sec. 11001 et seq.), the Toxic Substances Control Act (15

U.S.C. Sec. 2601 et seq.), the National Environmental Policy Act (42 U.S.C. Sec. 4321 et seq.), the Rivers and Harbors Act of 1988 (33 U.S.C. Sec. 401 et seq.), the Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the Safe Drinking Water Act (42 U.S.C. Sec. 300(f) et seq.), the Illinois Environmental Protection Act (415 ILCS 5/1 et seq.) and all rules, regulations and guidance documents promulgated or published hereunder, Occupational Safety and Health Act (29 U.S.C. Sec. 651 et seq.) and all similar state, local and municipal laws relating to public health, safety or the environment.

B. "Hazardous Materials" shall mean:

(1) any and all asbestos, natural gas, synthetic gas, liquefied natural gas, gasoline, diesel fuel, petroleum, petroleum products, petroleum hydrocarbons, petroleum by-products, petroleum derivatives, crude oil and any fraction of it, polychlorinated biphenyls (PCBs), trichloroethylene, urea formaldehyde and radon gas;

(2) any substance (whether solid, liquid or gaseous in nature), the presence of which (without regard to action level, concentration or quantity threshold) requires investigation or remediation under any federal, state or local statute, regulation, ordinance, order, action, policy or common law;

(3) any substance (whether solid, liquid or gaseous in nature) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous or dangerous;

(4) any substance (whether solid, liquid or gaseous in nature) the presence of which could cause or threaten to cause a nuisance upon the Demised Premises or to adjacent properties or pose or threaten to pose a hazardous threat to the health or safety of persons on or about such properties;

(5) any substance (whether solid, liquid or gaseous in nature) the presence in of which on adjacent properties could constitute trespass by or against Lessee or Lessor;

(6) any materials, waste, chemicals and substances, whether solid, liquid or gaseous in nature, now or hereafter defined, listed, characterized or referred to in any Environmental Laws as "hazardous substances," "hazardous waste," "infectious waste," "medical waste," "extremely hazardous waste," "hazardous materials," "toxic chemicals," "toxic substances," "toxic waste," "toxic materials," "contaminants," "pollutants," "carcinogens," "reproductive toxicants," or any variant or similar designations;

(7) any other substance (whether solid, liquid or gaseous in nature) which is now or hereafter regulated or controlled under any Environmental Laws (without regard to the action levels, concentrations or quantity thresholds specified herein); or

(8) any result of the mixing or addition of any of the substances described in this Subparagraph B with or to other materials.

C. "Phase I Environmental Assessment" shall mean:

(1) an assessment of the Demised Premises performed by an independent and duly qualified, licensed engineer with experience and expertise in conducting environmental assessments of real estate, bedrock and groundwater of the type found on the Demised Premises, and said assessment shall include, but not necessarily be limited to a historical review of the use (abuse) of the Demised Premises, a review of the utilization and maintenance of Hazardous Materials on the Demised Premises, review of the Demised Premises' permit and enforcement history (by review of regulatory agency records), a site reconnaissance and physical survey, inspection of Demised Premises, site interviews and site history evaluations, basic engineering analyses of the risks to human health and the environment of any areas of identified concerns, and preparation of a written report which discusses history, site land use, apparent regulatory compliance or lack thereof and which includes historical summary, proximity to and location of USTs, LUSTs, TSDFs, CERCLA site flood plain, maps, photograph log, references, conclusions and recommendations.

D. "Phase II Environmental Assessment" shall mean:

(1) an assessment of the Demised Premises performed by an independent and duly qualified, licensed engineer with experience and expertise in conducting environmental assessments of real estate, bedrock and groundwater of the type found on the Demised Premises, and said assessment shall include, but not necessarily be limited to, extensive sampling of soils, ground waters and structures, followed by laboratory analysis of these samples and interpretation of the results, and preparation of a written report with boring logs, photograph logs, maps, investigative procedures, results, conclusions and recommendations.

10.02 MANUFACTURE, USE, STORAGE, TRANSFER OR DISTRIBUTION OF HAZARDOUS MATERIALS UPON OR WITHIN THE DEMISED PREMISES

Lessee, for itself, its heirs, executors, administrators, successors and assigns, covenants that to the extent that any Hazardous Materials are manufactured, brought upon, placed, stored, transferred or distributed upon or within the Demised Premises by Lessee, or its subtenant or assigns, or any of their agents, servants, employees, contractors or subcontractors, same shall be done in strict compliance with all Environmental Laws.

Construction or installation of new or reconstruction of existing underground storage tanks and underground interconnecting conveyance facilities for any material or substance is not permitted without the advance written consent of the Executive Director of the District.

10.03 USE OF PREMISES (RESTRICTIONS - ENVIRONMENTAL)

Lessee shall use the Demised Premises only for purposes expressly authorized by Article 3.07 of this Lease. Lessee will not do or permit any act that may impair the value of the Demised Premises or any part thereof or that could materially increase the dangers, or pose an unreasonable risk of harm, to the health or safety of persons to third parties (on or off the Demised Premises) arising from activities thereon, or that could cause or threaten to cause a public or private nuisance on the Demised Premises or use the Demised Premises in any manner (i) which could cause the Demised Premises to become a hazardous waste treatment, storage, or disposal facility within the meaning of, or otherwise bring the Demised Premises within the ambit of, the Resource Conservation and Recovery Act of 1976, Section 6901 et seq. of Title 42 of the United States Code, or any similar state law or local ordinance, (ii) so as to cause a release or threat of release of Hazardous Materials from the Demised Premises within the meaning of, or otherwise bring the Demised Premises within the ambit of, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, Section 9601 et m. of Title 42 of the United States Code, or any similar state law or local ordinance or any other Environmental Law or (iii) so as to cause a discharge of pollutants or effluents into any water source or system, or the discharge into the air of any emissions, which would require a permit under the Federal Water Pollution Control Act, Section 1251 of Title 33 of the United States Code, or the Clean Air Act, Section 741 of Title 42 of the United States Code, or any similar state law or local ordinance.

10.04 CONDITION OF PROPERTY (ENVIRONMENTAL)

(1) In the event Lessee has been the prior occupant/tenant of the Demised Premises under a prior occupancy/use authorization, Lessee warrants and represents that the Demised Premises and improvements thereon, including all personal property, are free from contamination by any Hazardous Materials, that there has not been thereon a release, discharge, or emission, of any Hazardous Materials during its occupancy of the Demised Premises as defined by any Environmental Laws, and that the Demised Premises does not contain, or is not affected by underground storage tanks, landfills, land disposal sites, or dumps. *(This provision is applicable only to tenants seeking a new lease for the same property).

(2) In the event of a release, emission, discharge, or disposal of Hazardous Materials in, on, under, or about the Demised Premises or the improvements thereon, Lessee will take all appropriate response action, including any removal and remedial action, either before or after the execution date of this Lease.

10.05 INDEMNIFICATION (ENVIRONMENTAL)

A. In consideration of the execution and delivery of this Lease Agreement, Lessee indemnifies, exonerates, and holds Lessor and its officers, officials, Commissioners, employees, and agents ("Indemnified Parties") free and harmless from and against any and all actions, causes of action, suits, losses, costs, liabilities and damages and

expenses incurred in connection with any of these (irrespective of whether any such Indemnified Party is a party to the action for which indemnification is here sought), including reasonable attorney's fees, costs and disbursements, incurred by the Indemnified Parties as a result of or arising out of or relating to (i) the imposition of any governmental lien for the recovery of environmental cleanup costs expended by reason of Lessee's activities, or (ii) any investigation, litigation, or proceeding related to any environmental response, audit, compliance, or other matter relating to the protection of the environment, or (iii) the release or threatened release by Lessee, its subsidiaries, or its parent company, of any Hazardous Materials, or the presence of Hazardous Materials on or under the Demised Premises, or any property to which Lessee, its parent company or any of its subsidiaries has sent Hazardous Materials, (including any losses, liabilities, damages, injuries, costs, expenses, or claims asserted or arising under any Environmental Law), regardless of whether caused by or within the control of Lessee, its parent company or its subsidiaries, provided that, to the extent Lessor is strictly liable under any Environmental Laws, Lessee's obligation to Lessor under this indemnity shall be without regard to fault on the part of Lessee with respect to the violation of law which results in liability to Lessor, except as to conditions that exist on the Demised Premises prior to the effective date of this Lease.

B. Lessee shall defend, indemnify, save and keep harmless the Indemnified Parties against any loss, damage, cost, lien or expense which they may suffer, incur or sustain or for which it may become liable, growing out of any injury to or death of persons or loss or damage to property which shall at any time during the term of this Lease be caused by or resulting from the migration of Hazardous Materials from the Demised Premises to adjacent properties. In case any action, suit, proceeding or investigation shall be commenced against one or more of the Indemnified Parties growing out of any such loss, damage, cost or expense, Lessee shall give immediate written notice of the same to Lessor, and Lessee shall attend to the defense of the same and save and keep harmless the Indemnified Parties from all expense, reasonable attorney's fees, costs, disbursements and liabilities in any manner growing out of, pertaining to or connected therewith.

C. Lessee shall be responsible for all costs for remediation of the Demised Premises for contamination that migrates from adjacent property during the term of the Lease but Lessee may seek recovery from any responsible third party

10.06 SITE RESTORATION/REMEDIATION BOND (ENVIRONMENTAL)

On or before the commencement of the last five-year period of the leasehold term hereunder, Lessee shall lodge with Lessor its Environmental Site Restoration/Remediation Bond in the sum of $10,000.00, secured either by cash, irrevocable letter of credit or a commercial bond with surety to secure Lessee's performance of and compliance with the provisions and intent of Article 10 of this Lease. A cash payment securing the bond hereunder will be placed in an interest bearing account established by Lessor specifically for this purpose. Any interest paid on account of said deposit shall be the property of and payable periodically to Lessee. Such account shall be drawable

only by Lessor upon its unilateral act. At no time shall the amount on deposit in said account be less than the penal sum of this Bond. Any commercial bond with surety shall be fully prepaid by Lessee and documented as such at the time it is lodged with Lessor. Said Bond shall be in a form approved by Lessor and shall be maintained in full force and effect until such time as Lessee has demonstrated and documented to the reasonable satisfaction of Lessor (and Lessor has executed its written release thereof to the issuer), full compliance with all Environmental Laws, relating to Lessee's use or occupancy of the Demised Premises and its environmental restoration or remediation. This provision shall survive the termination/expiration of this Lease.

10.07 ENVIRONMENTAL COVENANTS

Lessee agrees to and covenants as follows:

A. It has no knowledge of any pending or threatened:

(1) claims, complaints, notices, or requests for information directed to Lessee with respect to any alleged violation of any Environmental Laws, or

(2) complaints, notices, or requests for information directed to Lessee regarding potential liability under any Environmental Law, relating to or arising from the Demised Premises.

B. Lessee covenants and agrees that, throughout the term of the Lease, all Hazardous Materials which may be used by any person for any purpose upon the Demised Premises shall be used or stored thereon only in a safe, approved manner, in accordance with all generally accepted industrial standards and all Environmental Laws.

C. Lessee has been issued and is in compliance with all permits, certificates, approvals, licenses, and other authorizations relating to environmental matters and necessary for its business, if any.

D. Lessee, to the best of its knowledge, is not a potentially responsible party with respect to any other facility receiving waste of Lessee (from the Demised Premises) under CERCLA or under any statute providing for financial responsibility of private parties for cleanup or other actions with respect to the release or threatened release of any Hazardous Materials.

E. None of the manufacturing or distribution facilities of Lessee is subject to any environmental lien. "Environmental Lien" means a lien in favor of any government entity for any liability under any law relating to the environment or costs incurred by such government entity in response to the release or threatened release of any substance into the environment.

F. Lessee will take all reasonable steps to prevent and has no knowledge of any conditions on the Demised Premises that is or was alleged by any government entity or third party to be in violation of any Environmental Laws. There will be no spill, discharge, leaks, emission, injection, escape, dumping, or release of any toxic

or Hazardous Materials by any persons on the Demised Premises.

G. Except as disclosed on Exhibit (n/a) hereto, Lessee and its parent company, if any, have not received from any government entity since 1980, any written complaint or written notice asserting potential liability, written request for information, or written request to investigate any site under the CERCLA of 1980, as amended, or under any domestic state law comparable to CERCLA or any foreign law comparable to CERCLA.

H. Lessee, to the best of its knowledge after due inquiry, since November 15, 1971, represents that there has not been any discharging, spilling, leaking, dumping, or burying of hazardous substances, as defined in CERCLA, or disposal of hazardous wastes, as defined in RCRA, or of any other pollutant or contaminant at the Demised Premises that is likely to form the basis for any written claim by any government entity seeking to impose liability for remedial action under CERCLA or RCRA. *(This provision applicable only to occupants/tenants seeking a new lease for the same property).

I. Lessee will not allow the installation of asbestos on the Demised Premises, or any item, article, container or electrical equipment, including but not limited to transformers, capacitors, circuit breakers, reclosers, voltage regulators, switches, electro-magnets and cable, containing PCBs.

J. Within 60 days after execution of the Lease, Lessee shall prepare and submit a general statement to Lessor of its operations and maintenance program for any activities conducted on Demised Premises other than retail, office, restaurants and lodging, describing its layout, process, method of inspections, reporting procedure, and maintenance of equipment, which shall be updated annually and submitted to Lessor on the anniversary date of the execution of the Lease.

K. Upon request by Lessor, Lessee agrees to conduct daily monitoring and to maintain a daily log book to ensure compliance with all Environmental Laws which may be inspected by Lessor at its option.

L. After the initial construction of all of the buildings on the Demised Premises, Lessee shall notify Lessor in writing of any proposed significant renovation or improvement on or to the Demised Premises (excluding interior building renovations or improvements), which notice shall include any drawings, plans and specifications thereof, at least 30 days prior to beginning construction of any such renovation or improvement. For purposes of this subparagraph (L), renovation shall be deemed significant when the total cost exceeds $100,000.00 or otherwise interferes with or has the potential to interfere with Lessor facilities or operations.

M. In the event Lessee installs underground utilities, Lessee shall be responsible to install "plugs" of compacted impermeable soil material at intervals of no greater than 100 feet between such plugs along any new utility trenches installed by Lessee which have been backfilled with compacted granular materials in order to

minimize cross-site and off-site environmental contaminant migration. The spacing of these plugs should be based on the characteristics of the site, the configuration of the trench or trenches, the characteristics (nature and extent) of the site environmental contamination, and/or the potential for site contamination should a surface of subsurface chemical release occur. Special emphasis should be placed on locating these plugs at all utility trenches where they cross: other utility trenches, containment berms or walls, property boundaries, and lease boundaries.

N. The aforesaid representations and warranties shall survive the expiration or termination of the Lease.

10.08 DEFAULT (ENVIRONMENTAL)

The occurrence of any one or more of the following events shall constitute a default under this Lease Agreement, but said default shall not terminate the Lease unless Lessor notifies Lessee of termination in writing:

A. The Demised Premises are listed or proposed for listing on the National Priorities List pursuant to Section 1.05 of the CERCLA, 42 U.S.C. Section 9605, on the CERCLIS, or on any other similar state list of sites or facilities requiring environmental investigation or cleanup.

B. Lessee is determined to have liability for underground storage tanks, active or abandoned, including petroleum storage tanks, on or under the Demised Premises, including any release of Hazardous Materials therefrom, that, singly or in the aggregate, have or may reasonably be expected to have a material adverse effect on the financial condition, operations, assets or business, properties or prospects of Lessee or its parent company.

C. Lessee is determined to have liability for polychlorinated biphenyls (PCBs) that require immediate remediation or cleanup or friable asbestos in such condition to cause or threaten to cause, a present health hazard at any property previously leased by Lessee that, singly or in the aggregate, has or may reasonably be expected to have a material adverse effect on the financial condition, operations, assets, business, properties, or prospects of Lessee, or its parent company.

D. Lessee is determined to have liability under any Environmental Laws for any condition that exists at, on, or under any property previously leased by Lessee that, with the passage of time or the giving of notice, or both, gives rise to liability that, singly or in the aggregate, has or may reasonably be expected to have a material adverse effect on the financial condition, operations, assets, or business properties or prospects of Lessee, or its parent company.

10.09 COVENANTS (ENVIRONMENTAL)

Lessee shall cause each of its respective subsidiaries, contractors, subcontractors, employees

and agents to:

A. (1) Use and operate all of the Demised Premises in compliance with all applicable Environmental Laws, keep all material permits, approvals, certificates, and licenses in effect and remain in material compliance with them;

(2) Undertake reasonable and cost-effective measures to minimize any immediate environmental impact of any spill or leak of any Hazardous Materials;

(3) Provide notice to Lessor of the operation of any on-site non-hazardous waste disposal facility. For purposes of this subparagraph (A)(3), the term "waste" means any discarded or abandoned material, and the term "disposal facility" means any facility in which wastes are placed for disposal or storage, in each case, for longer than three (3) months.

B. Notify Lessor by telephone within two hours of the release of Hazardous Materials, including the extent to which the identity of the Hazardous Materials is known, the quantity thereof and the cause(s) of the release, and provide Lessor within 72 hours of the event, with copies of all written notices by Lessee, its parent and its subsidiaries that are reported to government regulators or received from the government regulators.

C. Provide such information that Lessor may reasonably request from time to time to determine compliance by Lessee with this Article.

D. Lessee covenants and agrees to cooperate with Lessor in any inspection, assessment, monitoring or remediation instituted by Lessor during the Lease term and to allow prospective tenants or purchasers reasonable access to the Demised Premises one year prior to the expiration of the Lease.

10.10 COMPLIANCE (ENVIRONMENTAL)

Lessee will cause each of its subsidiaries, if any, to exercise due diligence to comply with all applicable treaties, laws, rules, regulations, and orders of any government authority

A. Subject to the approval of Lessor's Board of Commissioners, Lessee shall conduct a Phase I Environmental Assessment, at its own expense, with respect to the Demised Premises every tenth anniversary, as opposed to every fifth anniversary of the execution of this Lease and submit the written report to Lessor within 90 days after each tenth anniversary. After review of each Phase I Environmental Assessment, or at any other time, upon receipt of any information or report that determines the possible presence of Hazardous Materials contamination on the Demised Premises in violation of Environmental Laws, Lessor, at its sole discretion, may require Lessee, at Lessee's expense, to obtain a Phase II Environmental Assessment with respect to the Demised Premises. The written report of the Phase

II Environmental Assessment shall be submitted to Lessor within 120 days of Lessor's request for same. If the Phase II Assessment discloses the presence of any Hazardous Materials contamination on the Demised Premises in violation of Environmental Laws, Lessee shall take immediate action to remediate the contamination and to restore the Demised Premises to a clean and sanitary condition and to the extent required by any and all environmental laws. In the event of a breach by Lessee of the environmental covenants set forth in Paragraph 10.09, Lessor may require Lessee to obtain a Phase I and Phase II Environmental Assessment with respect to the Demised Premises at any other time.

B. Lessee agrees to implement its own building maintenance and operations program for asbestos inspections on an annual basis and to report its findings to Lessor annually on the anniversary date of the Lease to the extent any buildings constructed by Lessee on the Demised Premises contain asbestos materials.

C. Capacitators, transformers, or other environmentally sensitive installations or improvements shall be removed at the end of the Lease at Lessor's election.

D. In addition to the Environmental Assessments required in paragraph A of this Article, Lessor, at its cost and expense, shall have the right, but is not required to cause an independent environmental consultant, chosen by Lessor at its sole discretion, to inspect, assess and test the Demised Premises for the existence of any and all environmental conditions and any and all violations of Environmental Laws (Environmental Assessment). The scope, sequence and timing of the Environmental Assessment shall be at the sole discretion of Lessor.

E. If any Environmental Assessment reveals, or Lessor otherwise becomes aware of, the existence of any violation of any Environmental Laws that either Lessee is unwilling to remediate or that Lessor is unwilling to accept, Lessee shall be in default under this Lease and Lessor shall have the right and option to terminate this Agreement and to declare it null and void upon one hundred eighty (180) days prior notice to Lessee and Lessee's approved leasehold mortgagee; provided, the exercise of such termination option shall be null and if the remediation is performed (or is diligently being pursued) prior to the expiration of such 180 day period.

F. Not less than one (1) year prior to the expiration of the Lease, Lessee shall have caused to be prepared and submitted to Lessor a written report of a site assessment in scope, form and substance, and prepared by an independent, competent and qualified professional and engineer, registered in the State of Illinois, satisfactory to Lessor, and dated not more than eighteen (18) months prior to the expiration of the Lease, showing that:

(1) The Demised Premises and any improvements thereon do not materially deviate from any requirements of the Environmental Laws, including any licenses, permits or certificates required thereunder;

(2) The Demised Premises property and any improvements thereon

do not contain: (i) asbestos in any form; (ii) urea formaldehyde; (iii) items, articles, containers, or equipment which contain fluid containing polychlorinated biphenyls (PCBs); or (iv) underground storage tanks which do not comply with Environmental Laws;

(3) The engineer has identified, and then describes, any Hazardous Materials utilized or maintained on the Demised Premises, the exposure to which is prohibited, limited, or regulated by any Environmental Laws;

(4) If any Hazardous Materials were utilized and maintained on the Demised Premises, the engineer has conducted and submitted a Phase II Environmental Assessment of the Demised Premises, which documents that the Demised Premises and improvements are free of contamination by Hazardous Materials

(5) The engineer has identified and then describes, the subject matter of any past, existing, or threatened investigation, inquiry, or proceeding concerning environmental matters by any federal, state, county, regional or local authority, (the "Authorities"), and describes any submission by Lessee concerning said environmental matter which it intends to give, has been given or should be given with regard to the Demised Premises to the Authorities; and

(6) The engineer includes copies of the submissions made pursuant to the requirements of Title III of the Superfund Amendments and Reauthorization Act of 1986, (SARA) Section 11001 et seq. of Title 42 of the United States Code.

G. In the event Lessee should receive a Notice of Environmental Problem, Lessee shall promptly provide a copy to Lessor, and in no event later than seventy-two (72) hours from Lessee's and any tenant's receipt or submission thereof. "Notice of Environmental Problem" shall mean any notice, letter, citation, order, warning, complaint, inquiry, claim, or demand that: (i) Lessee has violated, or is about to violate, any Environmental Laws; (ii) there has been a release, or there is a threat of release, of Hazardous Materials, on the Demised Premises, or any improvements thereon; (iii) Lessee will be liable, in whole or in part, for the costs of cleaning up, remediating, removing, or responding to a release of Hazardous Materials; or (iv) any part of the Demised Premises or any improvements thereon is subject to a lien in favor of any governmental entity for any liability, costs, or damages, under any Environmental Laws, arising from or costs incurred by such government entity in response to a release of a Hazardous Material.

10.11 INSPECTION AND RIGHT OF INSPECTION (ENVIRONMENTAL)

A. In the event Lessee receives a Notice of Environmental Problem as defined in Paragraph 10.10G, Lessee shall, within ninety (90) days, submit to Lessor a written report in scope, form and substance, and prepared by an independent, competent and qualified, professional, registered engineer, satisfactory to Lessor, showing that the engineer made all appropriate inquiry consistent with good commercial and customary practice, such that consistent with generally accepted engineering practice and procedure, indicating whether any evidence or indication came to light which would suggest there was a release of substances on the Demised Premises which could necessitate an environmental response action, and which describes the Demised Premises compliance with, or lack thereof, and with all applicable Environmental Laws or certificates required thereunder, and Lessee's compliance with the representations and warranties previously set forth in this Lease. After review of the written report, lessor may require Lessee to submit a written Phase II Environmental Assessment pursuant to provisions set forth in paragraph 10.10A.

B. Lessor hereby expressly reserves to itself, its agents, attorneys, employees, consultants, and contractors, an irrevocable license and authorization to enter upon and inspect the Leased Premises and improvements thereon, and perform such tests, including without limitation, subsurface testing, soils, and groundwater testing, and other tests which may physically invade the Demised Premises or improvements thereon, as Lessor, in its sole discretion, determines is necessary to protect its interests; provided, any such entry onto the Premises pursuant to this paragraph shall be performed in a manner to minimize any disruption to the conduct of the businesses operating on the Demised Premises.

[THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO has caused this instrument to be executed in triplicate by the Chairman of the Committee on Finance of its Board of Commissioners and attested by its Clerk, and its corporate seal to be hereunto affixed; and Lessee has caused this instrument to be executed in triplicate by its President and attested by its Secretary and its corporate seal to be hereunto affixed all the day and year first above written.

METROPOLITAN WATER RECLAMATION DISTRICT
OF GREATER CHICAGO

By: _____
Frank Avila
Chairman of Committee on Finance

ATTEST:
_____
Jacqueline Torres, Clerk

VILLAGE OF CRESTWOOD

By: _____
Louis Presta
Mayor

ATTEST:
_____
Catherine M. Johnson, Village Clerk

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Louis Presta, personally known to me to be the Mayor of the Village of Crestwood, a municipal corporation, and Catherine M. Johnson, personally known to me to be the Village Clerk of said municipal corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such representatives of said municipal corporation, duly executed said instrument on behalf of said municipal corporation and caused its corporate seal to be affixed thereto pursuant to authority given by the corporate authority of said municipal corporation, as its free and voluntary act and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 8th day of February, A.D. 2019.

Peggy A. Carlson
Notary Public

My Commission expires:

12/20/2019

OFFICIAL SEAL
Peggy A Carlson
Notary Public, State of Illinois
My Commission Expires Dec. 20, 2019

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Tracy Ito Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Avila personally known to me to be the Chairman of the Committee on Finance of the Board of Commissioners of the Metropolitan Water Reclamation District of Greater Chicago, a body corporate and politic, and Jacqueline Torres, personally known to me to be the Clerk of said body corporate and politic, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Chairman of the Committee on Finance and such Clerk, they signed and delivered the said instrument as Chairman of the Committee on Finance of the Board of Commissioners and Clerk of said body corporate and politic, and caused the corporate seal of said body corporate and politic to be affixed thereto, pursuant to authority given by the Board of Commissioners of said body corporate and politic, as their free and voluntary act and as the free and voluntary act and deed of said body corporate and politic, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 22nd day of March, A.D. 20 19.

Tracy Ito
Notary Public

My Commission expires:

6/27/22

TRACY ITO
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 27, 2022

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, being Commissioners and Executive Director of the Metropolitan Water Reclamation District of Greater Chicago, being first duly sworn upon oath, individually deposes and says that he/she is not and has not been a party to any collusive agreement with the Lessee or Lessees of the Premises described herein.

President Kari K. Steele

Vice President Barbara J. McGowan

Chairman Committee on Finance
Frank Avila

Commissioner Cameron Davis

Commissioner Kimberly Du Buclet

Commissioner Marcelino Garcia

Commissioner Josina Morita

Commissioner Debra Shore

Commissioner Mariyana T. Spyropoulos

Executive Director

SUBSCRIBED AND SWORN to
before me this 22nd day
of March, 2019.

Notary Public

TRACY ITO
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 27, 2022

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

LESSEE'S NON-COLLUSION AFFIDAVIT

Louis Presta, the Mayor of the Village of Crestwood, and Catherine M. Johnson, the Village Clerk of the Village of Crestwood, Lessee in the above and foregoing Lease, being first duly sworn on oath deposes and says that they are the Mayor and Village Clerk respectively of Lessee hereunder, and that neither they nor any agent of Lessee have been a party to any collusive agreement with Lessor hereunder or with Lessor's Commissioners, Acting Executive Director or officers with respect to the leasing of the Demised Premises which are the subject of the above and foregoing Lease.

Louis Presta, Mayor

Catherine M. Johnson, Village Clerk

SUBSCRIBED AND SWORN to
before me this 21st day
of February, 2019.

Peggy A. Carlson
Notary Public

OFFICIAL SEAL
Peggy A Carlson
Notary Public, State of Illinois
My Commission Expires Dec. 20, 2019

APPROVED AS TO FORM AND LEGALITY:

Head Assistant Attorney

General Counsel

APPROVED:

Executive Director

RECEIVED:

Fee ✓

Insurance ✓

Bond N/A

EXHIBIT "A"

PLAT OF SURVEY CONTAINING LEGAL DESCRIPTION

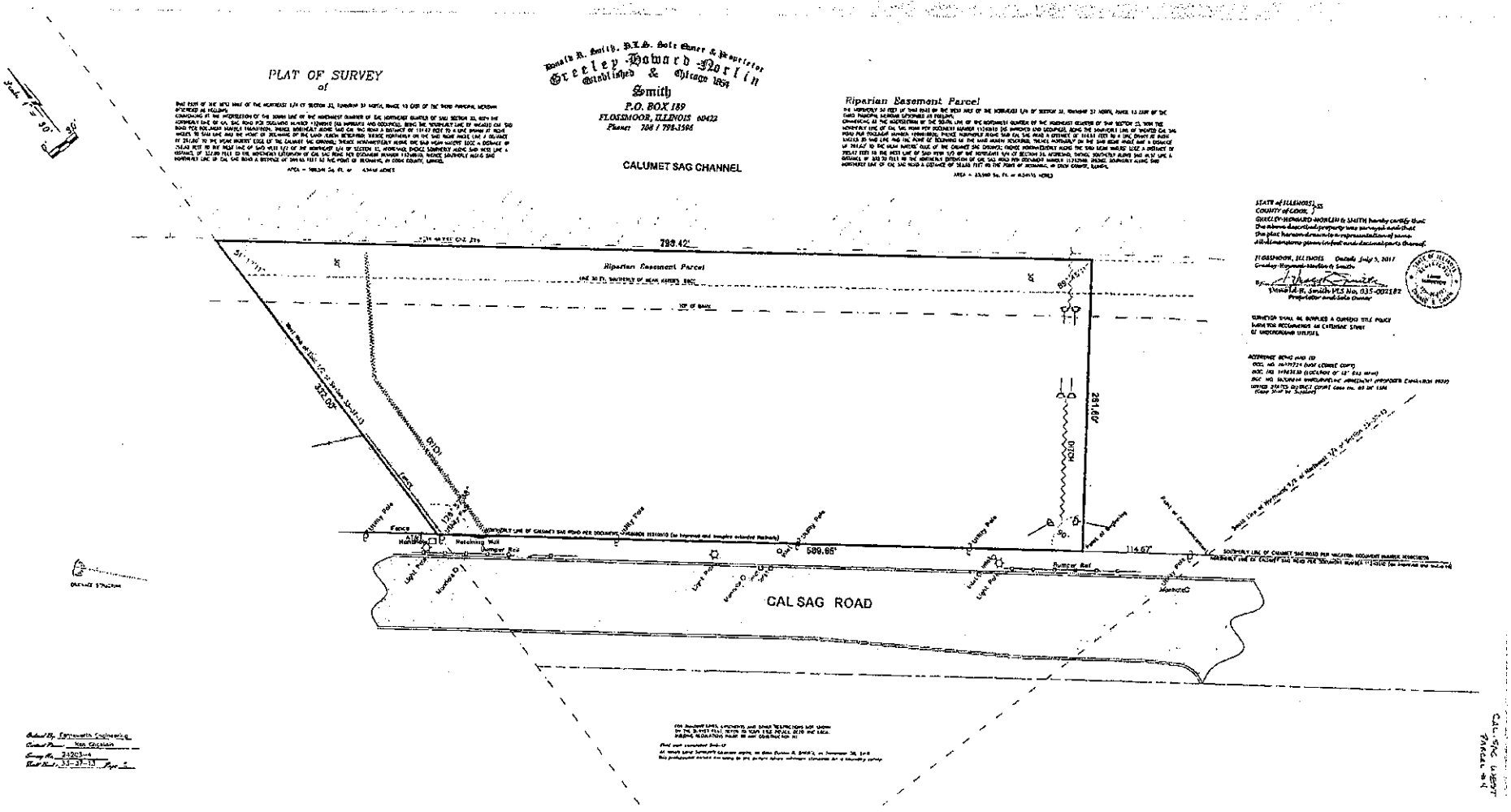
PLAT OF SURVEY
of

Smith

Ronald R. Smith, P.L.S. Sole Owner & Proprietor
Greeley Howard Norlin
Established & Chicago 1854
P.O. BOX 189
FLOSSMOOR, ILLINOIS 60422
Phone: 708 / 798-1586

CALUMET SAG CHANNEL

Riparian Easement Parcel



STATE of ILLINOIS, }ss
COUNTY of COOK, }

GREELEY-HOWARD-NORLIN & SMITH hereby certify that the above described property was surveyed and that the plat hereon drawn is a representation of same. All dimensions given in feet and decimals thereof.

FLOSSMOOR, ILLINOIS Dated: July 5, 2017
Greeley-Howard-Norlin & Smith

By: _____
Ronald R. Smith PLS No. 035-002182
Proprietor and Sole Owner

SURVEYOR SHALL BE SUPPLIED A CURRENT TITLE POLICY AND/OR RECOMMENDS AN EXTENSIVE STUDY OF UNDERLYING TITLES.

ASSESSMENT ROAD AND ID
PIDN: 28-19-724-009 (LOT COOKIE CORP)
PIDN: 28-19-831-30 (LOCATION OF 15' SAG MAIN)
PIDN: 28-19-724-010 (EMPLOYEE OF AMERICAN PROPERTY CASUALTY PROP)
UNITED STATES DISTRICT COURT Case No. 80 CV 1184
(Copy Sheet 24 Exhibit)

Ordered By: Farnsworth Engineering
Contact Person: Ken Gigalski
Survey No. 21903-4
Field Date: 11-27-13 Page 1

CAL SAG WEST
PARCEL # 14

Donald R. Smith, P.L.S. No. 035-003182
Professional Land Surveyor and Sole Owner

Greeley-Howard-Morlin & Smith
Established in Chicago 1854

Donald R. Smith, P.L.S., Sole Owner & Proprietor

Smith
P.O. BOX 189
FLOSSMOOR, ILLINOIS 60422
Phone: 708 / 798-3596

PLAT OF SURVEY

of

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, WITH THE NORTHERLY LINE OF CAL SAG ROAD PER DOCUMENT NUMBER 11534392 (AS AMENDED AND OCCUPIED), BEING THE NORTHERLY LINE OF DOCUMENT NUMBER 11534392, ALSO BEING THE SOUTHERLY LINE OF MAQUIRE DR. (AKA ROAD #12) PER DOCUMENT NUMBER 11534392, ALSO BEING THE SOUTHERLY LINE OF MAQUIRE DR. (AKA ROAD #12) PER DOCUMENT NUMBER 11534392, ALSO BEING THE SOUTHERLY LINE OF LOT 1

EXHIBIT "B"

AERIAL PHOTOGRAPH

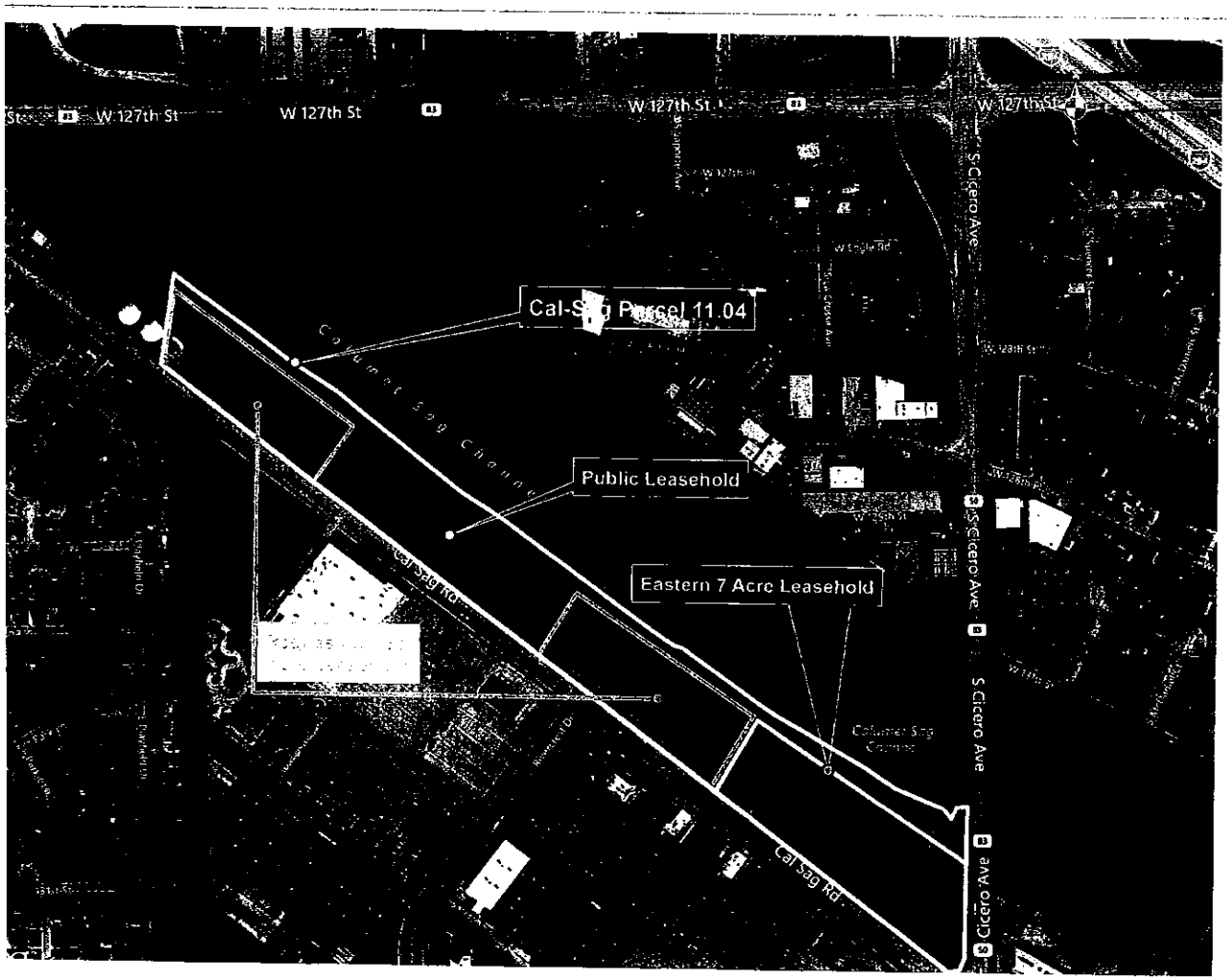

W 127th St
W 127th St
W 127th St
W 127th St
S Cicero Ave
Cal-Sag Parcel 11.04
Cal Sag Channel
Public Leasehold
Eastern 7 Acre Leasehold
Cal Sag Rd
S Cicero Ave
S Cicero Ave
S Cicero Ave

EXHIBIT "C"

PHASE II ENVIRONMENTAL ASSESSMENT REPORT (Paragraph 3.09)

[redacted]

December 19, 2016
File No. 81.0220493.02

Mark J. Leibrock, P.E.
Engineer of Site Remediation
Metropolitan Water Reclamation District of Greater Chicago
LASMA Visitor's Center
7601 South LaGrange Road
Willow Springs, IL 60480

Re: Phase II Limited Subsurface Investigation
CSCA Parcel 11.04
25-Acre Parcel Located Northwest of Cal Sag Road (IL Rt 83) and Cicero Avenue
Crestwood, Illinois

Dear Mr. Leibrock:

Huff & Huff, Inc. (H&H) has completed the Limited Subsurface Investigation (LSI) for the above-referenced parcel in Crestwood, Illinois. The work completed is associated with Task Order No. 2016-002 (including supplements) and included the subsurface investigation presented in the LSI Report. Based on subsurface conditions, soil boring depths were limited at select locations and groundwater samples could only be collected from nine locations. The summary below highlights the findings of the LSI, with the report providing an in depth discussion of observations and analytical results.

Analytical results identified detectable volatile organic compounds (VOCs) within six of the soil borings, all of which achieved the Tier 1 Remedial Objectives (ROs) for residential properties. VOCs were absent from the groundwater samples.

Arsenic was detected (17.8 mg/kg) in an individual soil sample interval at a concentration slightly exceeding the Tier 1 RO (13 mg/kg) for residential ingestion. Upon performing a site wide 95% UCL calculation, the arsenic concentration within the individual sample is considered representative of site background, as the calculated value (10 mg/kg) achieved the RO. The unfiltered (total) arsenic and lead levels detected in the groundwater above the Class 1 Groundwater RO all achieve the RO in the filtered (dissolved) metals samples.. Based on the filtered metals results, the groundwater at the Site is also considered to achieve the ROs.

Field representatives noted a faint petroleum-like odor during drilling within SB-9 (central portion of the Site) and SB-19 (northern portion of the Site). The odors were noted to be slight and limited to less than two foot intervals either at the observed water table (SB-19) or above (SB-9) during drilling. Soil analytical samples from both of the borings achieve the most stringent ROs. The groundwater sample at the SB-19 location (MW-11) also achieved the ROs.

Based on the observations and analytical results from the LSI, the soil and groundwater at the Site is not impacted and achieves the most stringent ROs. If you have any questions, please feel free to contact me via phone at 630-684-4424 or e-mail at shane.cuplin@gza.com.

Very truly yours,

Huff & Huff, Inc., a Subsidiary of
GZA GEOENVIRONMENTAL, INC.

Shane Cuplin, P.G.

Senior Project Manager

Attachments: Phase II Limited Site Investigation Report

Proactive by Design.
Our Community Commitment.

PHASE II
LIMITED SUBSURFACE INVESTIGATION
CSCA PARCEL 11.04

25-Acre Parcel
Northwest Corner of Cal Sag Road (IL Rt 83) and Cicero Avenue
Crestwood, Illinois

December 9, 2016
File No. 81.0220493.02

PREPARED FOR:
Metropolitan Water Reclamation District
Willow Springs, Illinois

Huff & Huff, A Subsidiary of GZA
915 Harger Road, Suite 330 | Oak Brook, IL 60523
630-684-9100

GZA has 28 Offices Nationwide
www.huffnhuff.com www.gza.com

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EXECUTIVE SUMMARY

A Phase II Limited Subsurface Investigation (LSI) was conducted by Huff & Huff, Inc, a Subsidiary of GZA (H&H) for the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) at the approximately 25-acre vacant property located northwest of the intersection of Cal Sag Road (IL Rt 83) and Cicero Avenue in Crestwood, Illinois (Site). The Site is bounded by Cicero Avenue, Cal Sag Road, commercial businesses, 127th Street, and the Cal Sag Channel. The site is currently vacant and includes grassy areas and heavily vegetated areas. A northward flowing tributary crosses the parcel approximately 1,500 feet southeast of 127th Street. A Work Plan which proposed sampling activities was previously prepared by H&H and approved by MWRDGC. The Work Plan scope was based on information obtained from a database search, review of historical aerial photographs, and a site visit. Additionally, the National Pipeline Mapping System online database which provides information related to gas and hazardous liquid pipelines was also reviewed. Sites of concern considered to warrant further investigation included:

1) Centrum Crestwood, L.L.C. – the property (13199 S Cicero Avenue) is located east of Cicero Avenue, to the east of the site. The property is listed on the Illinois EPA Site Remediation Program (SRP) database and is also associated with Engineering and Institutional Controls.
2) Crestwood Auto, Inc. – the property (12727 Cal Sag Road) is located adjacent to the south of the Site. The property is listed on the Office of the State Fire Marshal UST database and is currently occupied by an auto repair center.
3) Howell Flying Service – the property (13202 S Cicero Avenue) is located south of Cal Sag Road to the south of the Site. The property is currently occupied by a strip mall, but was previously occupied by an airport. The flying service listing was associated with the removal of four USTs that appear related to the former airport at the property.
4) Bill's Service Center – the property (Rt 83 and Playfield Drive) is located south of Cal Sag Road, approximately 250 feet southwest of the Site. The property is listed on the LUST and UST databases and is currently occupied by an auto repair center.
5) Cal Sag Channel and 127th Street – the property is listed on the ERNS database within the database report as an "Orphan Site". The location is identified at the Cal Sag and 127th Street intersection associated with a sheen noted in the Cal Sag Channel.
6) A petroleum pipeline located adjacent to the south of Cal Sag Road.

A Site Location Map is included as Figure 1 and a Site Layout Map showing sites of concern is included as Figure 2.

Site investigation activities included collection of soil samples at twenty-two locations and sampling of water from nine temporary monitoring wells as depicted on Figure 3 and Figure 4, respectively. The soil borings were advanced to depths ranging from two feet to 25 feet below ground surface (bgs). With the exception of the two sample intervals analyzed at SB-6, analytical samples were collected and analyzed from one depth interval above the water table within the borings. Analytical samples were collected based on visual observations and photo-ionization detector (PID) readings. Temporary monitoring wells were installed at eleven boring locations; however, due to the geology at the site, groundwater was only present in nine of the wells. Another monitoring well which was planned at the SB-22 location could not be advanced due to the presence of limestone in the backfill material (boring limited to two foot depth). The soils were noted to consist of a mixture of silty clay along with sand and gravel. Due to the consistency of the canal spoils material, select intervals consisted of large pieces of limestone which were not conducive to analysis at the laboratory. The soils which were screened with a PID during the sampling activities indicated low levels, with the highest reading of 3.6 parts per million in soil boring SB-4 at 10 to 11 feet bgs; however, this interval was not selected for laboratory analysis because it was below

the water table and a temporary monitoring well (MW-7) was installed at this location. Slight petroleum-like odors were noted in two of the borings (SB-9 and SB-19), with soil from both intervals being collected for laboratory analyses. No areas of soil staining were noted during drilling. The samples were collected directly into laboratory provided glassware with analyses performed as summarized on the following table. The table also includes the PID readings of the samples.

SUMMARY OF PID RESULTS AND LABORATORY ANALYSES

Sample ID/Depth	PID (ppm)	Laboratory Analyses
SB-1 (1-3 ft)	1.3	VOCs, PNAs, RCRA Metals, Soil pH
SB-2 (10-11 ft)	1.2	VOCs, PNAs, RCRA Metals, Soil pH
SB-3 (5-7 ft)	0.4	VOCs, PNAs, RCRA Metals, Soil pH
SB-4 (1-3 ft)	1.2	VOCs, PNAs, RCRA Metals, Soil pH
SB-5 (1.5 - 3 ft)	0.3	PNAs, Lead, Soil pH
SB-6 (0-1 ft)	1.9	VOCs, PNAs, Lead, Soil pH
SB-6 (5-7 ft)	1.3	VOCs, PNAs, Lead, Soil pH
SB-7 (5-7 ft)	0.9	PNAs, Lead, Soil pH
SB-8 (1-3 ft)	1.7	PNAs, Lead, Soil pH
SB-9 (5-7 ft)	1.9	VOCs, PNAs, Lead, Soil pH
SB-10 (1-4 ft)	1.4	PNAs, Lead, Soil pH
SB-11 (7-9 ft)	1.2	PNAs, Lead, Soil pH
SB-12 (1-3 ft)	0.6	PNAs, Lead, Soil pH
SB-13 (7-8 ft)	1.8	PNAs, Lead, Soil pH
SB-14 (6-7 ft)	1.9	VOCs, PNAs, Lead, Soil pH
SB-15 (1-3 ft)	1.6	VOCs, PNAs, Lead, Soil pH
SB-16 (1-2.5 ft)	1.2	PNAs, Lead, Soil pH
SB-17 (5.5-7.5 ft)	1.6	VOCs, PNAs, RCRA Metals, Soil pH
SB-18 (1-3 ft)	1.1	VOCs, PNAs, RCRA Metals, Soil pH
SB-19 (7-9.5 ft)	2.4	VOCs, PNAs, RCRA Metals, Soil pH
SB-20 (0-1 ft)	0.3	VOCs, PNAs, RCRA Metals, Soil pH
SB-21 (7-9 ft)	0.2	VOCs, PNAs, RCRA Metals, Soil pH
SB-22 (0-0.5 ft)	0.3	VOCs, PNAs, RCRA Metals, Soil pH

For screening purposes, analytical results were compared to residential criteria listed in the Illinois Administrative Code (IAC) Part 742 Tiered Approach to Corrective Action Objectives (TACO), dated July 2013. The Tier 1 Residential Remedial Objectives (ROs) represent the most stringent ROs for the ingestion and inhalation pathways. The Class I Groundwater standards listed in TACO were used for comparison to the groundwater results and to assess the soil migration to groundwater pathway.

Soil analytical results indicated detectable levels of volatile organic compounds (VOCs) including acetone, benzene, 2-butanone, and toluene. The VOC detections were limited to soil boring SB-1, SB-9, SB-14, SB-15, SB-17, and SB-22. All of the detected VOCs achieve the Tier 1 ROs for inhalation, ingestion, and soil migration to groundwater. VOCs were not detected in groundwater from any of the nine temporary monitoring wells sampled as part of this LSI.

Soil analytical results did not indicate detectable levels of polynuclear aromatic hydrocarbons (PNAs) in any of the soil samples. The expanded semi-volatile organic compound (SVOC) list that was analyzed for at nine temporary wells also indicated levels below the laboratory detection limits in the groundwater samples.

Soil analytical results indicated detectable levels in all of the samples for arsenic, barium, cadmium, and lead. A single boring (SB-1) contained arsenic (17.8 mg/kg), slightly above the Residential Ingestion RO (13 mg/kg). However, the exceedance of the Tier 1 Residential Ingestion RO at the individual location at SB-1 is not considered to represent arsenic impacted soil at the Site. The Tier 1 Ingestion RO for arsenic defined in TACO is based on a statistical background number for counties within the Metropolitan Statistical Areas. Based on the individual exceedance being slightly above the RO, the 95% Upper Confidence Limit (UCL) for arsenic was calculated using site specific arsenic results. The calculated 95% UCL value of 10 mg/kg achieves the Tier 1 RO of 13 mg/kg. The remaining detected RCRA metals concentrations also all achieve the Tier 1 ROs for ingestion, inhalation, and soil migration to groundwater.

The unfiltered groundwater analytical results for eight temporary wells from which metals were analyzed indicated detectable levels in one or more of the wells for arsenic, barium, chromium, and lead. The arsenic and lead levels in the unfiltered MW-2 groundwater sample identified levels above the respective Tier 1 Groundwater ROs. The lead levels in the unfiltered MW-6 and MW-7 groundwater samples also exceeded the Tier 1 Groundwater RO. Due to the tendency for metals concentrations in groundwater samples to be influenced by turbidity, filtered (dissolved) samples were also collected at each of the wells. The filtered groundwater samples identified barium as the only detected metal, achieving the Tier 1 Groundwater RO.

The soils noted to have faint petroleum-like odors were screened with a PID in addition to being collected for laboratory analyses. The PID readings of the soils were relatively low with the highest concentration in SB-19 (2.4 ppm PID reading). Soil boring SB-9 indicated low levels of acetone, 2-butanone, and toluene; all achieving the Tier 1 ROs. PNAs were not detected in soil boring SB-9. The soils which exhibited the faint petroleum-like odors were tested with soil boring SB-19 indicating non-detectable VOCs and PNAs. The well (MW-11) installed at the SB-19 location also indicated non-dectable levels of VOCs and SVOCs. The individual arsenic sample above the Tier 1 RO is considered indicative of naturally occurring (background) levels based on the calculated 95% UCL, achieving the Tier 1 RO. The RCRA metals concentrations in the groundwater at the Site are considered reflective of turbidity within the temporary well samples. Based on the initial research conducted regarding the environmental status of the Site and surrounding properties along with the subsequent field observations and analytical results, the soil and groundwater at the Site are not impacted, with concentrations achieving the most stringent Tier 1 ROs.

1.0 INTRODUCTION

Huff & Huff, Inc. (H&H) conducted this Phase II Limited Subsurface Investigation (LSI) to provide baseline information for soil and groundwater at the vacant approximate 25-acre parcel located along the Cal Sag Channel in Crestwood, Illinois (Site). The site is located at the northwest corner of Cal Sag Road (IL Rt 83) and Cicero Avenue, extending along Cal Sag Road from Cicero Avenue to 127th Street. The Site is bordered by either the Cal Sag Channel or public roadways with exception of the northwestern portion of the Site which is bordered by commercial properties. The Site location within Crestwood is depicted on Figure 1 with the approximate Site boundaries depicted on Figure 2. H&H conducted limited due diligence activities including review of an environmental database report, review of historic aerial photographs, and a site visit prior to preparing a sampling plan for the Site. The National Pipeline Mapping System online database was also reviewed which provides information related to gas and hazardous liquid pipelines. Sites of concern considered to warrant further investigation based on the limited due diligence included:

- Centrum Crestwood, L.L.C. – the property (13199 S Cicero Avenue) is located east of Cicero Avenue, to the east of the site. The property is listed on the Illinois EPA Site Remediation Program (SRP) database and is also associated with Engineering and Institutional Controls.
- Crestwood Auto, Inc. – the property (12727 Cal Sag Road) is located adjacent to the south of the Site. The property is listed on the Office of the State Fire Marshal UST database and is currently occupied by an auto repair center.
- Howell Flying Service – the property (13202 S Cicero Avenue) is located south of Cal Sag Road to the south of the Site. The property is currently occupied by a strip mall, but was previously occupied by an airport. The flying service listing was associated with the removal of four USTs that appear related to the former airport at the property.
- Bill's Service Center – the property (Rt 83 and Playfield Drive) is located south of Cal Sag Road, approximately 250 feet south of the Site. The property is listed on the LUST and UST databases and is currently occupied by an auto repair center.
- Cal Sag Channel and 127th Street – the property is listed on the ERNS database within the database report as an "Orphan Site". The location is identified at the Cal Sag and 127th Street intersection associated with a sheen noted in the Cal Sag Channel.
- A petroleum pipeline located adjacent to the south of Cal Sag Road.

H&H is also aware of the former use of the Site for storage of spoil from the installation of the Cal Sag Channel. The remaining spoil material was evident near much of the bank area of the Cal Sag (large boulders) as well as the northwestern heavily vegetated portion of the Site (large spoil piles). The number of constituents analyzed from the areas of spoil was influenced by prior work H&H has performed on spoil piles adjacent to the Cal Sag Channel in Crestwood. H&H previously provided services for assessing Cal Sag Channel spoil piles for beneficial reuse in Lake Michigan at Fullerton as part of the Lake Michigan Shoreline Protection Program. The spoil piles which were assessed were located approximately 2,000 feet east of the Site along the south side of the Cal Sag Channel. Frequent testing of the material for the constituent on the Full TCL list identified achievement of the objectives (Maximum Allowable Concentrations for CCDD) of the spoil piles east of the Site.

The planned investigation activities were discussed in the Work Plan which was authorized by the MWRDGC in August 2016 is included in Appendix A. With exception of the dry conditions within two of the wells and shallow boring refusal

at another of the originally planned wells, soil and groundwater samples were collected as proposed in the Work Plan. Based on observations during drilling and discussion with MWRDGC, the investigation derived waste was placed on the ground surface in the vicinity of the respective sample locations.

Activities performed prior drilling included a site visit to assess conditions and mark boring locations as well as site visits with a private utility locating contractor and public utility marking systems to ensure worker safety. Tree clearing activities were performed within the area of dense vegetation in the northwest portion of the Site and select remaining areas of the Site. The tree clearing created pathways to ensure safe access to the desired drilling locations. The ability to advance soil borings adjacent to the commercial properties in the northwest portion of the Site was limited by the steep topography downward from the site towards the properties. As a result borings SB-20 and SB-21 were placed at the top of the slope to enable sampling with the drill rig.

2.0 SUBSURFACE INVESTIGATION

On November 1 through 4, 2016, twenty-two soil borings were advanced and eleven temporary monitoring wells were installed at the Site. Soil samples were collected from each of the boring locations and analyzed for one or more constituents including VOCs, polynuclear aromatic hydrocarbons (PNAs), the eight Resource Conservation and Recovery Act (RCRA) Metals, lead, and pH. The soils were noted to consist of fill material and spoils from the installation of the adjacent Chicago Sanitary and Ship Canal. Boring refusal was encountered at depths ranging from approximately two feet (large boulder in spoil material) to 25 feet (bedrock). Borings at five of the 22 locations were advanced to depths of 25 feet without encountering refusal. Slight petroleum-like odors were noted in two of the borings, with these intervals in both of the borings being submitted for laboratory analyses.

The temporary wells were placed in the open boreholes and constructed with sand pack and bentonite seal above the screened interval. The date of sampling of the wells was dependent on the well recharge, with one of the wells (MW-1) sampled on November 1, 2016; one of the wells (MW-2) sampled on November 2, 2016; three of the wells (MW-3, MW-6, and MW-7) sampled on November 3, 2016; one well (MW-8) sampled on November 4, 2016; and three wells (MW-9, MW-10, and MW-11) sampled on November 7, 2016, several days after installation. Based on the presence of offsite properties of concern, the suite of constituents for the groundwater sampling was expanded to consist of one or more of the following constituents: VOCs, semi-volatile organic compounds (SVOCs), lead, and total and dissolved RCRA Metals (8). Due to insufficient sample volume, the MW-11 groundwater sample was unable to be analyzed for RCRA Metals. Two temporary monitoring wells (MW-4 and MW-5) did not produce water, even when checked several days after installation.

2.1 SOIL SAMPLING METHODOLOGY

The soil borings were conducted with a Geoprobe unit, which hydraulically advances 3.25-inch diameter, 5-foot long steel rods that contain a vinyl acetate liner to hold the collected soil samples. Access to all boring locations was achieved upon clearing the vegetation. Decontamination procedures conducted between sample locations included rinsing of equipment with water, washing of the equipment with an alconox/water solution, followed by a water rinse and air dry.

The consistency of the subsurface soils resulted in limited recovery within the liners and refusal at several of the locations. The soil observations were logged in the field and a PID closed cup method (see Appendix B) was used for screening of the soils. The boring logs are included in Appendix C.

The PID readings are summarized on Table 1. The table below presents the depth intervals of the soil samples, and identifies the laboratory analyses performed. In general, the interval with the highest PID above the water table was analyzed; however, visual and olfactory observations also influenced the sample selection. The highest PID reading (3.6 ppm) was encountered in soil boring SB-4 (10-11 ft); however, this interval was not selected for laboratory analysis because it was below the water table and a temporary monitoring well (MW-7) was installed at this location. Slight petroleum-like odors were encountered in soil borings SB-9 (5-7 foot depths) and SB-19 (7-9.5 foot depths). The slight odor was limited to the approximately 2-foot interval indicated in each of the borings. No areas of soil staining were noted in these intervals during logging of the soils. Temporary well MW-9 was installed at the SB-19 soil boring location.

SUMMARY OF PID RESULTS AND LABORATORY ANALYSES

Sample ID/Depth	PID (ppm)	Laboratory Analyses
SB-1 (1-3 ft)	1.3	VOCs, PNAs, RCRA Metals, Soil pH
SB-2 (10-11 ft)	1.2	VOCs, PNAs, RCRA Metals, Soil pH
SB-3 (5-7 ft)	0.4	VOCs, PNAs, RCRA Metals, Soil pH
SB-4 (1-3 ft)	1.2	VOCs, PNAs, RCRA Metals, Soil pH
SB-5 (1.5 - 3 ft)	0.3	PNAs, Lead, Soil pH
SB-6 (0-1 ft)	1.9	VOCs, PNAs, Lead, Soil pH
SB-6 (5-7 ft)	1.3	VOCs, PNAs, Lead, Soil pH
SB-7 (5-7 ft)	0.9	PNAs, Lead, Soil pH
SB-8 (1-3 ft)	1.7	PNAs, Lead, Soil pH
SB-9 (5-7 ft)	1.6	VOCs, PNAs, Lead, Soil pH
SB-10 (1-4 ft)	1.4	PNAs, Lead, Soil pH
SB-11 (7-9 ft)	1.2	PNAs, Lead, Soil pH
SB-12 (1-3 ft)	0.6	PNAs, Lead, Soil pH
SB-13 (7-8 ft)	1.8	PNAs, Lead, Soil pH
SB-14 (6-7 ft)	1.9	VOCs, PNAs, Lead, Soil pH
SB-15 (1-3 ft)	1.6	VOCs, PNAs, Lead, Soil pH
SB-16 (1-2.5 ft)	1.2	PNAs, Lead, Soil pH
SB-17 (5.5-7.5 ft)	1.6	VOCs, PNAs, RCRA Metals, Soil pH
SB-18 (1-3 ft)	1.1	VOCs, PNAs, RCRA Metals, Soil pH
SB-19 (7-9.5 ft)	2.4	VOCs, PNAs, RCRA Metals, Soil pH
SB-20 (0-1 ft)	0.4	VOCs, PNAs, RCRA Metals, Soil pH
SB-21 (7-9 ft)	0.2	VOCs, PNAs, RCRA Metals, Soil pH
SB-22 (0-0.5 ft)	0.3	VOCs, PNAs, RCRA Metals, Soil pH

Geoprobe borings were advanced continuously from ground surface to approximately 10 feet below the observed water table, with exception of soil borings which encountered refusal. Due to the consistency of the canal spoil material, select samples consisted of large pieces of limestone which were not conducive to analysis at the laboratory. The order of sampling included collection of the soils into preserved vials pending analyses for VOCs, followed by the glassware for the remaining analyses. The appropriate laboratory jars were immediately placed on ice upon collection and preparation.

2.2 TEMPORARY MONITORING WELL INSTALLATION AND SAMPLING

Temporary monitoring wells were installed in the open borehole at 11 locations. The wells were constructed of PVC screen and riser with the addition of sand pack to approximately two feet above the top of the well screen. Bentonite was placed above the sand pack, extending to the ground surface. The wells were constructed with one inch PVC materials with 10 feet of screen. The wells were extended above ground surface and were capped to ensure integrity of the well. Wells at locations MW-1, MW-6, and MW-7 were sampled on the day of installation. Wells at locations MW-2, MW-3, MW-8, MW-9, MW-10, and MW-11 were sampled either the following day or several days after installation, prior to abandonment on November 22, 2016. Wells at locations MW-4 and MW-5 did not enable sampling and were considered dry. Overall, nine wells produced sufficient water for sampling.

The monitoring wells were sampled using conventional bailing and peristaltic pump sampling. Before collecting the groundwater sample, a small volume of water was purged with the peristaltic pump with the intent to reduce turbidity in the groundwater sample, after which a bailer was used to collect the VOC samples. The remaining SVOC, total and dissolved RCRA Metals, and/or lead samples were then collected with the peristaltic pump. Dedicated, fresh vinyl tubing and bailers were used at each temporary well. The dissolved RCRA metals samples were collected through a dedicated disposable 0.45 micron filter. The samples were placed in an ice filled cooler pending pickup by the laboratory courier.

The depth to water during sampling ranged from approximately six feet bgs (MW-3) to 27 feet bgs (MW-1). The following table summarizes the depth to water encountered in each of the wells. When applicable, the wells were opened and allowed to equilibrate for approximately 15 minutes prior to determining the depth to water. The water was noted to be clear to slightly cloudy during sampling.

Summary of Depth to Water Encountered in Temporary Wells

Temporary Monitoring Well	Depth to Water (feet)
MW-1	27.32
MW-2	16.48
MW-3	6.00
MW-4	--
MW-5	--
MW-6	16.60
MW-7	15.63
MW-8	19.81
MW-9	18.68
MW-10	21.75
MW-11	22.91

2.3 GEOLOGICAL CHARACTERIZATION

The soils encountered within the soil borings consisted of a mixture of silty clay and sandy clay with areas of sand and gravel. The soils were disturbed and/or reworked as part of the installation of the adjacent Cal Sag Channel. Bedrock was encountered in each of the borings at depths ranging from approximately 11 to 25 feet bgs. Groundwater or saturated conditions were encountered in each boring at depths ranging from approximately 7 to 20 feet bgs. Several large limestone boulders were apparent within the tree line nearby the Cal Sag Channel and also apparent in the subsurface at the SB-22 location based on the boring refusal at the two foot depth. Select intervals exhibited areas of slow drilling and corresponding rock pieces, also indicating area of limestone cobble within the fill material generated from installation of the adjacent Cal Sag Channel.

2.4 INVESTIGATION DERIVED WASTE

The investigation derived waste was minimal, with soil cuttings being thin spread in the vicinity of the borings. Monitoring well development water and purge water was also discharged on the ground in the vicinity of the respective wells. Sampling supplies and used sampling gloves were placed in garbage bags for off-site disposal.

3.0 SOIL AND GROUNDWATER RESULTS

The analytical results for the soil and groundwater samples are discussed in the following sections. The analytical soil results are compared to the Tier 1 Remedial Objectives (ROs) for Residential Properties for the ingestion and inhalation pathways listed in Part 742 of the Illinois Administrative Code. Part 742, the Tiered Approach to Corrective Action Objectives (TACO), includes the Tier 1 Lookup Tables which present the baseline Residential and Industrial/Commercial ROs as well as ROs for Class 1 (most restrictive) and Class 2 Groundwater. The soil migration to groundwater pathway is based on the Class 1 ROs. Additionally, the groundwater results for this site are compared to the Class 1 Groundwater ROs listed in TACO. The analytical laboratory reports for the soil and groundwater samples are include in Appendix D.

3.1 SOIL SAMPLE RESULTS

Soil samples were collected from 23 distinct intervals within the 22 soil borings. The sections below discuss the VOC, PNA, and RCRA metals results. Based on the identified sites of concern, the metals suite in 13 of the soil samples were limited to analysis for lead only. Soil samples were collected from intervals above the water table as observed during drilling activities.

3.1.1 Volatile Organic Compounds

VOC soil samples were collected from soil borings SB-1, SB-2, SB-3, SB-4, SB-6, SB-9, SB-14, SB-15, SB-17, SB-18, SB-19, SB-20, SB-21, and SB-22. Soil borings in which one or more VOCs were detected include SB-1, SB-9, SB-14, SB-15, SB-17, and SB-22. All of the detected VOCs achieve their respective Tier 1 ROs as summarized on Table 2.

Detected VOCs include acetone (SB-9, SB-14, and SB-15), benzene (SB-17), 2-butanone (SB-9 and SB-22), and toluene (SB-1, SB-9, and SB-17).

3.1.2 Polynuclear Aromatic Hydorcarbons

Soil samples were collected from each of the 22 soil borings. PNAs were not detected in any of the soil samples, indicating achievement of the Tier 1 ROs. Table 3 summarizes the PNA results.

3.1.3 Resource Conservation and Recovery Act Metals

The suite of eight RCRA Metals soil samples were analyzed from soil borings SB-1, SB-2, SB-3, SB-4, SB-17, SB-18, SB-19, SB-20, SB-21, and SB-22. Lead was the only metal analysis performed on samples from soil borings SB-6, SB-7, SB-8, SB-9, SB-10, SB-11, SB-12, SB-13, SB-14, SB-15, and SB-16. Samples were collected for pH from each of the soil borings for comparison of the metals results to the soil migration to groundwater RO. One or more metals were detected in soil samples from each of the borings as summarized on Table 4 and Table 5.

Arsenic was detected in each of the ten soil samples analyzed for the eight RCRA Metals, ranging in concentration from 1.56 mg/kg (SB-17) to 17.8 mg/kg (SB-1). The SB-1 arsenic soil sample represents the only Tier 1 RO exceedance for metals. The concentration is slightly above the Tier 1 Ingestion RO of 13 mg/kg. The Tier 1 Ingestion RO for arsenic defined in TACO is based on a statistical background number for counties within the Metropolitan Statistical Areas. As the 17.8 mg/kg value only slightly exceeds the background number and represents the only value at the site above the objective, the 95% Upper Confidence Limit (UCL) for arsenic was calculated using site specific arsenic results. As the materials encountered at the site are relatively ubiquitous, consisting of native material and native spoils from the installation of the adjacent waterway, the 95 UCL was calculated using results from all sample depths. The 95 UCL was calculated using the EPA's statistical program ProUCL, Version 5.1.002. This program identifies the statistical distribution type (that is, normal, lognormal, or non-parametric) for each constituent within the defined exposure area and computes the corresponding 95 percent UCL for the identified distribution type. The ProUCL printout sheet for the site specific results is included in Appendix E. The suggested UCL of 10 mg/kg achieves the Tier 1 RO of 13 mg/kg.

Barium was detected in each of the samples ranging in concentration from 14.2 mg/kg (SB-2) to 82 mg/kg (SB-21). The barium results achieve the Tier 1 ROs.

Cadmium was detected in each of the samples ranging in concentration from 0.338 mg/kg (SB-2) to 1.07 mg/kg (SB-19). The cadmium results achieve the Tier 1 ROs.

Lead was detected in each of the samples ranging in concentration from 5.25 mg/kg (SB-12) to 32.2 mg/kg (SB-13). The lead results achieve the Tier 1 ROs.

The remaining RCRA metals, including hexavalent chromium, mercury, selenium, and silver were not detected in any of the samples. The results of the remaining RCRA Metals achieve the Tier 1 ROs. The soil pH results at the site range from 7.3 to 8.2.

3.2 GROUNDWATER SAMPLE RESULTS

Groundwater samples were collected from nine temporary monitoring wells at the site. Based on the slow recovery of MW-11, RCRA Metals samples could not be collected for analysis. Groundwater samples were collected using both filtered and unfiltered methods based on the anticipated high turbidity within the temporary wells.

3.2.1 Volatile Organic Compounds

VOC samples were collected from each of the wells. No VOCs were detected in any of the water samples, achieving the Tier 1 ROs. The groundwater VOC analytical results are summarized and compared to the Class 1 Groundwater ROs in Table 6.

3.2.2 Semi-Volatile Organic Compounds

SVOC samples were collected from each of the wells. No SVOCs were detected in any of the water samples, achieving the Tier 1 ROs. The groundwater SVOC analytical results are summarized and compared to the Class 1 Groundwater ROs in Table 7.

3.2.3 Resource Conservation and Recovery Act Metals

Groundwater samples for analysis for the suite of eight RCRA Metals were collected from temporary monitoring wells MW-1, MW-2, MW-8, MW-9, and MW-10. Lead was the only metal analyses performed on samples from monitoring wells MW-3, MW-6, and MW-7. RCRA Metals detected in the non-filtered groundwater sampled included arsenic (MW-2); barium (MW-1, MW-2, MW-8, MW-9, and MW-10); chromium (MW-2 and MW-9); and lead (MW-2, MW-6 and MW-7).

The arsenic concentration in the unfiltered arsenic sample from MW-2 (0.059 mg/L) slightly exceeded the Tier 1 RO (0.05 mg/L). The filtered arsenic concentration was below the detection limit in all of the samples, achieving the Tier 1 RO.

Barium was detected in the unfiltered samples from each of the wells, ranging in concentration from 0.0687 mg/L (MW-1) to 0.244 mg/L (MW-2). All of the unfiltered samples achieve the Tier 1 RO for barium. The filtered barium results were each lower than the corresponding unfiltered sample, also achieving the Tier 1 RO for barium.

Chromium was detected in two of the unfiltered samples (MW-2 (0.0738 mg/L) and MW-9 (0.00517 mg/L)) with both concentrations achieving the Tier 1 RO (0.1 mg/L). Chromium was not detected in any of the filtered samples, indicating achievement of the Tier 1 RO.

The lead concentration in the unfiltered samples from MW-2 (0.0741 mg/L), MW-6 (0.0124 mg/L), and MW-7 (0.0181 mg/L) exceeded the Tier 1 RO (0.0075 mg/L). The remaining groundwater samples for unfiltered lead were below the detection limit. The filtered lead concentrations were below the detection limit in all of the samples, achieving the Tier 1 RO.

The filtered and unfiltered metals samples for cadmium, mercury, selenium, and silver were all below their respective detection limits, achieving the Tier 1 ROs. The groundwater RCRA Metals analytical results are summarized and compared to the Class 1 Groundwater ROs in Table 8.

3.3 DISCUSSION OF SOIL AND GROUNDWATER RESULTS

With exception of the arsenic sample result from the SB-1 soil sample all results achieve the Tier 1 ROs. Despite the RO exceedance in the individual arsenic sample, the calculated 95% UCL indicates achievement of the RO when assessing the site wide arsenic levels. Based on the 95% UCL calculation it appears that the individual arsenic level in the SB-1 soil sample is reflective of natural variation at the site, as opposed to being the result of soil impacts at the site. The detected VOC soil results all indicated achievement of the Tier 1 ROs.

The groundwater results did not identify detectable levels of VOCs or SVOCs. The groundwater samples contained arsenic and lead at concentrations above the Tier 1 ROs based on the unfiltered (total) concentrations. However, additional analyses of the filtered (dissolved) metals concentrations indicated the results were associated with the particulates within the temporary wells.

4.0 CONCLUSIONS

Site investigation activities included collection of soil samples at twenty-two locations with laboratory analysis of VOCS, PNAs, and RCRA Metals. Additionally, groundwater was sampled from nine temporary monitoring wells for VOCs, SVOCs, and RCRA Metals. Based on the initial research conducted regarding the environmental status of the Site and surrounding properties along with the subsequent field observations and analytical results, the soil and groundwater at the Site are not impacted, achieving the most stringent Tier 1 ROs.

The LSI subsurface investigation described in this report has been performed in accordance with generally accepted methods and practices of the professional engineering and environmental consulting professions, following the scope of work set forth in the project proposal.

The scope and depth of this study are consistent with the project proposal and have been accepted by the client. Therefore, this assessment is complete and is believed to be accurate for the locations sampled. Huff & Huff, Inc. cannot guarantee or warrant that the information provided is representative of conditions across the entire Property.

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Tables

TABLE 1
PID SUMMARY TABLE
CSCA PARCEL 11.04
NORTHWEST CORNER OF CAL SAG ROAD (RT. 83) AND CICERO AVENUE, CRESTWOOD, ILLINOIS

Sample ID	0-1	1-3	3-5	5-7	7-10	10-12	12-14	14-16	16-18	18-20	20-22	22-24
	Sample Interval - Feet Below Ground Surface											
SB-1	1.0	**1.3**	NR	1.4	1.4	—	—	—	—	—	—	—
SB-2	NR	0.3	NR	0.4	NR	**1.2**	—	—	—	—	—	—
SB-3	0.3	0.2	NR	0.4	0.3	—	—	—	—	—	—	—
SB-4	1.0	**1.2**	NR	0.7	0.6	—	—	—	—	—	—	—
SB-5	0.0	**0.3**	NR	NR	NR	*0.3*	—	—	—	—	—	—
SB-6	**1.9**	1.8	NR	**1.3**	1.6	2.1	*1.6*	—	—	—	—	—
SB-7	0.1	0.5	0.7	**0.9**	—	—	—	—	—	—	—	—
SB-8	1.5	**1.7**	NR	1.7	1.4	—	—	—	—	—	—	—
SB-9	NR	1.0	NR	1.6	2.2	—	—	—	—	—	—	—
SB-10	1.0	1.4	NR	1.0	1.0	—	—	—	—	—	—	—
SB-11	0.8	0.8	NR	1.1	**1.2**	—	—	—	—	—	—	—
SB-12	0.3	**0.6**	NR	0.6	0.2	—	—	—	—	—	—	—
SB-13	0.6	NR	1.5	1.2	**1.8**	—	—	—	—	—	—	—
SB-14	1.0	1.9	NR	**1.9**	NR	*1.1*	NR	—	—	—	—	—
SB-15	1.4	**1.6**	NR	1.4	NR	*0.8*	NR	—	—	—	—	—
SB-16	0.5	**1.2**	NR	NR	NR	0.6	1.3	—	—	—	—	—
SB-17	NR	0.8	NR	**1.6**	NR	0.6	*0.6*	*0.8*	*1.1*	NR	*0.6*	*1.3*
SB-18	0.6	**1.1**	NR	0.5	0.9	0.9	*0.8*	*0.8*	NR	—	—	—
SB-19	1.5	2.0	NR	2.0	**2.4**	1.9	*1.9*	—	—	—	—	—
SB-20	**0.4**	NR	NR	0.1	NR	NR	NR	*0.3*	—	—	—	—
SB-21	NR	0.0	NR	0.1	**0.2**	0.1	0.0	—	—	—	—	—
SB-22	**0.3**	—	—	—	—	—	—	—	—	—	—	—

Bold = Sample collected for laboratory anaylsis
NR = No recovery or sample consisting of limestone cobble
Italics = Screening sample from below water table (apparent during drilling)
— = Boring refusal or PID not measured below water table

TABLE 2
VOC SOIL RESULTS
CSCA PARCEL 11.04
NORTHWEST CORNER OF CALSAG ROAD (RT. 83) AND OCERO AVENUE, CRESTWOOD, ILLINOIS

Chemical Name	Exposure Route-Specific SROs[1] (mg/kg)				Migration to Class I Groundwater Exposure Route (mg/kg)	SB-1 (1-3)	SB-2 (10-11)	SB-3 (5-7)	SB-4 (1-3)	SB-6 (0-1)	SB-9 (5-7)	SB-14 (6-7)	SB-15 (1-3)	SB-17 (5.5-7.5)	SB-18 (1-3)	SB-19 (7-9.5)	SB-20 (0-1)	SB-21 (7-9)	SB-22 (0-0.5)
	Residential		Construction Worker																
	Ingestion	Inhalation	Ingestion	Inhalation															
																	(mg/kg)		
Acetone	70000	100000	--	100000	28	< 0.0459	< 0.0682	< 0.120	< 0.144	<0.00396	0.276	0.450	0.155	< 0.0456	< 0.0675	< 0.319	< 0.127	< 0.149	< 0.0405
Benzene	12	0.8	2300	2.2	0.03	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	0.00593	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
Bromodichloromethane	10	1000	2000	3000	0.6	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
Bromoform	81	53	19000	140	0.8	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
Bromomethane	--	--	--	--	--	< 0.00918	< 0.00965	< 0.0240	< 0.0288	< 0.00791	< 0.0119	< 0.0116	< 0.0115	< 0.00913	< 0.0135	< 0.0133	< 0.0254	< 0.0286	< 0.00809
2-Butanone (MEK)	--	--	--	--	--	< 0.00918	< 0.00965	< 0.0240	< 0.0288	< 0.00791	0.0688	< 0.0116	< 0.0115	< 0.00913	< 0.0135	< 0.0133	< 0.0254	< 0.0286	0.0905
Carbon disulfide	7800	720	20000	9	32	< 0.00918	< 0.00965	< 0.0240	< 0.0288	< 0.00791	< 0.0119	< 0.0116	< 0.0115	< 0.00913	< 0.0135	< 0.0133	< 0.0254	< 0.0286	< 0.00809
Carbon tetrachloride	5	0.9	410	0.9	0.07	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
Chlorobenzene	1600	130	4100	1.3	1	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
Chloroethane	--	--	--	--	--	< 0.00918	< 0.00965	< 0.0240	< 0.0288	< 0.00791	< 0.0119	< 0.0116	< 0.0115	< 0.00913	< 0.0135	< 0.0133	< 0.0254	< 0.0286	< 0.00809
Chloroform	100	0.3	2000	0.76	0.6	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
Chloromethane	--	--	--	--	--	< 0.00918	< 0.00965	< 0.0240	< 0.0288	< 0.00791	< 0.0119	< 0.0116	< 0.0115	< 0.00913	< 0.0135	< 0.0133	< 0.0254	< 0.0286	< 0.00809
Dibromochloromethane	1600	1300	41000	1300	0.4	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
1,1-Dichloroethane	7800	1300	200000	130	23	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
1,2-Dichloroethane	7	0.4	1400	0.98	0.02	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
1,1-Dichloroethene	3900	290	10000	8	0.06	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
cis-1,2-Dichloroethene	780	1200	20000	1200	0.4	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
trans-1,2-Dichloroethene	1600	3100	41000	3100	0.7	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
1,2-Dichloropropane	9	35	3800	0.5	0.03	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
cis-1,3-Dichloropropene	6.4	1.1	1200	0.39	0.004	< 0.00275	< 0.00289	< 0.00721	< 0.00420	< 0.00237	< 0.00357	< 0.00347	< 0.00345	< 0.00274	< 0.00405	< 0.00398	< 0.00871	< 0.00418	< 0.00243
trans-1,3-Dichloropropene	6.4	1.1	1200	0.39	0.004	< 0.00275	< 0.00289	< 0.00721	< 0.00197	< 0.00116	< 0.00357	< 0.00347	< 0.00345	< 0.00274	< 0.00405	< 0.00398	< 0.00174	< 0.00196	< 0.00243
Ethylbenzene	7800	400	20000	58	13	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
2-Hexanone	--	--	--	--	--	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
Methyl-tert-butylether (MTB	780	8800	2000	140	0.32	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
4-Methyl-2-pentanone (MIB	85	13	12000	34	0.02	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
Methylene chloride	780	8800	2000	140	0.32	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
Styrene	16000	1500	41000	430	4	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
1,1,2,2-Tetrachloroethane	--	--	--	--	--	< 0.00184	< 0.00193	< 0.00481	< 0.00839	< 0.00158	< 0.00238	< 0.00231	< 0.00230	< 0.00183	< 0.00270	< 0.00266	< 0.00288	< 0.00807	< 0.00162
Tetrachloroethene	12	11	2400	28	0.06	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
Toluene	16000	630	410000	42	12	0.00558	< 0.00682	< 0.0120	< 0.0144	< 0.00396	0.00796	< 0.00578	< 0.00575	0.00785	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
1,1,1-Trichloroethane	--	1200	--	1200	3	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
1,1,2-Trichloroethane	810	1900	8300	1800	0.02	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
Trichloroethene	58	5	1200	23	0.06	< 0.00459	< 0.00682	< 0.0120	< 0.0144	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.0127	< 0.0143	< 0.00405
Vinyl chloride	0.46	0.28	270	1.1	0.01	< 0.00459	< 0.00682	< 0.0120	< 0.00407	< 0.00396	< 0.00596	< 0.00578	< 0.00575	< 0.00456	< 0.00675	< 0.00664	< 0.00360	< 0.00405	< 0.00405
Xylene, Total	16000	820	41000	5.6	150	< 0.0138	< 0.0145	< 0.0360	< 0.0432	< 0.0119	< 0.0179	< 0.0173	< 0.0174	< 0.0137	< 0.0203	< 0.0199	< 0.0381	< 0.0429	< 0.0121

[1] Illinois EPA Tier 1 Soil Remediation Objectives (SROs); 35 IAC742, Appendix B, Table A (Residential)
-- Constituent for which no Remediation Objective has been established
R/A Sample not analyzed for this constituent
Bold = Constituent detected
Bold/Shaded - Constituent detected above Remediation Objective

TABLE 3
PHASE ISSUES
CSCA PARCEL 11.04
NORTHWEST CORNER OF CAL. SAG ROAD (RT. 83) AND CICERO AVENUE, CRESTWOOD, ILLINOIS

Chemical Name	Exposure Route Specific SROs* (mg/kg)				Class I Groundwater Exposure Route (µg/L)	SB-1 (1-2)	SB-1 (10-11)	SB-2 (5-7)	SB-3 (1-2)	SB-4 (0.5-2.5)	SB-5 (6-7)	SB-6 (6-7)	SB-7 (5-7)	SB-8 (1-2)	SB-9 (6-7)	SB-10 (1-2)	SB-11 (7-8)	SB-12 (1-2)	SB-13 (7-8)	SB-14 (5-7)	SB-15 (7-8)	SB-16 (11-12)	SB-17 (5.5-7.5)	SB-18 (7-8)	SB-19 (7-8)	SB-20 (7-8)	SB-21 (4-5)	SB-22 (0-0.5)	SB-23 (1-2)
	Residential		Construction Worker																										
	Ingestion	Inhalation	Ingestion	Inhalation																									
Acenaphthene	4,700	--	120,000	--	370	< 0.304	< 0.340	< 0.283	< 0.415	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 2.610	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431
Acenaphthylene	2,300	--	--	--	85	< 0.304	< 0.340	< 0.283	V 0.411	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 0.410	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431
Anthracene	23,000	--	610,000	--	12,000	< 0.304	< 0.340	< 0.283	< 0.415	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 0.410	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431
Benzo[a]anthracene	0.9	--	170	--	2	< 0.304	< 0.340	< 0.283	< 0.415	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 0.410	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431
Benzo[b]fluoranthene	0.9	--	170	--	2	< 0.304	< 0.340	< 0.283	< 0.415	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 0.410	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431
Benzo[k]fluoranthene	9	--	3,700	--	49	< 0.304	< 0.340	< 0.283	< 0.415	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 0.410	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431
Benzo[g,h,i]perylene	2,300	--	--	--	27,000	< 0.304	< 0.340	< 0.283	< 0.415	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 0.410	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431
Benzo[a]pyrene	2.1*	--	13	--	2	< 0.0728	< 0.0813	< 0.0677	< 0.0992	< 0.0821	< 0.0913	< 0.0841	< 0.0856	< 0.0843	< 0.0972	< 0.0930	< 0.0943	< 0.0870	< 0.1070	< 0.1012	< 0.1040	< 0.0841	< 0.0784	< 0.0634	< 0.0758	< 0.0976	< 0.0749	< 0.0862	< 0.0961	< 0.0777
Chrysene	88	--	17,000	--	160	< 0.304	< 0.340	< 0.283	< 0.415	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 0.410	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431
Dibenzo(a,h)anthracene	0.09	--	17	--	3	< 0.0728	< 0.0813	< 0.0677	< 0.0992	< 0.0821	< 0.0913	< 0.0841	< 0.0856	< 0.0843	< 0.0972	< 0.0930	< 0.0943	< 0.0870	< 0.1070	< 0.1012	< 0.1040	< 0.0841	< 0.0784	< 0.0634	< 0.0758	< 0.0976	< 0.0749	< 0.0862	< 0.0961	< 0.0777
Fluoranthene	3,100	--	82,000	--	4,300	< 0.304	< 0.340	< 0.283	< 0.415	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 0.410	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431
Fluorene	3,100	--	82,000	--	560	< 0.304	< 0.340	< 0.283	< 0.415	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 0.410	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431
Indeno(1,2,3-cd)pyrene	0.9	--	170	--	1.4	< 0.304	< 0.340	< 0.283	< 0.415	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 0.410	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431
Naphthalene	1,600	170	4,100	1.8	13	< 0.304	< 0.340	< 0.283	< 0.415	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 0.410	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431
Phenanthrene*	2,300	--	--	--	220	< 0.304	< 0.340	< 0.283	< 0.415	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 0.410	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431
Pyrene	2300	--	61,000	--	4,200	< 0.304	< 0.340	< 0.283	< 0.415	< 0.343	< 0.382	< 0.352	< 0.358	< 0.353	< 0.425	< 0.389	< 0.394	< 0.364	< 0.448	< 0.423	< 0.435	< 0.352	< 0.410	< 0.408	< 0.415	< 0.358	< 0.384	< 0.431

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs); 35 IAC 742, Appendix B, Table A (Residential)
* Refers to background concentration from 35 IAC 742, Appendix A, Table H
-- Constituent for which no Remediation Objective has been established
N/A Sample not analyzed for this constituent
Bold = Constituent detected
Bold/Shaded - Constituent detected above Remediation Objective

TABLE 4

RCRA METALS SOIL RESULTS - INGESTION AND INHALATION PATHWAYS

CSCA PARCEL 11.04

NORTHWEST CORNER OF CAL SAG ROAD (RT. 83) AND CICERO AVENUE, CRESTWOOD, ILLINOIS

Chemical Name	Exposure Route-Specific SROs* (mg/kg)				SB-1 (1-3)	SB-2 (10-11)	SB-3 (5-7)	SB-4 (1-3)	SB-5 (1.5-3.0)	SB-6 (0-1)	SB-6 (5-7)	SB-7 (5-7)	SB-8 (1-3)	SB-9 (5-7)	SB-10 (1-4)	SB-11 (7-9)	SB-12 (1-3)	SB-13 (7-9)	SS-14 (0-.7)	SB-15 (1-3)	SB-16 (1-1.5)	SB-17 (5.5-7.5)	SB-18 (1-3)	SB-19 (7-8.5)	SB-20 (0-1)	SB-21 (7-9)	SB-22 (0-0.5)
	Residential		Construction Worker		(mg/kg)																						
	Ingestion	Inhalation	Ingestion	Inhalation																							
Arsenic	23	750	61	25000	17.8	4.16	7.85	8.65	--	--	--	--	--	--	--	--	--	--	--	--	--	1.56	3.09	10.9	10.8	5.53	6.8
Barium	5500	680000	14000	870000	83.8	14.9	18.7	43.5	--	--	--	--	--	--	--	--	--	--	--	--	--	83.8	69.1	68.9	25.5	92	78
Cadmium	78	1800	200	59000	0.888	0.308	0.518	0.405	--	--	--	--	--	--	--	--	--	--	--	--	--	0.874	0.479	1.07	0.532	0.745	0.503
Hexavalent Chromium	230	270	4100	690	< 0.365	< 0.314	< 0.358	< 0.388	--	--	--	--	--	--	--	--	--	--	--	--	--	< 0.377	< 0.389	< 0.379	< 0.337	< 0.395	< 0.344
Lead	400	--	700	--	32.6	7.32	16.5	9.84	11.8	11.2	6.45	7.35	11.7	58.1	14.3	16.9	5.35	12.3	18.1	73.7	6.06	60.9	19.8	30	12.8	17.7	23
Mercury	23	10	61	0.1	< 0.0122	< 0.0098	< 0.0125	< 0.183	--	--	--	--	--	--	--	--	--	--	--	--	--	< 0.0960	< 0.0925	< 0.0996	< 0.0689	< 0.0980	< 0.0845
Selenium	390	--	1000	--	< 0.576	< 0.529	< 0.578	< 0.644	--	--	--	--	--	--	--	--	--	--	--	--	--	< 0.618	< 0.577	< 0.623	< 0.556	< 0.633	< 0.548
Silver	390	--	1000	--	< 0.576	< 0.529	< 0.578	< 0.644	--	--	--	--	--	--	--	--	--	--	--	--	--	< 0.618	< 0.577	< 0.623	< 0.556	< 0.633	< 0.548

* Illinois EPA Tier 1 Soil Remediation Objectives (Illinois 35 IAC 742, Appendix B, Table A (Residential)

See 35 IAC 742, Appendix A, Table G for the ingestion route for arsenic

-- Constituent for which no Remediation Objective has been established

N/A Sample not analyzed for this constituent

Bold = Constituent detected

Bold/Shaded - Constituent detected above Remediation Objective

TABLE 5

COMPARISON OF TOTAL RCRA METALS RESULTS IN SOIL SAMPLES TO
pH SPECIFIC SOIL MIGRATION TO CLASS I GROUNDWATER REMEDIAL OBJECTIVES
CSCA PARCEL 11.04
NORTHWEST CORNER OF CAL SAG ROAD (RT. 83) AND CICERO AVENUE, CRESTWOOD, ILLINOIS

	Soil Migration to Class I Groundwater Objectives[1]				SB-1 (1-3)	SB-2 (10-11.5)	SB-3 (5-7)	SB-4 (1-3)	SB-5 (1.5-3.0)	SB-6 (0-1)	SB-6 (5-7)	SB-7 (5-7)	SB-8 (1-3)	SB-9 (5-7)	SB-10 (1-4)	SB-11 (7-9)	SB-12 (1-3)	SB-13 (7-9)	SB-14 (6-7)	SB-15 (1-3)	SB-16 (1.5-2.5)	SB-17 (5.5-7.5)	SB-18 (1-3)	SB-19 (7-9.5)	SB-20 (0-1)	SB-21 (7-9)	SB-22 (0.0.5)
	pH = 6.80-7.24	pH = 7.25-7.74	pH = 7.75-8.24	pH = 8.25-8.74																							
Arsenic	29	30	31	32	17.8	4.16	7.85	1.30	—	—	—	—	—	—	—	—	—	—	—	—	—	1.66	3.80	15.9	20.6	5.58	4.8
Barium	1700	1820	2100	NA	53.5	74.3	59.7	43.5	—	—	—	—	—	—	—	—	—	—	—	—	—	81.8	65.1	58.9	55.4	62	39
Cadmium	11	59	430	NA	0.589	0.729	0.611	0.408	—	—	—	—	—	—	—	—	—	—	—	—	—	0.574	0.478	1.07	0.532	0.743	0.553
Hexavalent Chromium	36	35	36	34	< 0.305	< 0.304	< 0.308	< 0.302	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.277	< 0.283	< 1.379	< 0.317	< 0.305	< 0.348
Lead	329	327	107	107	22.4	7.25	10.7	9.84	11.2	11.3	6.49	7.35	10.7	10.1	14.3	16.7	5.85	33.3	10.3	13.7	6.06	16.8	10.9	35	12.9	17.7	13
Mercury	0.3	0.4	0	NA	< 0.0023	< 0.0024	< 0.0025	< 0.0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.0.2302	< 0.0.2313	< 0.0564	< 0.0.2408	< 0.20907	< 0.20855
Selenium	4.5	4.3	2.6	1.8	< 1.78	< 1.77	< 1.79	< 2.04	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.613	< 0.577	< 2.615	< 0.156	< 0.613	< 0.540
Silver	13	28	110	NA	< 1.78	< 1.77	< 1.79	< 1.51	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.613	< 0.577	< 0.623	< 0.156	< 0.613	< 0.540
Soil pH					8.2	7.5	7.6	7.6	7.6	8	7.2	8.1	7.8	7.6	7.8	7.8	7.5	7.5	7.6	7.4	7.3	7.4	7.8	7.7	7.8	7.2	7.9

[1] Refers to Remedial Objectives from 35 IAC 742, Appendix B, Table C
NA = No data available for that pH range
--- = Remedial objective not established
Bold = Constituent detected
Bold/Shaded = Constituent detected above Remediation Objective

TABLE 6
VOC GROUNDWATER RESULTS
CSCA PARCEL 11.04
NORTHWEST CORNER OF CAL SAG ROAD (RT. 83) AND CICERO AVENUE, CRESTWOOD, ILLINOIS

Constituent	Groundwater Remediation Objective[a]	MW-1	MW-2	MW-3	MW-6	MW-7	MW-8	MW-9	MW-10	MW-11
VOCs										
Acetone	6.3	< 0.0500	< 0.0500	< 0.0500	< 0.0500	< 0.0500	< 0.0500	< 0.0500	< 0.0500	< 0.0500
Benzene	0.005	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
Bromodichloromethane	0.0002	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200
Bromoform	0.001	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200
Bromomethane	0.0098	< 0.00980	< 0.00980	< 0.00980	< 0.00980	< 0.00980	< 0.00980	< 0.00980	< 0.00980	< 0.00980
2-Butanone	4.2	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100
Carbon disulfide	0.7	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100
Carbon tetrachloride	0.005	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
Chlorobenzene	0.1	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
Chloroethane	---	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100
Chloroform	0.0002	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200
Chloromethane	---	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100	< 0.0100
Dibromochloromethane	0.14	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
1,1-Dichloroethane	0.7	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
1,2-Dichloroethane	0.005	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
1,1-Dichloroethene	0.007	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
cis-1,2-Dichloroethene	0.07	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
trans-1,2-Dichloroethene	0.1	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
1,2-Dichloropropane	0.005	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
cis-1,3-Dichloropropene	0.001	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200
trans-1,3-Dichloropropene	0.001	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200
Ethylbenzene	0.7	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
2-Hexanone	0.035	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
Methyl tert-butyl ether	0.07	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
4-Methyl-2-pentanone	0.56	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
Methylene chloride	0.005	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
Styrene	0.1	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
1,1,2,2-Tetrachloroethane	0.00043	< 0.000255	< 0.000255	< 0.000255	< 0.000255	< 0.000255	< 0.000255	< 0.000255	< 0.000255	< 0.000255
Tetrachloroethene	0.005	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
Toluene	1	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
1,1,1-Trichloroethane	0.2	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
1,1,2-Trichloroethane	0.005	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
Trichloroethene	0.005	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
Vinyl chloride	0.002	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200	< 0.00200
Xylenes (total)	10	< 0.0150	< 0.0150	< 0.0150	< 0.0150	< 0.0150	< 0.0150	< 0.0150	< 0.0150	< 0.0150

[a] Illinois EPA Tier 1 Groundwater Remediation Objectives; 35 IAC 742, Appendix B, Table E
All results in mg/L unless noted otherwise.
– Constituent for which no Remediation Objective has been established

TABLE 7
SVOCS GROUNDWATER RESULTS
CSCA PARCEL 11.04
NORTHWEST CORNER OF CAL SAG ROAD (RT. 83) AND CICERO AVENUE, CRESTWOOD, ILLINOIS

Constituent	Groundwater Remediation Objective*	MW-1	MW-2	MW-3	MW-6	MW-7	MW-8	MW-9	MW-10	MW-11
					mg/L					
SVOCs										
Acenaphthene	0.42	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Acenaphthylene	0.21	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Anthracene	2.1	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Benzo(a)anthracene	0.00013	< 0.000124	< 0.000117	< 0.000120	< 0.000117	< 0.000119	< 0.000126	< 0.000121	< 0.000124	< 0.000120
Benzo(b)fluoranthene	0.00018	< 0.000129	< 0.000122	< 0.000125	< 0.000122	< 0.000124	< 0.000132	< 0.000126	< 0.000129	< 0.000125
Benzo(k)fluoranthene	0.00017	< 0.000140	< 0.000133	< 0.000135	< 0.000133	< 0.000134	< 0.000143	< 0.000137	< 0.000140	< 0.000135
Benzo(a,h,i)perylene	0.21	< 0.0106	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Benzo(e)pyrene	0.0002	< 0.000151	< 0.000143	< 0.000146	< 0.000143	< 0.000144	< 0.000154	< 0.000147	< 0.000151	< 0.000146
Bis(2-chloroethoxy)methane		< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Bis(2-chloroethyl)ether	0.01	< 0.00753	< 0.00714	< 0.00729	< 0.00714	< 0.00722	< 0.00769	< 0.00737	< 0.00753	< 0.00729
Bis(2-chloroisopropyl)ether	0.28	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Bis(2-ethylhexyl)phthalate	0.006	< 0.00430	< 0.00408	< 0.00417	< 0.00408	< 0.00412	< 0.00440	< 0.00421	< 0.00430	< 0.00417
4-Bromophenyl phenyl ether		< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Butyl benzyl phthalate	1.4	< 0.0106	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Carbazole		< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
4-Chloro-3-methylphenol		< 0.0215	< 0.0204	< 0.0208	< 0.0204	< 0.0206	< 0.0220	< 0.0211	< 0.0215	< 0.0208
4-Chloroaniline	0.026	< 0.0215	< 0.0204	< 0.0208	< 0.0204	< 0.0206	< 0.0220	< 0.0211	< 0.0215	< 0.0208
2-Chloronaphalene	0.56	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
2-Chlorophenol	0.035	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
4-Chlorophenyl phenyl ether		< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Chrysene	0.0015	< 0.00118	< 0.00112	< 0.00115	< 0.00112	< 0.00113	< 0.00121	< 0.00116	< 0.00118	< 0.00115
Di-n-butyl phthalate	0.7	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Di-n-octyl phthalate	0.14	< 0.0106	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Dibenz(a,h)anthracene	0.0003	< 0.000235	< 0.000204	< 0.000208	< 0.000204	< 0.000206	< 0.000220	< 0.000211	< 0.000215	< 0.000208
Dibenzofuran	0.007	< 0.0215	< 0.0204	< 0.0208	< 0.0204	< 0.0206	< 0.0220	< 0.000419	< 0.000428	< 0.000415
1,2-Dichlorobenzene	0.6	< 0.0106	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
1,3-Dichlorobenzene		< 0.00430	< 0.00408	< 0.00417	< 0.00409	< 0.00412	< 0.00440	< 0.00421	< 0.00430	< 0.00417
1,4-Dichlorobenzene	0.075	< 0.0106	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
3,3'-Dichlorobenzidine	0.02	< 0.0106	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
2,4-Dichlorophenol	0.021	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Diethyl phthalate	5.6	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Dimethyl phthalate		< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
2,4-Dimethylphenol	0.14	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
4,6-Dinitro-2-methylphenol	0.00056	< 0.000960	< 0.000930	< 0.000949	< 0.000930	< 0.000939	< 0.001000	< 0.000959	< 0.000980	< 0.000949
2,4-Dinitrophenol	0.014	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
2,4-Dinitrotoluene	0.00002	< 0.0006577	< 0.0006643	< 0.0006656	< 0.0006649	< 0.0006649	< 0.0006992	< 0.0006668	< 0.0006677	< 0.0006656
2,6-Dinitrotoluene	0.00031	< 0.000205	< 0.000195	< 0.000199	< 0.000195	< 0.000197	< 0.000210	< 0.000201	< 0.000205	< 0.000199
Fluoranthene	0.28	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Fluorene	0.28	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Hexachlorobenzene	0.00008	< 0.000323	< 0.000117	< 0.000119	< 0.000117	< 0.000118	< 0.000126	< 0.000121	< 0.000123	< 0.000119
Hexachlorobutadiene	0.007	< 0.00108	< 0.00102	< 0.00104	< 0.00102	< 0.00103	< 0.00110	< 0.00105	< 0.00105	< 0.00104
Hexachlorocyclopentadiene	0.05	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Hexachloroethane	0.007	< 0.00538	< 0.00510	< 0.00521	< 0.00510	< 0.00515	< 0.00549	< 0.00526	< 0.00538	< 0.00521
Indeno(1,2,3-cd)pyrene	0.00043	< 0.000329	< 0.000306	< 0.000312	< 0.000306	< 0.000309	< 0.000330	< 0.000316	< 0.000323	< 0.000312
Isophorone	1.4	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
2-Methylnaphthalene	0.028	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
2-Methylphenol	0.35	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
3 & 4-Methylphenol	0.35	< 0.0215	< 0.0204	< 0.0208	< 0.0204	< 0.0206	< 0.0220	< 0.0211	< 0.0215	< 0.0208
Naphthalene	0.14	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
2-Nitroaniline	0.305	< 0.0538	< 0.0510	< 0.0521	< 0.0510	< 0.0515	< 0.0549	< 0.0526	< 0.0538	< 0.0521
3-Nitroaniline		< 0.0538	< 0.0510	< 0.0521	< 0.0510	< 0.0515	< 0.0549	< 0.0526	< 0.0538	< 0.0521
4-Nitroaniline	0.028	< 0.0215	< 0.0204	< 0.0208	< 0.0204	< 0.0206	< 0.0220	< 0.0211	< 0.0215	< 0.0208
Nitrobenzene	0.0035	< 0.00215	< 0.00204	< 0.00208	< 0.00204	< 0.00206	< 0.00220	< 0.00211	< 0.00215	< 0.00208
2-Nitrophenol		< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
4-Nitrophenol	0.056	< 0.0538	< 0.0510	< 0.0521	< 0.0510	< 0.0515	< 0.0549	< 0.0526	< 0.0538	< 0.0521
N-Nitroso-di-n-propylamine	0.0018	< 0.00118	< 0.00112	< 0.00115	< 0.00112	< 0.00113	< 0.00121	< 0.00116	< 0.00118	< 0.00115
N-Nitrosodiphenylamine	0.0832	< 0.000607	< 0.000571	< 0.000583	< 0.000571	< 0.000577	< 0.000615	< 0.000589	< 0.000602	< 0.000583
Pentachlorophenol	0.001	< 0.000969	< 0.000918	< 0.000938	< 0.000918	< 0.000928	< 0.000989	< 0.000947	< 0.000968	< 0.000938
Phenanthrene	0.21	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Phenol	0.1	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
Pyrene	0.21	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
1,2,4-Trichlorobenzene	0.07	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
2,4,5-Trichlorophenol	0.7	< 0.0108	< 0.0102	< 0.0104	< 0.0102	< 0.0103	< 0.0110	< 0.0105	< 0.0108	< 0.0104
2,4,6-Trichlorophenol	0.01	< 0.00602	< 0.00571	< 0.00585	< 0.00571	< 0.00577	< 0.00615	< 0.00589	< 0.00602	< 0.00583

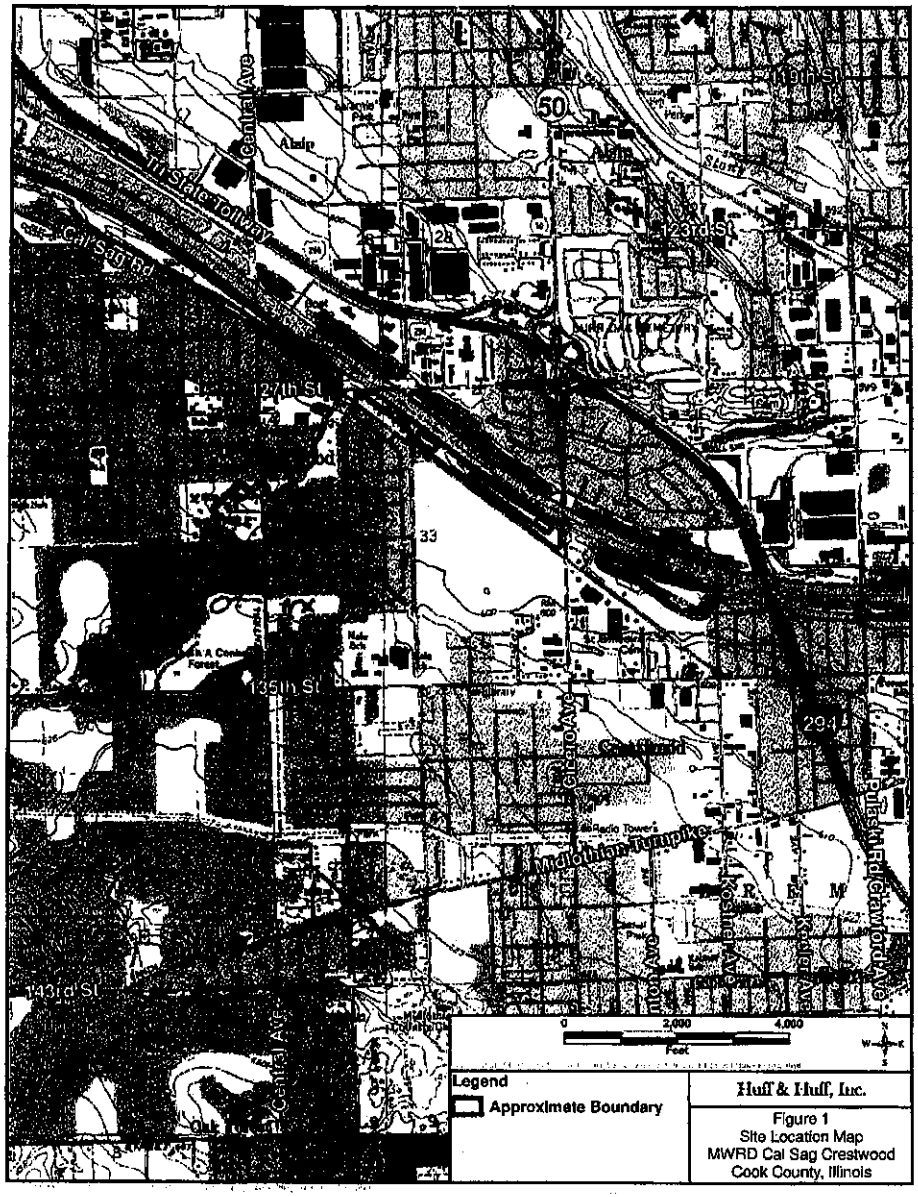
* Illinois EPA Tier 1 Groundwater Remediation Objectives; 35 IAC 742, Appendix B, Table E
All results in mg/L unless noted otherwise.
-- Constituent for which no Remediation Objective has been established

TABLE 8
RCRA METALS GROUNDWATER RESULTS
CSCA PARCEL 11.04
NORTHWEST CORNER OF CAL SAG ROAD (RT. 83) AND CICERO AVENUE, CRESTWOOD, ILLINOIS

Constituent	Groundwater Remediation Objective[a]	MW-1	MW-2	MW-3	MW-6	MW-7	MW-8	MW-9	MW-10
[illegible]									
Arsenic	0.05	< 0.0100	**0.0550**	---	---	---	< 0.0100	< 0.0100	< 0.0100
Barium	2	**0.0687**	**0.244**	---	---	---	**0.100**	**0.137**	**0.101**
Cadmium	0.005	< 0.00500	< 0.00500	---	---	---	< 0.00500	< 0.00500	< 0.00500
Chromium	0.1	< 0.00500	**0.0738**	---	---	---	< 0.00500	**0.00517**	< 0.00500
Lead	0.0075	< 0.00500	**0.0741**	< 0.00500	**0.0124**	**0.0181**	< 0.00500	< 0.00500	< 0.00500
Mercury	0.002	< 0.000200	< 0.000200	---	---	---	< 0.000200	< 0.000200	< 0.000200
Selenium	0.05	< 0.0100	< 0.0100	---	---	---	< 0.00500	< 0.00500	< 0.00500
Silver	0.05	< 0.00500	< 0.00500	---	---	---	< 0.00500	< 0.00500	< 0.00500
[illegible]									
Arsenic	0.05	< 0.0100	< 0.0100	---	---	---	< 0.0100	< 0.0100	< 0.0100
Barium	2	**0.0639**	**0.0551**	---	---	---	**0.0844**	**0.126**	**0.0698**
Cadmium	0.005	< 0.00500	< 0.00500	---	---	---	< 0.00500	< 0.00500	< 0.00500
Chromium	0.1	< 0.00500	< 0.00500	---	---	---	< 0.00500	< 0.00500	< 0.00500
Lead	0.0075	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500	< 0.00500
Mercury	0.002	< 0.000200	< 0.000200	---	---	---	< 0.000200	< 0.000200	< 0.000200
Selenium	0.05	< 0.0100	< 0.0100	---	---	---	< 0.00500	< 0.00500	< 0.00500
Silver	0.05	< 0.00500	< 0.00500	---	---	---	< 0.00500	< 0.00500	< 0.00500

[a] Illinois EPA Tier 1 Groundwater Remediation Objectives; 35 IAC 742, Appendix B, Table E
Bold = Constituent detected
Bold/Shaded - Constituent detected above Remediation Objective

Figures


Central Ave
Tri State Tollway
Cal Sag Rd
127th St
135th St
143rd St
Central Ave
123rd St
116th St
Crawford Ave
Indiana Toll Turnpike
Torrence Ave
Pulaski Rd
Kostner Ave
Keeler Ave
50
33
294
0
2,000
4,000
Feet
N
W
E
S
Legend
Approximate Boundary
Huff & Huff, Inc.
Figure 1
Site Location Map
MWRD Cal Sag Crestwood
Cook County, Illinois

Legend
Approximate Boundary
Sites of Concern
Petroleum Pipeline
Hult & Hoff, Inc.
Figure 2
Site Layout Map with
Elevated Sites of Concern Map
MWRD Old Sag Quarry
Cook County, Illinois
Engle Dr
Lincoln Ave
Dunham Rd
Orchard Glen Dr
Orchard Glen Ct
Orchard Glen Ln
Orchard Glen Cir
Orchard Glen Pl
Orchard Glen Ter
Orchard Glen Way
Orchard Glen Trl
Orchard Glen Blvd
Orchard Glen Pkwy
Orchard Glen Sq
Orchard Glen Ctr
Orchard Glen Mall
Orchard Glen Plaza
Orchard Glen Square
Orchard Glen Center
Orchard Glen Commons
Orchard Glen Gardens
Orchard Glen Park
Orchard Glen Woods
Orchard Glen Meadows
Orchard Glen Hills
Orchard Glen Valley
Orchard Glen Ridge
Orchard Glen Heights
Orchard Glen Terrace
Orchard Glen Manor
Orchard Glen Estates
Orchard Glen Villas
Orchard Glen Townhomes
Orchard Glen Condominiums
Orchard Glen Apartments
Orchard Glen Lofts
Orchard Glen Studios
Orchard Glen Offices
Orchard Glen Retail
Orchard Glen Industrial
Orchard Glen Warehouse
Orchard Glen Storage
Orchard Glen Parking
Orchard Glen Garage
Orchard Glen Carport
Orchard Glen Driveway
Orchard Glen Walkway
Orchard Glen Path
Orchard Glen Trail
Orchard Glen Bridge
Orchard Glen Tunnel
Orchard Glen Overpass
Orchard Glen Underpass
Orchard Glen Intersection
Orchard Glen Roundabout
Orchard Glen Cloverleaf
Orchard Glen Diamond
Orchard Glen Trumpet
Orchard Glen Directional
Orchard Glen Partial
Orchard Glen Full
Orchard Glen Half
Orchard Glen Quarter
Orchard Glen Three-Quarter
Orchard Glen Eighth
Orchard Glen Sixteenth
Orchard Glen Thirty-Second
Orchard Glen Sixty-Fourth
Orchard Glen One Hundred Twenty-Eighth
Orchard Glen Two Hundred Fifty-Sixth
Orchard Glen Five Hundred Twelfth
Orchard Glen One Thousand Twenty-Fourth
Orchard Glen Two Thousand Forty-Eighth
Orchard Glen Four Thousand Ninety-Sixth
Orchard Glen Eight Thousand One Hundred Ninety-Second
Orchard Glen Sixteen Thousand Three Hundred Eighty-Fourth
Orchard Glen Thirty-Two Thousand Seven Hundred Sixty-Eighth
Orchard Glen Sixty-Five Thousand Five Hundred Thirty-Sixth
Orchard Glen One Hundred Thirty-One Thousand Seventy-Second
Orchard Glen Two Hundred Sixty-Two Thousand One Hundred Forty-Fourth
Orchard Glen Five Hundred Twenty-Four Thousand Two Hundred Eighty-Eighth
Orchard Glen One Million Forty-Eight Thousand Five Hundred Seventy-Sixth
Orchard Glen Two Million Ninety-Seven Thousand One Hundred Fifty-Second
Orchard Glen Four Million One Hundred Ninety-Four Thousand Three Hundred Four
Orchard Glen Eight Million Three Hundred Eighty-Eight Thousand Six Hundred Eight
Orchard Glen Sixteen Million Seven Hundred Seventy-Seven Thousand Two Hundred Sixteen
Orchard Glen Thirty-Three Million Five Hundred Fifty-Four Thousand Four Hundred Thirty-Two
Orchard Glen Sixty-Seven Million One Hundred Eight Thousand Eight Hundred Sixty-Four
Orchard Glen One Hundred Thirty-Four Million Two Hundred Sixteen Thousand Seven Hundred Twenty-Eighth
Orchard Glen Two Hundred Sixty-Eight Million Four Hundred Thirty-Three Thousand Four Hundred Fifty-Sixth
Orchard Glen Five Hundred Thirty-Six Million Eight Hundred Sixty-Six Thousand Nine Hundred Twelfth
Orchard Glen One Billion Seventy-Three Million Seven Hundred Thirty-Three Thousand Eight Hundred Twenty-Fourth
Orchard Glen Two Billion One Hundred Forty-Seven Million Four Hundred Sixty-Seven Thousand Six Hundred Forty-Eighth
Orchard Glen Four Billion Two Hundred Ninety-Four Million Nine Hundred Thirty-Five Thousand Three Hundred Ninety-Sixth
Orchard Glen Eight Billion Five Hundred Eighty-Nine Million Eight Hundred Seventy-One Thousand Seven Hundred Ninety-Second
Orchard Glen Seventeen Billion One Hundred Seventy-Nine Million Seven Hundred Forty-Three Thousand Five Hundred Eighty-Fourth
Orchard Glen Thirty-Four Billion Three Hundred Fifty-Nine Million Four Hundred Eighty-Seven Thousand One Hundred Sixty-Eighth
Orchard Glen Sixty-Eight Billion Seven Hundred Eighteen Million Nine Hundred Seventy-Four Thousand Three Hundred Thirty-Sixth
Orchard Glen One Hundred Thirty-Seven Billion Four Hundred Thirty-Seven Million Nine Hundred Forty-Eight Thousand Six Hundred Seventy-Second
Orchard Glen Two Hundred Seventy-Four Billion Eight Hundred Seventy-Five Million Nine Hundred Ninety-Seven Thousand Three Hundred Forty-Fourth
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Orchard Glen Two Trillion One Hundred Ninety-Eight Billion One Million Nine Hundred Seventy-Nine Thousand Six Hundred Fifty-Second
Orchard Glen Four Trillion Three Hundred Ninety-Six Billion Two Million Nine Hundred Seventy-Nine Thousand Three Hundred Four
Orchard Glen Eight Trillion Seven Hundred Ninety-Two Billion Five Million Nine Hundred Seventy-Nine Thousand Six Hundred Eight
Orchard Glen Seventeen Trillion Five Hundred Eighty-Four Billion Ten Million Nine Hundred Seventy-Nine Thousand Two Hundred Sixteen
Orchard Glen Thirty-Four Trillion One Hundred Sixty-Eight Billion Twenty Million Nine Hundred Seventy-Nine Thousand Four Hundred Thirty-Two
Orchard Glen Sixty-Eight Trillion Three Hundred Thirty-Six Billion Forty Million Nine Hundred Seventy-Nine Thousand Eight Hundred Sixty-Four
Orchard Glen One Hundred Thirty-Seven Trillion Six Hundred Seventy-Two Billion Eighty Million Nine Hundred Seventy-Nine Thousand Seven Hundred Twenty-Eighth
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127th St
Evans Rd
Kean St
120th St
Aspen Ln
130th St
Glenview Ave
Glenview Rd
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600
Feet
N
Legend
Approximate Boundary
Access Route/Work Area
Soil Boring
Huff & Huff, Inc.
Figure 3
Soil Boring Location Map
MWRD Cal Sag Crestwood
Cook County, Illinois

Arborion
0
300
600
Feet
Legend
Approximate Boundary
Access Route/Work Area
Monitoring Well
Haff & Huff, Inc.
Figure 4
Well Location Map
MWRD Cal Sag Crestwood
Cook County, Illinois

Appendix A – Work Plans

[redacted]

August 25, 2016

Mark J. Leibrock, P.E.
Engineer of Site Remediation
Metropolitan Water Reclamation District of Greater Chicago
LASMA Visitor's Center
7601 South LaGrange Road
Willow Springs, IL 60480

Re: Phase II Environmental Investigations
Prime Work Order Agreement PO # 3087956
Task Order No. 2016-002
Site Visit, Database/Aerial Review, and Phase II Scope Preparation
CSCA Parcel 11.04
Cal Sag – West of Intersection with Rt 83
Crestwood, Illinois

Dear Mr. Leibrock:

Task Order No. 2016-002 has been prepared for your review. This Task Order includes conducting a site visit, reviewing a database search with aerials, and preparing a Phase II investigation scope for the above referenced parcel.

This Task Order provides a scope of services, specific project budget, and schedule. Please do not hesitate to call me with any questions or comments.

Sincerely,

Shane Cuplin, PG

Senior Project Manager

Enclosures

PHASE II ENVIRONMENTAL INVESTIGATIONS
PURCHASE ORDER NUMBER 3087956
AUGUST 25, 2016

TASK ORDER NO. 2016-002

VACANT PARCEL
CSCA PARCEL 11.04
CAL SAG AT RT 83
CRESTWOOD, ILLINOIS

1. BACKGROUND

The Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) has requested a scope of services towards completion of a baseline Phase II Site Investigation of parcel along the Cal Sag Channel west of Rt 83 in Crestwood. The parcel is currently vacant and has remained vacant since the initial installation of the Cal Sag. Additional information regarding the lease history of the parcel is pending. It is anticipated that this Task Order will be supplemented to include additional scope items towards completion of the Phase II sampling and Phase II report preparation.

2. WORK PLAN

The Task Order scope relates to conducting a site visit, obtaining/reviewing a database report with aerials, and preparing the scope for the Phase II sampling.

Task 1. Site Visit

H&H will conduct a site visit to identify potential sampling locations. Potential accessibility issues as part of sampling activities will be assessed in addition to noting of general site conditions. The site visit will be photo documented to aid in subsequent sampling of the site. A GPS unit will be used to record potential sampling areas and other areas of concern at the site. As the parcel consists of several acres it is anticipated that several hours may be necessary to assess site conditions (potential fly dumping).

Task 2. Database and Aerial Photograph Review

H&H will contract with an outside provider to obtain a database search and historic aerial photographs for the parcel and vicinity. The information will be reviewed to identify areas of concern for which to focus the above referenced site visit and the subsequent Phase II sampling (to be addressed in a supplement). The findings of the review will not be considered to identify Recognized Environmental Conditions (RECs), but geared towards identifying sites/areas of concern to better focus the Phase II sampling.

Task 3. Preparation of Phase II Investigation Scope

Based on findings and observations from Task 1 and Task 2, a scope of work will be prepared for the Phase II sampling activities. The scope will identify planned sampling areas as well as outline sampling parameters. The scope will first be prepared and submitted as a draft as it is anticipated that the final sampling scope outlined will be the result of an iterative process incorporating feedback from MWRDCG.

3. ESTIMATED COST

The cost estimate for this Task Order is presented in the attached Cost Estimate of Consultant Services (CECS). The manhour estimate is summarized below:

Task	Estimated Hours
1. Conduct Site Visit	6
2. Database/Aerials	8
3. Prepare Phase II Scope	11
TOTAL	**25**

4. PROJECTED TIMELINE

Pending site access, the site visit and preparation of the draft scope of work will be completed within two weeks of being given the notice to proceed.

September 22, 2016

Mark J. Leibrock, P.E.
Engineer of Site Remediation
Metropolitan Water Reclamation District of Greater Chicago
LASMA Visitor's Center
7601 South LaGrange Road
Willow Springs, IL 60480

Re: Phase II Environmental Investigations
Prime Work Order Agreement PO # 3087956
Task Order No. 2016-002 – Supplement #1
Biological Assessment and Phase II
MWRDGC Cal Sag – CSCA Parcel 11.04
Cal Sag – West of Intersection with Rt 83
Crestwood, Illinois

Dear Mr. Leibrock:

A supplement to Task Order No. 2016-002 has been prepared for your review. This supplement includes conducting Biological Assessment and tree clearing along with a Phase 2 Site Investigation for the above referenced parcel. This Phase 2 will act to assess the areas of concern and to act as a baseline assessment for the property.

This supplemental Task Order provides a scope of services, specific project budget, and schedule. Please do not hesitate to call me with any questions or comments.

Sincerely,

Shane Cuplin, PG

Senior Project Manager

Enclosures

An Equal Opportunity Employer M/F/V/H

PHASE II ENVIRONMENTAL INVESTIGATIONS
PURCHASE ORDER NUMBER 3087956
SEPTEMBER, 2016

TASK ORDER NO. 2016-002 – SUPPLEMENT #1

MWRDGC CSCA – PARCEL 11.04
CAL SAG AT RT 83
CRESTWOOD, ILLINOIS

1. BACKGROUND

The Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) has requested a scope of services towards completion of a baseline Phase II Subsurface Investigation of the approximate 25-acre parcel located south of the intersection of the Cal Sag west of Illinois Rt 83. Review of a database report and historic aerials was also requested. The Site is bordered to the north by the Cal Sag Channel, to the east by Cicero Avenue, to the south by Cal Sag Avenue and commercial businesses, and to the northwest by 127th Street. Huff & Huff, Inc. (H&H) previously reviewed a database search which included historic aerials. H&H conducted a site visit to assess conditions on August 30, 2016. Due to concerns over the gaining access to the forested areas and to aid in clarification to the utility services, the site was again visited on September 14, 2016. The site was observed to be vacant with areas of dense vegetation.

Aerials for the site and vicinity reviewed include dates of 1938, 1951, 1962, 1973, 1981, 1988, 1999, 2004-2007, and 2009-2015. Widening of the channel as apparent in the aerial from 1962. A portion of the site which currently consists of a vegetated depression was formerly part of a drainage/tributary. The depression as noted to correspond with the creation of the stormwater detention pond to the south the Cal Sag Road in the 1999 aerial.

The database was provided by Environmental Risk Information Services (ERIS) and included databases consistent with those required as part of ASTM E1527 (Phase I ESA). The database search identified several sites of concern based on their proximity to the Site. The sites of concern include:

1) Centrum Crestwood, L.L.C. – the property (13199 S Cicero Avenue) is located east of Cicero Avenue, to the east of the site. The property is listed on the Site Remediation Program (SRP) database and is also associated with Engineering and Institutional Controls.
2) Crestwook Auto, Inc. – the property (12727 Cal Sag Road) is located adjacent to the south of the Site. The property is listed on the UST database and is currently occupied by an auto repair center.
3) Howell Flying Service – the property (13202 S Cicero Avenue) is located south of Cal Sag Road to the south of the Site. The property is currently occupied by a strip mall, but was previously occupied by an airport. The flying service listing was associated with the removal of four USTs that appear related to the former airport at the property.
4) Bill's Service Center – the property (Rt 83 and Playfield Drive) is located south of Cal Sag Road, approximately 250 feet south of the Site. The property is listed on the LUST and UST databases and is currently occupied by an auto repair center.

5) Cal Sag Channel and 127th Street – the property is listed on the ERNS database within the database report as an "Orphan Site". The location is identified at the Cal Sag and 127th Street intersection associated with a sheen noted in the Cal Sag Channel.

The National Pipeline Mapping System online database provides information related to gas and hazardous liquid pipelines. The online database (URL https://www.npms.phmsa.dot.gov/PublicViewer) was reviewed and successfully identified a hazardous liquid petroleum pipeline depicted to the south of Cal Sag Road. The pipeline is considered a site of concern as related to the Site.

H&H previously provided services for assessing Cal Sag Channel spoil piles for beneficial reuse in Lake Michigan at Fullerton as part of the Lake Michigan Shoreline Protection Program. The spoil piles which were assessed were located approximately 2,000 feet east of the Site along the south side of the Cal Sag Channel. Frequent testing of the material for the constituent on the Full TCL list identified achievement of the objectives (Maximum Allowable Concentrations for CCDD) of the spoil piles. This previously tested material is assumed consistent with that remaining on the Site and planned to provide guidance during sampling of the Site.

2. WORK PLAN

The supplemental Task Order scope relates to performing a Phase II Subsurface Investigation and preparation of a Phase II report.

Task 1. Pre-Mobilization

This task includes activities necessary to be performed prior to drilling activities. Task includes personnel time for preparing a site specific Health and Safety Plan, conducting a site visit to mark boring locations and work with private utility locating service to identify possible conflict with the boring location and subsurface utilities. The task also includes personnel time for coordinating with the driller and analytical laboratory. Additional time included in task for a previously completed site visit to coordinate with the driller, public utility locator, and tree clearing subcontractors as well as expansion of the previously identified area to the current approximate 25-acre footprint.

Task 2. Biological Screening

Based on the presence and planned removal and disturbance of vegetated areas, H&H will conduct a wetland site screening to determine the presence/absence of wetlands within the project limits. Wetlands and associated waterways are protected under both the Clean Water Act and the Cook County Watershed Management Ordinance therefore, impacts to wetlands (which can include driving through and drilling within wetlands) would require a permit from the U.S. Army Corps of Engineers or the Metropolitan Water Reclamation District of Greater Chicago (MWRD), depending on the jurisdiction of the wetlands.

H&H will determine if wetlands are present and if impacts to wetlands are proposed in order to alter locations to avoid triggering requirements under the Clean Water Act and/or the Cook County Watershed Management Ordinance.

The following records/documents will be reviewed prior to conducting the field investigation.

- U.S. Geological Survey Topographic Maps
- National Wetlands Inventory Maps
- County Soil Surveys
- County Flood Insurance Rate Maps
- Hydric Soils of the United States

H&H will note the general boundary of any wetlands found onsite for avoidance purposes. Formal delineations of wetlands are not included in this scope of work.

H&H will also conduct a cursory review of habitat onsite to ensure impacts to listed threatened and endangered species will not occur as a result of the proposed activates. If the project does not utilize federal funds and does not remove a known occupied maternity roost tree, any tree within 150 feet of a known occupied maternity roost tree, or trees within 0.25 mile of a NLEB hibernacula during the pup rearing season which is a two-month period from June through July (50 CFR Part 17), the project qualifies for exemption under the Final 4(d) rule. However, the project must also be in compliance with the Illinois Department of Natural Resource regulations concerning protecting state listed species. In some cases, the IDNR has a more conservative tree clearing restriction which would supersede the USFWS guidance. Coordination with this agency is also recommended.

Task 3. Tree Clearing

Tree and vegetation clearing is necessary in select areas to gain access for collection of soil and groundwater samples. Attempts will be made to minimize the areas of disturbance. H&H will subcontract with a tree/vegetation removal company to clear vegetated areas. H&H will additionally provide oversight and feedback to reflect potential sensitive areas previously noted in Task 2. For budgetary purposes the onsite time for tree clearing reflects the subcontractor estimate of five days.

Task 4. Perform Subsurface Investigation and Monitoring Well Sampling

H&H will contract with driller to advance borings and install temporary monitoring wells at the site. Borings are planned to be advanced at 22 locations as depicted on the attached figure. Based on review of environmental information for the surrounding area, bedrock is not anticipated to be encountered during the investigation. However, due to the rock contained within the spoils from the creation/widening of the Cal Sag Channel, boring depths within the disturbed area may be limited due to encountering refusal. Due to unknowns associated with the spoil areas, it is proposed that up to three attempts be made to push borings to completion within areas of difficult drilling.

The soil borings will be advanced to saturation observed during drilling. Based on observations within the saturated zone, soil borings planned for completion as temporary monitoring wells will be advanced to approximately 10 feet below the observed water level. As further described below, 12 of the soil borings are planned for completion as temporary monitoring wells. Due to topographic relief at the Site it is anticipated that it may be necessary to advance select borings to depths of up to 30 feet below ground surface. The soils will be continuously logged with observations and PID readings noted during drilling.

As previously discussed, sampling within the areas of Cal Sag Channel spoils will be streamlined such that the full analytical sampling suite will be conducted on half of the soil borings within the area. The number of samples initially selected for analyses of the full analytical suite is reduced based on the lack of previous development of the Site and the anticipation that groundwater is an appropriate indicator for impacts from offsite sources. Selection of samples for laboratory analyses will be based on field observations and PID screening as well as the observed depth to groundwater. Additional samples from select depths will be collected and held at the analytical laboratory, pending the first round of analytical results. The attached Sampling Plan Summary Table presents the anticipated soil analyses and associated site(s) of concern addressed by each location. The Analytical Analysis Summary Table further clarifies the planned number of samples to be collected for budgeting purposes.

Soil borings from the westernmost five locations will be converted to temporary monitoring wells. Soil borings from the two easternmost wells will also be converted to temporary wells. Pending field observations, five of the remaining 15 soil borings locations will be converted to temporary monitoring wells. The locations of the remaining five wells will be based on field observations or the locations nearer to the southern boundary (based on lack of previous development of the Site). The temporary wells will be constructed with 10 feet of screen and sufficient riser to allow the wells to remain as stick up wells for up to two weeks after well installation. The wells will be installed with sand pack and bentonite seal to allow for ideal sampling conditions. After receipt of the initial round of analytical groundwater results, the wells will be abandoned. The attached tables present the anticipated groundwater sampling. Due to the occurrence of turbidity with the temporary wells, metals sample analyses will be conducted using both filtered and unfiltered sampling methods. Note that based on the importance to appropriately assess groundwater at the Site, SVOC analyses are planned for the groundwater to include constituents beyond the suite of PNAs.

Field observations will be photo documented and recorded in a log book. Soil boring logs and descriptions of temporary monitoring wells will be prepared. The soil boring and well locations will be recorded with a GPS unit capable of sub meter accuracy for incorporation into the Phase II report. For budgetary purposes, the onsite time for the soil borings and temporary well installation is estimated to be conducted over a four day period. Additional personnel time is also included to document the well abandonment.

Task 5. Phase II Subsurface Investigation Report

A Phase II Subsurface Investigation will be prepared presenting the field observations and findings of the sampling. The report will first be completed in draft form for comment from the MWRDGC. A final report will be prepared addressing MWRDGC comments. It is anticipated that MWRDGC will provide H&H with specific report requirements prior to drafting on the report.

Task 6. Topographic Survey

H&H will contract with a surveyor to conduct a topographic survey of the Site. The topographic will be performed based on interpreted boundaries from an aerial photograph based on the MWRDGC provided information. The Site is generally bounded by 127th Street to the north, the Cal-Sag Channel to the north and east, Cicero Avenue to the east, and Cal Sag Road / commercial properties to the south. The survey will not include locating individual trees, only the limits of tree groups. A digital terrain model will be produced to convey elevation which identifies additional features among which include areas of remaining spoil piles and areas with large pieces of concrete and limestone, for example. Upon completion, the topographic survey will be provided as both hard (paper copy) and electronic (on CD) copies of the drawings. Task assumes WMRDGC will provide a letter of introduction with written authorization for subcontractor to access the Site.

3. ESTIMATED COST

The cost estimate for this Task Order is presented in the attached Cost Estimate of Consultant Services (CECS). Note that the tree clearing, topographic survey, and biological screening comprises approximately $45,300 (approximately 50%) of the overall cost but is necessary to gain access to sampling locations and provide a topographic survey. The manhour estimate is summarized below:

Task	Estimated Hours
1. Pre-Mobilization	33
2. Biological Screening	20
3. Tree Clearing	64
4. Perform Subsurface Investigation	103
5. Prepare Phase II Report	62
6. Topographic Survey	4
TOTAL	286

4. PROJECTED TIMELINE

The pre-mobilization and biological screening field activities will begin within two weeks of being given the notice to proceed. Tree clearing and drilling will occur within four weeks thereafter. Completion of the draft Phase II Subsurface Investigation report is anticipated within four weeks after completion of sampling.

SAMPLE PLAN SUMMARY
CAL-SAG - PARCEL 11.04
CRESTWOOD

Boring / Well ID	Purpose	Sample Parameters	Number of Samples	
			Soil	Groundwater**
SB-1	Cal-Sag Spoil Material	VOCs, PNAs, 8 RCRA Metals, pH	*	1
SB-2	Cal-Sag Spoil Material	VOCs, PNAs, 8 RCRA Metals, pH	*	---
SB-3	Cal-Sag Spoil Material	VOCs, PNAs, 8 RCRA Metals, pH	*	---
SB-4	Cal-Sag Spoil Material	VOCs, PNAs, 8 RCRA Metals, pH	*	---
SB-5	Howell Flying Service & Petroleum Pipeline, Cal-Sag Spoil Material	VOCs, PNAs, Lead, pH OR PNAs only	*	---
SB-6	Howell Flying Service & Petroleum Pipeline, Cal-Sag Spoil Material	VOCs, PNAs, Lead, pH OR PNAs only	*	---
SB-7	Howell Flying Service & Petroleum Pipeline, Cal-Sag Spoil Material	VOCs, PNAs, Lead, pH OR PNAs only	*	---
SB-8	Howell Flying Service & Petroleum Pipeline, Cal-Sag Spoil Material	VOCs, PNAs, Lead, pH OR PNAs only	*	---
SB-9	Howell Flying Service & Petroleum Pipeline, Cal-Sag Spoil Material	VOCs, PNAs, Lead, pH OR PNAs only	*	---
SB-10	Howell Flying Service & Petroleum Pipeline, Cal-Sag Spoil Material	VOCs, PNAs, Lead, pH OR PNAs only	*	---
SB-11	Howell Flying Service & Petroleum Pipeline, Cal-Sag Spoil Material	VOCs, PNAs, Lead, pH OR PNAs only	*	---
SB-12	Howell Flying Service & Petroleum Pipeline, Cal-Sag Spoil Material	VOCs, PNAs, Lead, pH OR PNAs only	*	---
SB-13	Howell Flying Service & Petroleum Pipeline, Cal-Sag Spoil Material	VOCs, PNAs, Lead, pH OR PNAs only	*	---
SB-14	Howell Flying Service & Petroleum Pipeline, Cal-Sag Spoil Material	VOCs, PNAs, Lead, pH OR PNAs only	*	---
SB-15	Howell Flying Service & Petroleum Pipeline, Cal-Sag Spoil Material	VOCs, PNAs, Lead, pH OR PNAs only	*	---
SB-16	Howell Flying Service & Petroleum Pipeline, Cal-Sag Spoil Material	VOCs, PNAs, Lead, pH OR PNAs only	*	---
SB-17	Centrum Crestwood, LLC, Cal-Sag Spoil Material	VOCs, PNAs, 8 RCRA Metals, pH	1	1
SB-18	Centrum Crestwood, LLC, Cal-Sag Spoil Material	VOCs, PNAs, 8 RCRA Metals, pH	1	1
SB-19	Crestwood Auto & Bills Service Center, Cal-Sag Spoil Material	VOCs, PNAs, 8 RCRA Metals, pH	1	1
SB-20	Crestwood Auto & Bills Service Center, Cal-Sag Spoil Material	VOCs, PNAs, 8 RCRA Metals, pH	1	1
SB-21	Crestwood Auto & Bills Service Center, Cal-Sag Spoil Material	VOCs, PNAs, 8 RCRA Metals, pH	1	1
SB-22	Crestwood Auto & Bills Service Center, Cal-Sag Spoil Material	VOCs, PNAs, 8 RCRA Metals, pH	1	1

*Eight soil samples planned for initial analysis from SB-1 through SB-16, samples from remaining borings will be collected for laboratory analysis of PNAs onl

** Groundwater metals will be collected for analysis of both total and dissolved. Groundwater will be collected from 12 locations. Based on the importance to appropriately assess groundwater at the Site, the PNA sampling will be expanded to consist of the more inclusive SVOC suite.
Note that the chromium soil analyses will be performed for hexavalent chromium for comparison the the Tier 1 Ros.

ANALYTICAL ANALYSIS SUMMARY
CAL-SAG - PARCEL 11.04
CRESTWOOD

	Soil	Groundwater	Groundwater (Dissolved)
VOCs	14	12	---
PNAs	22	0	---
8 RCRA Metals*	10	7	7
Hexavalent Chromium	10	0	---
Lead*	12	5	5
pH	22	0	---
SVOC	0	12	---
TCLP/SPLP RCRA Metals	5	0	---

* Groundwater samples for RCRA Metals and Lead will be collected for both total and dissolved (H&H will field filter)

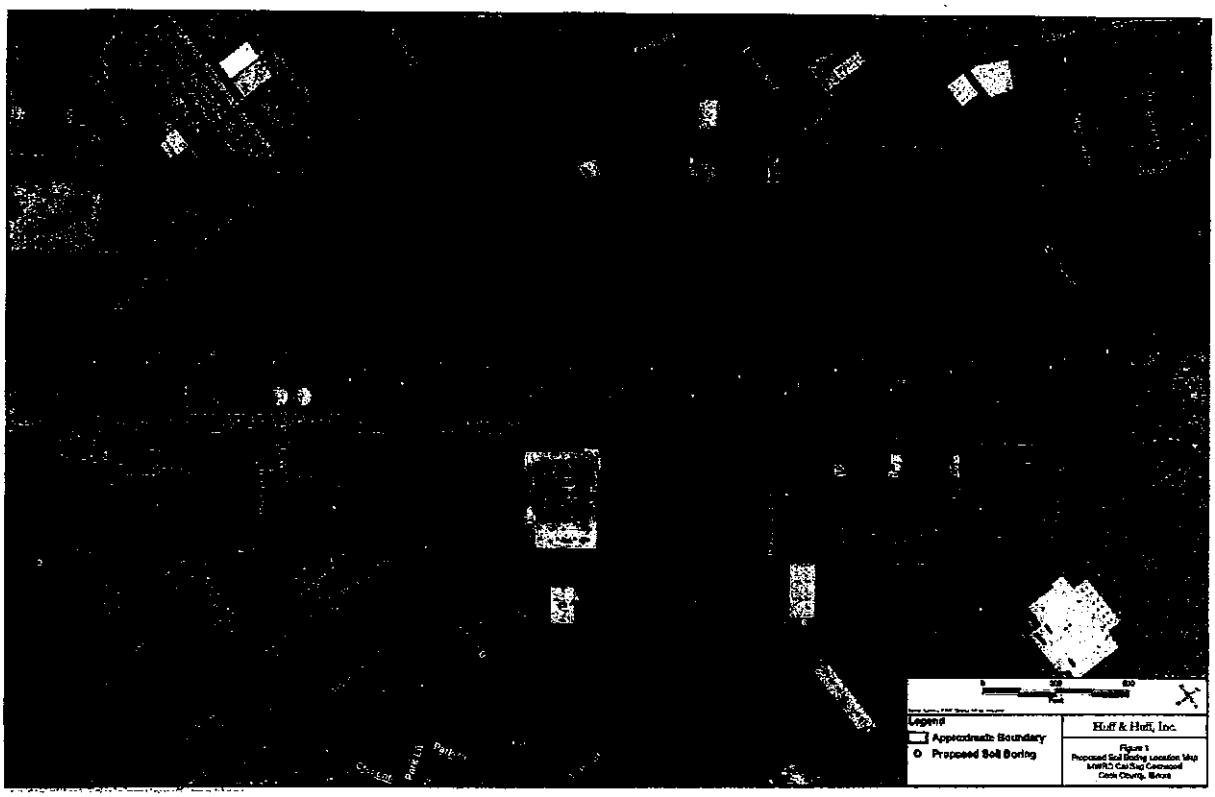

Legend
Approximate Boundary
Proposed Soil Boring
Huff & Huff, Inc.

EXHIBIT "D"

MEMORANDUM OF LEASE FORM

PREPARED BY
AND RETURN TO:

David B. Sosin
Sosin, Arnold & Schoenbeck, Ltd.
Suite 205
9501 W. 144th Place
Orland Park, IL 60462

P.I.N.s:
24-33-200-003-0000 (portion)
24-33-202-004-0000 (portion)
24-33-202-005-0000 (portion)

MEMORANDUM OF LEASE

THIS MEMORANDUM, dated as of February 1, 2019, is intended to put all third parties on notice of the existence of a lease (the "Lease") of those certain premises located on the real property legally described on **Exhibit "A"** attached hereto and made a part hereof (the "Property") between the **METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO,** a body corporate and politic organized and existing under the laws of the State of Illinois ("Landlord"), having its principal place of business at 100 East Erie Street, Chicago, Illinois 60611 and the **VILLAGE OF CRESTWOOD**, an Illinois municipal agency ("Tenant"), having its principal place of business at 13840 S. Cicero Avenue, Crestwood, Illinois 60418.

1. The Effective Date of the Lease is February 1, 2019.

2. The Rental Commencement Date is February 1, 2019 as set forth in Paragraph 1.02 of the Lease.

3. The term of the Lease is for sixty (60) years.

4. The rent and additional compensation shall be as set forth in Paragraph Two of the Lease.

5. The Tenant has a right to mortgage the leasehold premises interest as set forth in Paragraph 3.12 of the Lease.

6. The Lease contains various other terms and conditions. In the event of any conflict between the terms and conditions of the Lease and the terms and provisions of this memorandum, the terms and provisions of the Lease shall govern. Copies of the Lease may be obtained from the Landlord or the Tenant.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the day and year first above written.

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO,
A body corporate and politic

By: _____
Frank Avila
Chairman of Committee on Finance

Attest:

_____
Jacqueline Torres, Clerk

STATE OF ILLINOIS)
COUNTY OF COOK) ss

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Frank Avila, the Chairman of Committee on Finance of the Metropolitan Water Reclamation District of Greater Chicago, a body corporate and politic ("Landlord"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as his own free and voluntary act and as the free and voluntary act of said Chairman, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 2019.

_____
Notary Public

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

VILLAGE OF CRESTWOOD
An Illinois municipal agency

By: _____
Louis Presta,
Its: Mayor

Attest:

_____
Catherine M. Johnson, Village Clerk

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Louis Presta, the Mayor of the Village of Crestwood, an Illinois municipal agency ("Tenant"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Mayor, he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Mayor, for the uses and purposes therein set forth.

GIVEN, under my hand and notarial seal this _____ day of _____, 2019.

_____
Notary Public

☐ Personally known **OR** ☐ Produced Identification
Type of Identification Produced _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE DEMISED PREMISES:

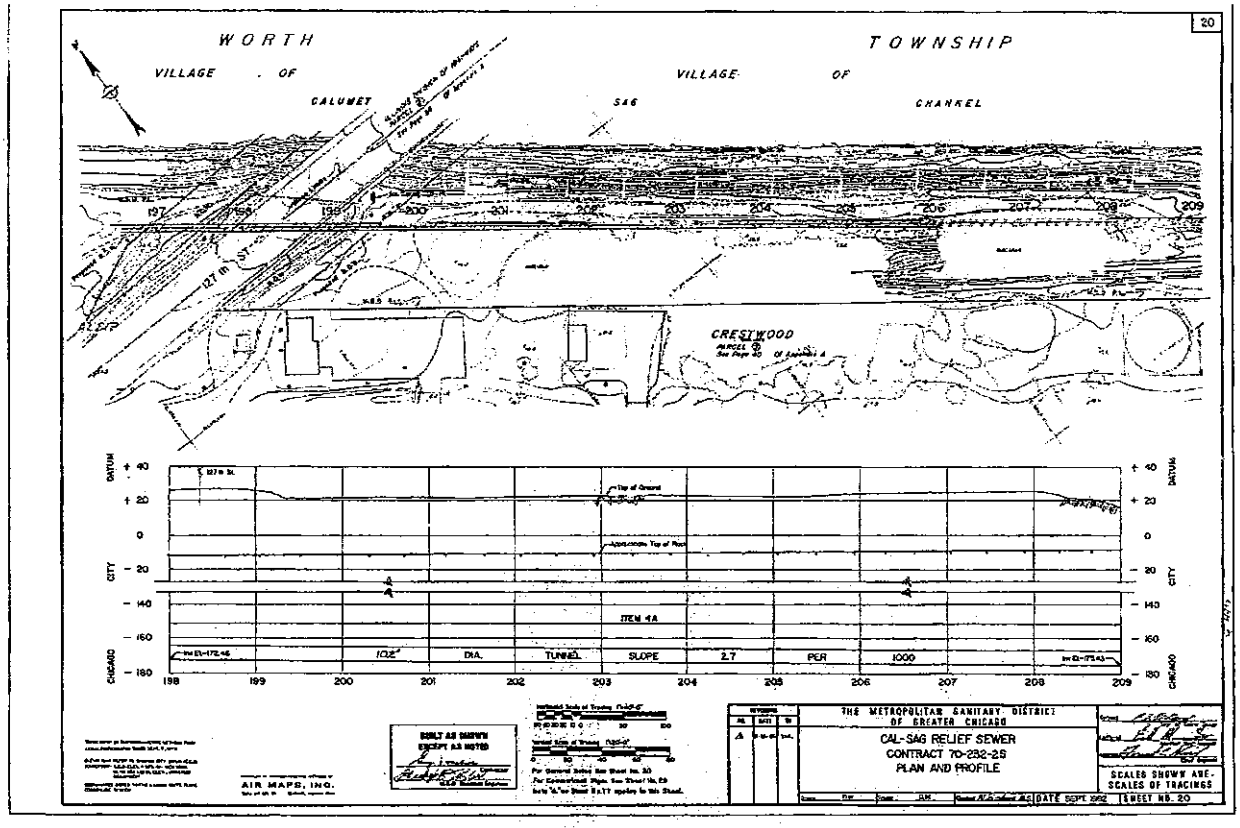
[ADD LEGAL]

PROPERTY ADDRESS: 8.61 ACRES OF VACANT REAL ESTATE LOCATED WEST OF CICERO AND SOUTH OF THE CAL-SAG CHANNEL IN CRESTWOOD, IL 60418

PERMANENT INDEX NUMBERS: 24-33-200-003-0000 (portion)
24-33-202-004-0000 (portion)
24-33-202-005-0000 (portion)

EXHIBIT "E"

SHEETS 20-23 OF CAL-SAG RELIEF (Contract 70-232-2S)


20
WORTH
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VILLAGE OF
CALUMET
VILLAGE OF
SAG
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ITEM 4A
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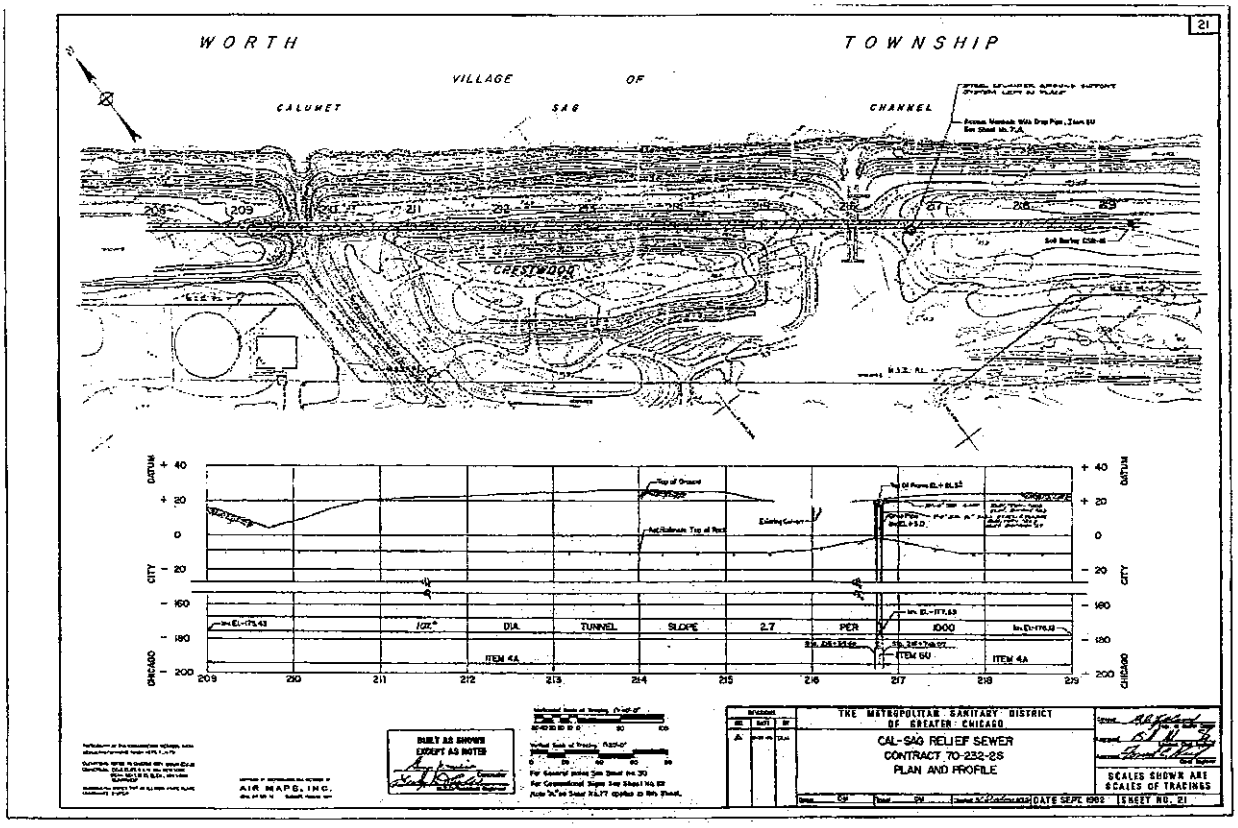
BUILT AS SHOWN EXCEPT AS NOTED
AIR MAPS, INC.
THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO
CAL-SAG RELIEF SEWER
CONTRACT 70-232-2S
PLAN AND PROFILE
SCALES SHOWN ARE SCALES OF TRACINGS
SHEET NO. 20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BUILT AS SHOWN
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AIR MAPS, INC.
THE METROPOLITAN SANITARY DISTRICT
OF GREATER CHICAGO
CAL-SAG RELIEF SEWER
CONTRACT 70-232-2S
PLAN AND PROFILE
SCALES SHOWN ARE
SCALES OF TRACINGS
DATE SEPT. 1972
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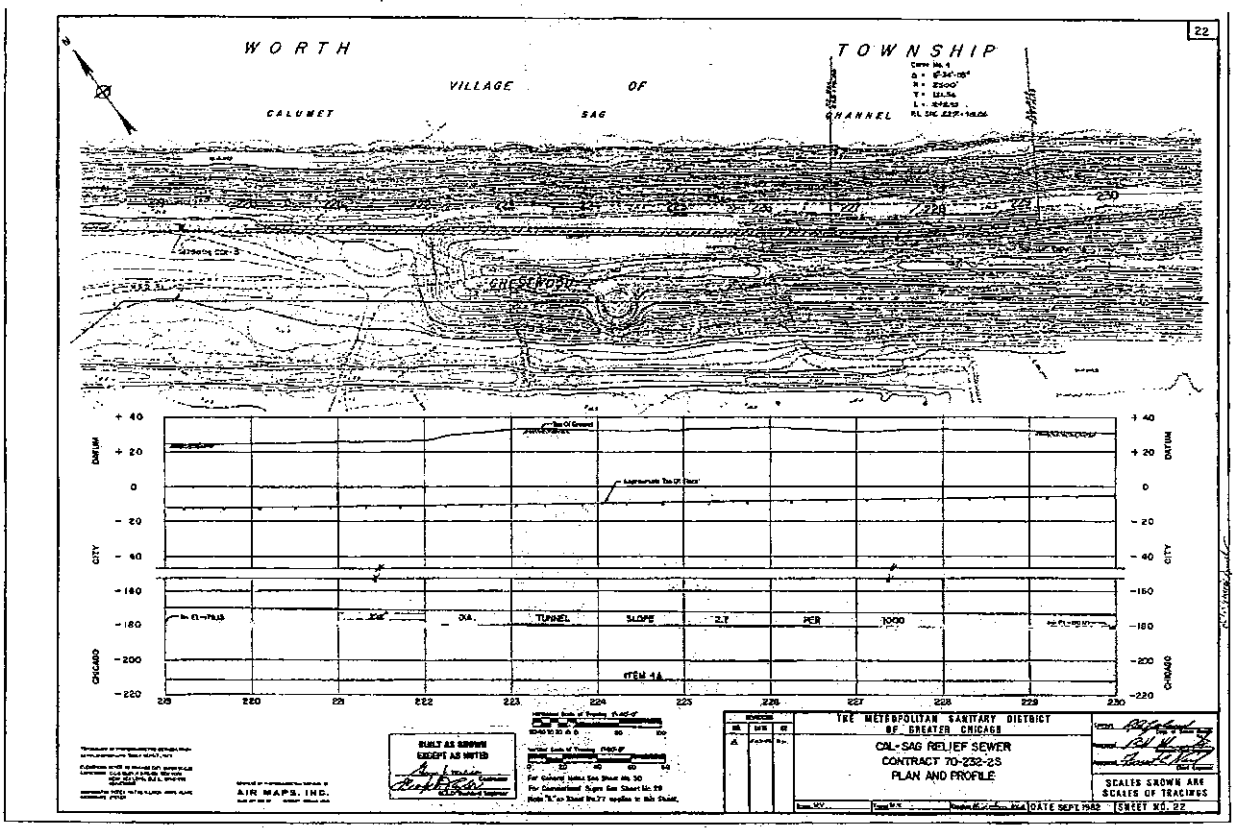
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AIR MAPS, INC.
THE METROPOLITAN SANITARY DISTRICT
OF GREATER CHICAGO
CAL-SAG RELIEF SEWER
CONTRACT 70-232-2S
PLAN AND PROFILE
SCALES SHOWN ARE
SCALES OF TRACINGS
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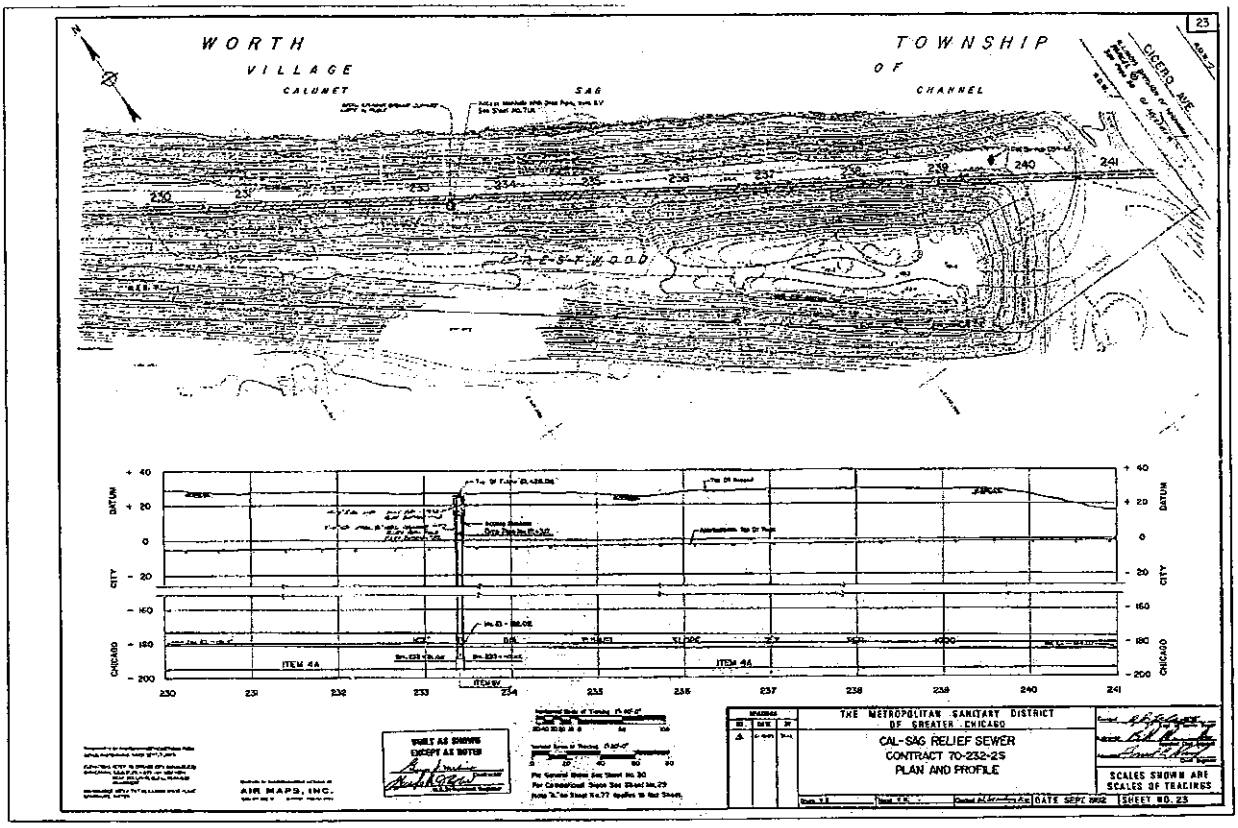
WORTH
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CITY
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+ 40
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- 20
- 160
- 180
- 200
ITEM 4A
ITEM 4A
ITEM 4B
THE METROPOLITAN SANITARY DISTRICT
OF GREATER CHICAGO
CAL-SAG RELIEF SEWER
CONTRACT 70-232-2S
PLAN AND PROFILE
SCALES SHOWN ARE
SCALES OF TRACINGS
DATE SEPT 1972
SHEET NO. 23
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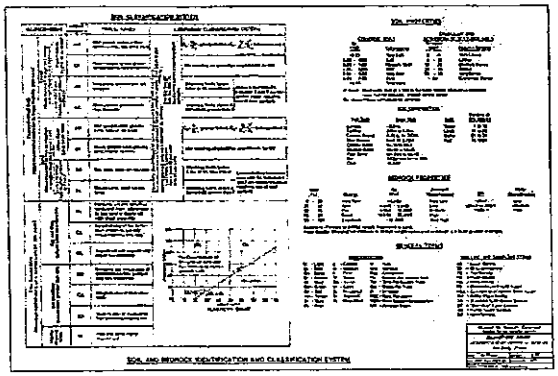
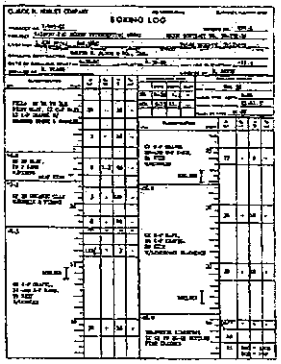
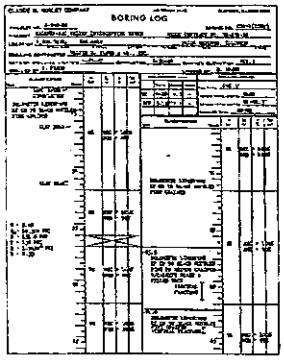
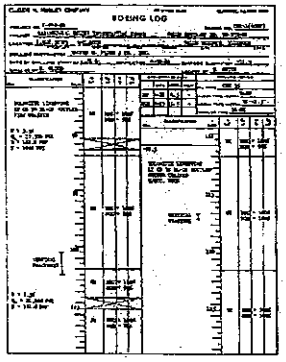








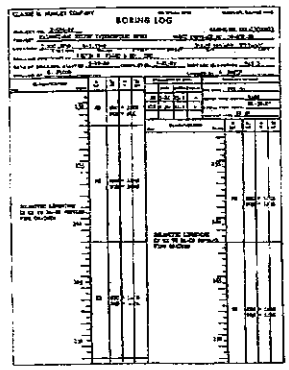
THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO

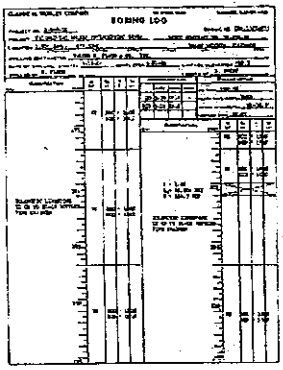
CAL-SAG RELIEF SEWER
CONTRACT 70-232-2S
SOIL BORINGS

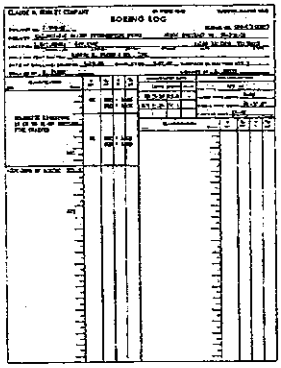
SCALES SHOWN ARE SCALES OF TRACINGS

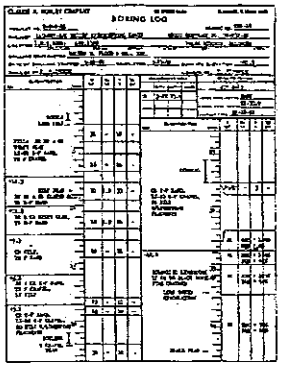
DATE SEPT. 1982

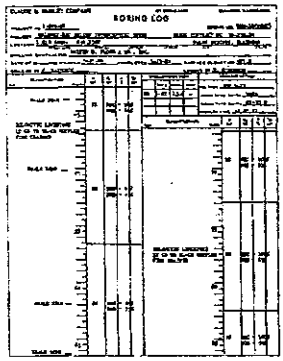
SHEET NO. 32

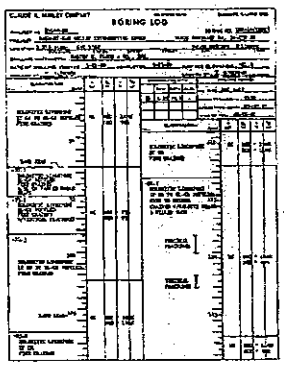










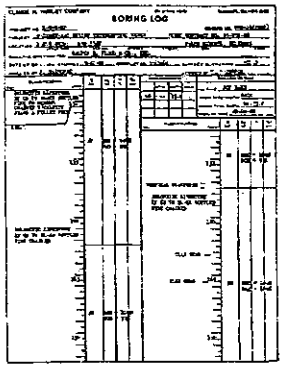


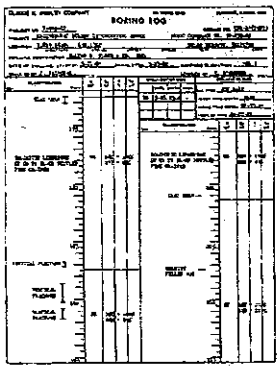
THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO

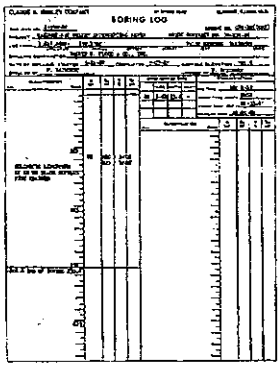
CAL-SAG RELIEF SEWER
CONTRACT 70-232-2S
SOIL BORINGS

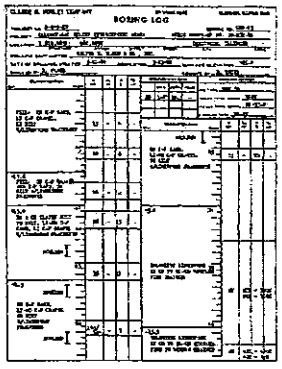
SCALES SHOWN ARE SCALES OF TRACINGS

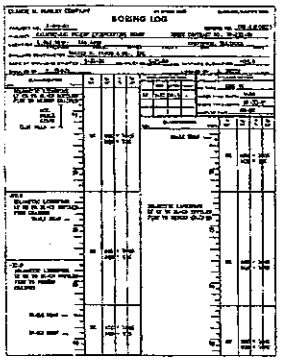
DATE SEPT. 1982 SHEET NO. 47

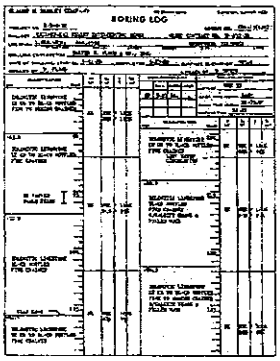












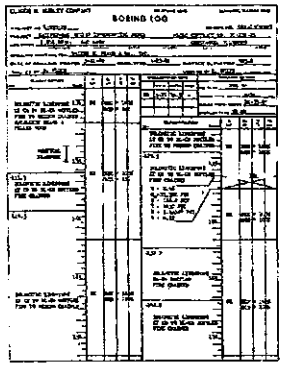
THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO

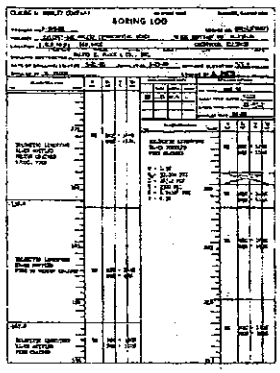
CAL-SAG RELIEF SEWER
CONTRACT 70-232-2S
SOIL BORINGS

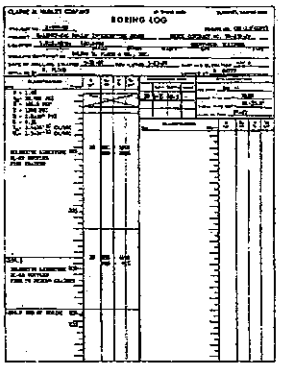
SCALES SHOWN ARE SCALES OF TRACINGS

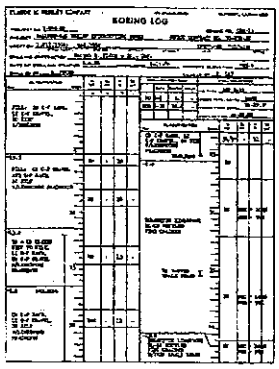
DATE SEPT. 1982

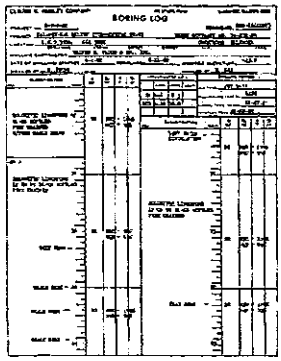
SHEET NO. 48

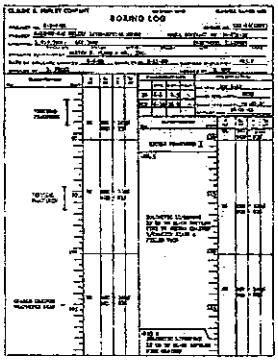










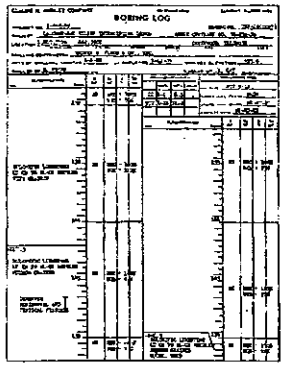


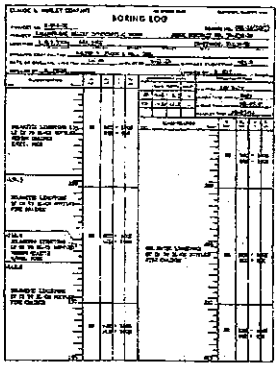
THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO

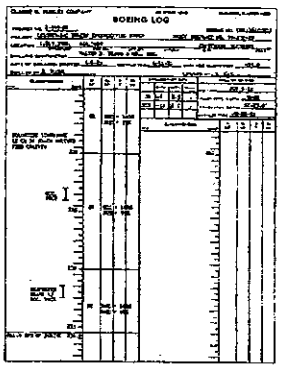
CAL-SAG RELIEF SEWER
CONTRACT 70-232-2S
SOIL BORINGS

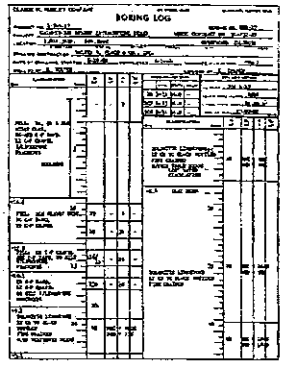
SCALES SHOWN ARE SCALES OF TRACINGS

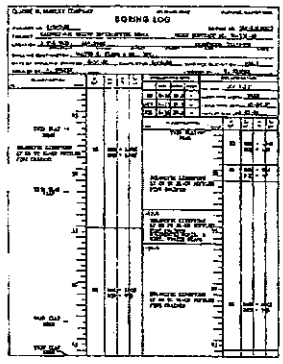
DATE SEPT 1982 SHEET NO. 49

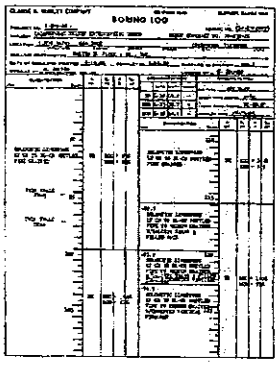












THE METROPOLITAN SANITARY DISTRICT
OF GREATER CHICAGO

CAL-SAG RELIEF SEWER
CONTRACT 70-232-2S
SOIL BORINGS

SCALES SHOWN ARE
SCALES OF TRACINGS

DATE SEPT. 1982 SHEET NO. 50

EXHIBIT "F"

WATERWAY STRATEGY RESOLUTION

The District's Waterway Strategy

A. District Lands Contiguous to Waterways

1. Setback Requirements: It is the intent of the District to have a well-maintained and attractive river edge of all of the property it owns adjacent to waterways, including the Chicago River, the Chicago Sanitary & Ship Canal (a.k.a. Main Channel), the North Shore Channel, and the Cal-Sag Channel. In order to accomplish this goal, the District requires a waterway edge easement to be included in its land leases. Unless otherwise authorized by the Board of Commissioners, the width of the easement shall be a minimum of 60 feet and up to 100 feet, when feasible. Such width shall be measured from the edge of the water at normal water levels, then inward across the leased premises at a 90 degree angle, or best approximation thereof, from the water's edge. No lessee of the District shall cause, or allow to be caused, any impediment to be constructed or placed upon such easement, whether it be a permanent structure such as a building, or moveable objects such as unsightly materials and debris. Buildings existing at the time this policy is enacted shall be grandfathered in.

2. Bank Stabilization and Landscaped Visual Screening. All lessees shall be responsible for bank stabilization and the construction and maintenance of a landscaped visual screen that effectively screens the leased premises from the viewpoint of the waterway edge easement. The recommended landscaped visual screen, whenever possible, shall consist of native vegetative cover. In the event that site development necessitates removal of existing vegetative cover, the lessee shall be required to promptly reestablish native vegetative cover in the same quantities as those removed during the development.

3. Penalties: Any lessee's failure to comply with the requirements contained in subsections A(1) and A(2) above shall constitute a breach of the lease agreement by the lessee and shall be grounds for the District, at its option, to terminate the lease agreement. The District shall also have the right to recover from the lessee any and all reasonable costs associated with correcting each such violation, including, but not limited to, remediation costs to have the violations corrected, as well as court costs and attorneys' fees for filing an action in circuit court seeking an order to have the lease agreement terminated on these grounds.

B. North Shore Channel – Additional Requirements

1. Limitations on Use of Lands Contiguous to North Shore Channel: All District lands contiguous to either side of the North Shore Channel, starting from the south at Devon Avenue and continuing north to, and including, Wilmette Harbor, shall be dedicated and used exclusively as open green space and public recreational use.

2. Special Lease Conditions: All District leases pertaining to lands contiguous to the North Shore Channel shall require continuous trails, boat access, and bank stabilization; however, in the case of renewed District leases to public agencies, the stated policy shall apply only to the extent it is economically feasible and consistent with existing public uses.

C. Exceptions: Any use of District land that is prohibited by or inconsistent with the terms of this Paragraph 3.4 shall be permitted only upon one or more of the following conditions:

1. Uses Permitted Under Pre-Existing Leases: The use is authorized by the terms of an unexpired lease agreement with the District that was entered into before the date of passage of this Comprehensive Land use Policy. Such use shall continue to be permitted until such time as the lease agreement expires or is terminated, unless otherwise extended by the Board of Commissioners.

2. Variances: The use is authorized by a variance granted by the Board of Commissioners whenever, and to the extent, it deems that the variance is necessary and in the best interests of the District considering the location, existing topography and vegetation, and use or proposed use of the leased premises. All variances shall be granted only by approval of the Board of Commissioners at its sole discretion, with recommendation by the Executive Director.

3. Waterborne Commerce: The use is for the purpose of waterborne commerce pursuant to a lease agreement with the District. In such instances, no variance from the Board of Commissioners is necessary. However, the lessee shall, to the extent possible, construct and maintain a docking facility compatible with the visual intent of the scenic easement, with the District maintaining the sole discretion to determine whether compatibility has been achieved.

MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD FOR THE VILLAGE OF CRESTWOOD ROUTE 83 REDEVELOPMENT PROJECT

The meeting of the Joint Review Board for the Village of Crestwood Route 83 Tax Increment Financing Redevelopment Project (the "Redevelopment Project") was convened pursuant to notice to all governmental bodies having taxing jurisdiction over the Redevelopment Project at 10:30 a.m. on December 6, 2018 at Crestwood Village Hall, 13840 South Cicero Avenue, Crestwood, Illinois. Present at the meeting were the following members of the Joint Review Board from the Village of Crestwood (the "Village") and interested taxing bodies:

1. William Graffeo, Administrator of the Redevelopment Project
2. John Hallberg, Community High School District #218
3. Carol Morissette, Crestwood Public Library District

Present at the meeting were the following Village officials:

1. James Smaron, Comptroller for the Village of Crestwood

Mr. Graffeo acted as Chairman for the meeting and called the meeting to order. Mr. Smaron acted as Secretary. Mr. Smaron stated that the meeting was convened pursuant to notice to all governmental bodies having taxing jurisdiction over the Redevelopment Project and all other interested parties. The Chairman then took a roll call of the individuals in attendance.

Mr. Graffeo then elicited any questions that the members may have concerning the annual report for the Redevelopment Project submitted to the Illinois Comptroller's office for the fiscal year ending April 30, 2018.

Mr. Graffeo then discussed the effectiveness and status of the Redevelopment Project to date and repayment of redevelopment costs expenditures. Mr. Graffeo then discussed the project-

Attachment H

ATTACHMENT H

related improvements and timeline for when they should be finished, especially with respect to Chick-Fil-A and Aldi stores.

Mr. Smaron discussed the financial data for the fiscal year ended April 30, 2018, which included an estimate of when the taxing bodies should expect receiving any real estate tax revenue.

A discussion then ensued about the potential new businesses showing interest in the future development of the Redevelopment Project.

The meeting was adjourned at 11:00 a.m.

By: _____
Joseph James Smaron, Acting Secretary

APPROVED:

_____
William Graffeo, Administrator of the
Redevelopment Project

ATTACHMENT H

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The meeting was adjourned at 11:00 a.m.

By: _____
Joseph James Smaron, Acting Secretary

APPROVED:

_____
William Graffeo, Administrator of the
Redevelopment Project

ATTACHMENT H

AMENDMENT TO OFFICIAL STATEMENT

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
$4,300,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A
$6,000,000 Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B

Notwithstanding anything to the contrary contained in the Official Statement, dated February 6, 2020, for the issuance of $4,300,000 General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A (the "2020A Bonds") and $6,000,000 Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B by the Village of Crestwood, Cook County, Illinois (the "Village"), the Official Statement is hereby amended as set forth below to reflect corrections to the redemption prices of the Village's General Obligation Bonds (Alternate Revenue Source), Series 2018 to be refunded by the 2020A Bonds.

The section entitled "**REFUNDING PLAN**" on page 13 of the Official Statement is hereby replaced with the following:

REFUNDING PLAN

A portion of the 2020A Bond proceeds will be used to refund a portion of the Village's Outstanding Prior Bonds as listed below:

Prior Bonds

Original Amount	Maturity December 15	Refunded Bonds	Redemption Price	Redemption Date
$ 500,000[(1)]	2020	$ 500,000	100.750%	February 20, 2020
520,000[(1)]	2021	520,000	100.750%	February 20, 2020
535,000[(1)]	2022	535,000	100.750%	February 20, 2020
555,000[(1)]	2023	555,000	100.750%	February 20, 2020
570,000[(1)]	2024	570,000	100.750%	February 20, 2020
590,000[(1)]	2025	590,000	100.750%	February 20, 2020
610,000[(1)]	2026	610,000	100.750%	February 20, 2020
635,000	2027	635,000	100.750%	February 20, 2020
$4,515,000		$4,515,000	100.750%	February 20, 2020

[(1)]Represents sinking fund payments due on term bond.

This Amendment amends the Official Statement dated February 6, 2020.

The date of this Amendment is February 20, 2020.

Attachment J-1

MUNICIPAL BOND INSURANCE COMMITMENT

ISSUER:	Village of Crestwood, Cook County, Illinois
MEMBER:	Village of Crestwood, Cook County, Illinois
Effective Date:	January 9, 2020
Expiration Date:	April 7, 2020
BONDS:	General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A in aggregate principal amount not to exceed $4,255,000 and Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B in aggregate principal amount not to exceed $6,000,000
Insurance Payment:	0.350% of the Total Debt Service on the Bonds

BUILD AMERICA MUTUAL ASSURANCE COMPANY ("BAM") hereby commits, subject to the terms and conditions contained herein or added hereto, to issue its Municipal Bond Insurance Policy (the "Policy") relating to the Bonds referenced above (the "Bonds") issued by or on behalf of the Member. To keep this Commitment in effect after the Expiration Date set forth above, a written request for renewal must be submitted to BAM prior to such Expiration Date. BAM reserves the right to grant or deny a renewal in its sole discretion.

THE MUNICIPAL BOND INSURANCE POLICY SHALL BE ISSUED IF THE FOLLOWING CONDITIONS ARE SATISFIED:

1. The documents to be executed and delivered in connection with the issuance and sale of the Bonds (collectively, the "Security Documents"), shall not contain any untrue or misleading statement of a material fact and shall not fail to state a material fact necessary in order to make the information contained therein not misleading.

2. No event shall occur which would permit any underwriter or purchaser of the Bonds, otherwise required, not to be required to underwrite or purchase the Bonds on the date scheduled

Attachment J-2

for the issuance and delivery thereof (the "Closing Date").

3. As of the Closing Date, there shall have been no material adverse change in, as to or affecting (i) the Member or the Bonds, including, without limitation, the security for the Bonds or (ii) any disclosure document relating to the Bonds (including any financial statements and other information included or incorporated by reference therein) (the "Official Statement"), the Security Documents to be executed and delivered with respect to the Bonds, any project to be financed with the proceeds of the Bonds (if applicable), the legal opinions to be delivered in connection with the issuance and sale of the Bonds, or any other information submitted to BAM with respect to the issuance and sale of the Bonds, including the proposed debt service schedule of the Bonds, from information previously provided to BAM in writing.

4. The applicable Security Documents shall contain the document provisions set forth in Exhibit A hereto and shall be in form and substance acceptable to BAM. No variation shall be permitted therefrom except as specifically approved by BAM in writing prior to the Closing Date.

5. The Bonds shall contain no reference to BAM, the Policy or the insurance evidenced thereby except as may be approved in writing by BAM. BOND PROOFS SHALL BE APPROVED IN WRITING BY BAM PRIOR TO PRINTING. The Bonds shall bear a Statement of Insurance in the form found on BAM's website (www.buildamerica.com) and in Exhibit B hereto entitled "DOCUMENT, PRINTING AND DISCLOSURE INFORMATION FOR PUBLIC FINANCE TRANSACTIONS".

6. The Official Statement shall contain the language provided by BAM and only such other references to BAM as BAM shall supply or approve in writing, and BAM shall be provided with final drafts of any preliminary and final Official Statement at least two business days prior to printing/electronic posting. BAM SHALL BE PROVIDED WITH AN ELECTRONIC COPY OF THE OFFICIAL STATEMENT SEVEN (7) DAYS PRIOR TO CLOSING, unless BAM shall agree in writing to a shorter period.

7. BAM shall be provided with:

(a) Copies of all Security Document drafts prepared subsequent to the date of this Commitment (blacklined to reflect all revisions from previously reviewed drafts) for review and approval. Final drafts of such documents shall be provided at least three (3) business days prior to the issuance of the Policy, unless BAM shall agree in writing to a shorter period. Copies of all drafts of the Security Documents shall be delivered to the BAM contacts specified in Exhibit 1.

(b) Copies of any consulting reports, feasibility studies, rate reports, engineer's reports or similar expert reports for review and approval, along with any revisions thereto (blacklined to reflect all revisions from previously reviewed drafts). Final drafts of such documents shall be provided at least three (3) business days prior to the issuance of the Policy, unless BAM shall agree in writing to a shorter period.

(c) The amortization schedule for, and final maturity date of, the Bonds, which schedule shall be acceptable to BAM. Please be aware that BAM will only insure fixed rate Bonds.

(d) A No-Litigation Certificate or a description of any material pending litigation relating to the Member or the Bonds and any opinions BAM shall request in connection therewith.

(e) A description of any material change in the Member's financial position from and after the date of the financial statements provided to BAM.

(f) Executed copies of all Security Documents, the Official Statement and the various legal opinions delivered in connection with the issuance and sale of the Bonds (which shall be dated the Closing Date and which, except for the opinions of counsel relating to the adequacy of disclosure, shall be addressed to BAM or accompanied by a letter of such counsel permitting BAM to rely on such opinion as if such opinion were addressed to BAM), including, without limitation, the unqualified approving opinion of bond counsel, in form and substance satisfactory to BAM. The foregoing shall be in form and substance acceptable to BAM. (For your information, the form of legal opinion, primary market disclosure certificate and officer's certificate to be delivered by BAM at Closing is attached hereto as Exhibit C.)

(g) Evidence of wire transfer in federal funds of an amount equal to the Insurance Payment, unless alternative arrangements for the payment of such amount acceptable to BAM have been made prior to the Closing Date.

8. Promptly, but in no event more than thirty (30) days after the Closing Date, BAM shall receive two (2) CD-ROMs, which contain the final closing transcript of proceedings or if CD-ROMs are not available, such other electronic form as BAM shall accept.

9. To maintain this commitment until the Expiration Date set forth above, BAM must receive a copy of the signature page of this Commitment fully executed by an authorized officer of the undersigned by the earlier of the date on which the
Official Statement containing disclosure language regarding BAM is circulated and ten (10) days after the date of this Commitment.

REPRESENTATION AND AGREEMENT BY BAM

(a) BAM is a mutual insurance corporation organized under the laws of, and domiciled in, the State of New York.

(b) BAM covenants that it will only insure obligations of states, political subdivisions, an integral part of states or political subdivisions or entities otherwise eligible for the exclusion of income under Section 115 of the Internal Revenue Code of 1986, as amended, or any successor thereto.

(c) BAM covenants that it will not seek to convert to a stock insurance corporation.

(d) The issuance of the Policy qualifies the Member as a member of BAM until the Bonds are no longer outstanding. As a member of BAM, the Member is entitled to certain rights and privileges as provided in BAM's charter and by-laws and as may otherwise be provided under New York law, including the right to receive dividends if and when declared by BAM's Board of

Directors. No dividends have been paid to date, and BAM has no current expectation that any dividends will be paid.

(e) The Policy is non-assessable and creates no contingent mutual liability.

(f) Refundings.

If (1) the Security Documents relating to the Bonds permit a legal defeasance (such that the bonds are no longer treated as outstanding under the Security Documents), (2) refunding bonds ("Refunding Bonds") will be issued for the purpose of legally defeasing such then outstanding BAM-insured Bonds (in this context, the "Refunded Bonds") and (3) upon their issuance (A) such Refunding Bonds have a final maturity date that is not later than the final Maturity Date of the Refunded Bonds, (B) the average annual debt service on the Refunding Bonds does not exceed the average annual debt service on the Refunded Bonds, and (C) the net proceeds of such Refunding Bonds are applied solely towards the legal defeasance of the Refunded Bonds and related costs of issuance, then, if BAM is requested to, and in its sole discretion determines to, offer a municipal bond insurance policy covering the Refunding Bonds (the "Refunding Policy") BAM will credit the then available Member Surplus Contribution for the Refunded Bonds against the insurance payment then charged with respect to the Refunding Bonds (proportionate to the amount of Refunding Bonds insured by BAM). If the Security Documents are silent on the matter of a legal defeasance, BAM may, in its sole and absolute discretion, accept such certificates, opinions and reports from or on behalf of the Member in connection with the issuance of such Refunding Bonds in order to establish to its satisfaction that the Refunding Bonds will be issued to retire the outstanding Refunded Bonds and that the Refunding Bonds comply with the criteria set forth in clause (3) of the preceding sentence for the purpose of determining whether a supplemental Member Surplus Contribution is or is not required to be made at that time.

BUILD AMERICA MUTUAL ASSURANCE COMPANY

Authorized Officer

January 9, 2020
Date

AGREED AND ACCEPTED

1. The undersigned agrees and accepts the conditions set forth above and further agrees that (i) if the Bonds (and any of the Bonds to be issued on the same date and for which BAM has issued a commitment) are insured by a policy of municipal bond insurance, such insurance shall be provided by BAM in accordance with the terms of this Commitment; (ii) it has made an independent investigation and decision as to whether to insure the payment when due of the principal of and interest on the Bonds and whether the Policy is appropriate or proper for it based upon its judgment and upon advice from such legal and financial advisers as it has deemed necessary; (iii) BAM has not made, and therefore it is not relying on, any recommendation from BAM that the Bonds be insured or that a Policy be obtained, it being understood and agreed that any communications from BAM (whether written or oral) referring to, containing information about or negotiating the terms and conditions of the Policy, and any related insurance document or the documentation governing the Bonds, do not constitute a recommendation to insure the Bonds or obtain the Policy; (iv) the undersigned acknowledges that BAM has not made any representation, warranty or undertaking, and has not given any assurance or guaranty, in each case, expressed or implied, as to its future financial strength or the rating of BAM's financial strength by the rating agency; (v) the undersigned acknowledges that a credit or claims-paying rating of BAM assigned by a Rating Agency reflects only the views of, and an explanation of the significance of any such rating may be obtained only from, the assigning Rating Agency, any such rating may change or be suspended, placed under review or withdrawn by such Rating Agency if circumstances so warrant, and BAM compensates a Rating Agency to maintain a credit or claims-paying ability rating thereon, but such payment is not in exchange for any specific rating or for a rating within any particular range; (vi) the undersigned acknowledges that BAM may in its sole and absolute discretion at any time request that a Rating Agency withdraw any rating maintained in respect of BAM; and (vii) BAM has made no representation that any dividend will be declared or paid while the Bonds are outstanding, the undersigned has no reason for expecting that any dividend will be declared or paid and the potential receipt of any dividend was not a reason for acquiring the Policy.

Notwithstanding anything to the contrary set forth herein, upon issuance of the Policy, the provisions set forth under subparagraphs (ii) through (vii) above and the representations and agreements of BAM shall survive the expiration or termination of this Commitment.

VILLAGE OF CRESTWOOD, COOK COUNTY, ILLINOIS

By:_____
Authorized Officer

_____
Date

EXHIBIT A

DOCUMENT PROVISIONS

EXHIBIT A

GENERAL TRANSACTION DOCUMENT PROVISIONS

1. Notice and Other Information to be given to BAM. The Issuer will provide BAM with all notices and other information it is obligated to provide (i) under its Continuing Disclosure Agreement and (ii) to the holders of Insured Obligations or the Trustee under the Security Documents.

   The notice address of BAM is: Build America Mutual Assurance Company, 200 Liberty Street, 27th Floor, New York, NY 10281, Attention: Surveillance, Re: Policy No. _____, Telephone: (212) 235-2500, Telecopier: (212) 235-1542, Email: notices@buildamerica.com. In each case in which notice or other communication refers to an event of default or a claim on the Policy, then a copy of such notice or other communication shall also be sent to the attention of the General Counsel at the same address and at claims@buildamerica.com or at Telecopier: (212) 235-5214 and shall be marked to indicate "URGENT MATERIAL ENCLOSED."

2. Amendments, Supplements and Consents.

   a. *Amendments.* Wherever any Security Document requires the consent of Bondholders, BAM's consent shall also be required. In addition, any amendment, supplement or modification to the Security Documents that adversely affect the rights or interests of BAM shall be subject to the prior written consent of BAM.

   b. *Consent of BAM Upon Default.* Anything in any Security Document to the contrary notwithstanding, upon the occurrence and continuance of a default or an event of default, BAM shall be deemed to be the sole holder of the Bonds for all purposes and shall be entitled to control and direct the enforcement of all rights and remedies granted to the holders of the Bonds or the trustee, paying agent, registrar, or similar agent (the "Trustee") for the benefit of such holders under any Security Document. The Trustee may not waive any default or event of default or accelerate the Insured Obligations without BAM's written consent.

3. BAM As Third Party Beneficiary. BAM is explicitly recognized as and shall be deemed to be a third party beneficiary of the Security Documents and may enforce any right, remedy or claim conferred, given or granted thereunder.

4. Policy Payments.
   a. In the event that principal and/or interest due on the Bonds shall be paid by BAM pursuant to the Policy, the Bonds shall remain outstanding for all purposes, not be defeased or otherwise satisfied and not be considered paid by the Issuer, the assignment and pledge of the trust estate and all covenants, agreements and other obligations of the Issuer to the registered owners shall continue to exist and shall run to the benefit of BAM, and BAM shall be subrogated to the rights of such registered owners including, without limitation, any rights that such owners may

have in respect of securities law violations arising from the offer and sale of the Bonds.

b. Irrespective of whether any such assignment is executed and delivered, the Issuer and the Trustee shall agree for the benefit of BAM that:

    i. They recognize that to the extent BAM makes payments directly or indirectly (e.g., by paying through the Trustee), on account of principal of or interest on the Bonds, BAM will be subrogated to the rights of such holders to receive the amount of such principal and interest from the Issuer, with interest thereon, as provided and solely from the sources stated in the Security Document and the Bonds; and

    ii. They will accordingly pay to BAM the amount of such principal and interest, with interest thereon, but only from the sources and in the manner provided in the Security Documents and the Bonds for the payment of principal of and interest on the Bonds to holders, and will otherwise treat BAM as the owner of such rights to the amount of such principal and interest.

c. *Special Provisions for Insurer Default:* If an Insurer Default shall occur and be continuing, then, notwithstanding anything in paragraph B above to the contrary, (1) if at any time prior to or following an Insurer Default, BAM has made payment under the Policy, to the extent of such payment BAM shall be treated like any other holder of the Bonds for all purposes, including giving of consents, and (2) if BAM has not made any payment under the Policy, BAM shall have no further consent rights until the particular Insurer Default is no longer continuing or BAM makes a payment under the Policy, in which event, the foregoing clause (1) shall control. For purposes of this paragraph (3), "Insurer Default" means: (A) BAM has failed to make any payment under the Policy when due and owing in accordance with its terms; or (B) BAM shall (i) voluntarily commence any proceeding or file any petition seeking relief under the United States Bankruptcy Code or any other Federal, state or foreign bankruptcy, insolvency or similar law, (ii) consent to the institution of or fail to controvert in a timely and appropriate manner, any such proceeding or the filing of any such petition, (iii) apply for or consent to the appointment of a receiver, trustee, custodian, sequestrator or similar official for such party or for a substantial part of its property, (iv) file an answer admitting the material allegations of a petition filed against it in any such proceeding, (v) make a general assignment for the benefit of creditors, or (vi) take action for the purpose of effecting any of the foregoing; or (C) any state or federal agency or instrumentality shall order the suspension of payments on the Policy or shall obtain an order or grant approval for the rehabilitation, liquidation, conservation or dissolution of BAM (including without limitation under the New York Insurance Law).

5. Definitions.

"BAM" shall mean Build America Mutual Assurance Company, or any successor thereto.

"Policy" shall mean the Municipal Bond Insurance Policy issued by BAM that guarantees the scheduled payment of principal of and interest on the Bonds when due.

"Security Documents" shall mean the resolution, trust agreement, ordinance, loan agreement, bond, note and/or any additional or supplemental document executed in connection with the Bonds.

EXHIBIT B

DOCUMENT, PRINTING AND DISCLOSURE INFORMATION FOR PUBLIC FINANCE TRANSACTIONS

BUILD AMERICA MUTUAL ASSURANCE COMPANY

DOCUMENT, PRINTING AND DISCLOSURE INFORMATION FOR PUBLIC FINANCE TRANSACTIONS

This information is intended for use by bond counsel, the underwriters, financial advisors, printers and preparers of municipal bond offerings that will be insured in whole or in part by Build America Mutual Assurance Company ("BAM").

Prior to any reference to BAM in your marketing efforts, including, but not limited to any preliminary or final Official Statement and any rating agency presentation, in respect of a BAM-insured issue, BAM must receive an executed copy of its Commitment Letter. Blacklined copies of each draft of each transaction document, preliminary and final official statements with Appendices, and bond form(s) should be delivered to BAM for review and comment with reasonable opportunity to submit any comments prior to printing or execution, but in any event not less than three business days prior to execution. Such documents shall be delivered to the BAM attorney working on the transaction. If you are uncertain of the proper person to whom to deliver the documents, please email the documents to: documents@buildamerica.com. Please identify the issuer, obligor and issue name in the subject line of the email.

BAM will deliver to Bond Counsel, at the pre-closing for any such municipal bond offering (such offering to the extent insured by BAM, the "Insured Obligations"), assuming the requirements of the Commitment Letter have been met,

- an opinion of counsel as to the validity of the policy,
- a disclosure, no default and tax certificate of BAM, the executed policy and
- other certificates, if any, required in the transaction.

Prior to closing, BAM will obtain the rating letter from Standard & Poor's Ratings Services, a Standard & Poor's Financial Services LLC business, relating to any Insured Obligations. Note that any questions with regards to rating agency fees should be directed to the rating agency.

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EXHIBIT 1

BAM DIRECTORY

Name	Title	Telephone	Email
BAM ATTORNEYS			
Jeffrey Fried	Deputy Counsel	212-235-2514	jfried@buildamerica.com
CLOSING COORDINATORS			
Nolan Miller		212-235-2511	nmiller@buildamerica.com
BAM ANALYST			
Juliet Kong Stiehl		212-235-2521	jstiehl@buildamerica.com

EXHIBIT 2

BUILD AMERICA MUTUAL ASSURANCE COMPANY
("BAM")
DISCLOSURE INFORMATION
(FOR INCLUSION IN THE OFFICIAL STATEMENT)

The following are BAM's requirements for printing the preliminary and final official statements:

1. **Both the preliminary and final official statements must contain the information set forth in these Exhibits and BAM must be provided with final drafts for its approval and sign off thereon at least two business days prior to the printing thereof;**

2. **Any changes made to the BAM Disclosure Information for inclusion in the preliminary and final official statements must first be approved by BAM, and**

3. **BAM must receive an electronic copy of the final official statement seven (7) days prior to closing, unless BAM shall have agreed to some shorter period.**

TO BE PRINTED ON THE COVER OF THE OFFICIAL STATEMENT:

The following language should be used when insuring:

1. **THE ENTIRE ISSUE:**

   The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Bonds by **BUILD AMERICA MUTUAL ASSURANCE COMPANY.**

2. **CAPITAL APPRECIATION BONDS:**

   The scheduled payment of principal of (or, in the case of Capital Appreciation Bonds, the accreted value) and interest on the Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Bonds by **BUILD AMERICA MUTUAL ASSURANCE COMPANY.**

3. **PARTIAL MATURITIES (LESS THAN ENTIRE ISSUE):**

   The scheduled payment of principal of and interest on the Bonds maturing on _____ of the years _____ through _____, inclusive, with CUSIP #('s)_____ (collectively, the "Insured Bonds"), when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Insured Bonds by **BUILD AMERICA MUTUAL ASSURANCE COMPANY.**

4. **CERTIFICATES OR NOTES:**

   Change all references from the Bonds to Certificates or Notes wherever necessary, but **DO NOT** change the reference to the policy from Municipal Bond Insurance Policy.

PRINTER'S NOTE: USE BUILD AMERICA MUTUAL ASSURANCE COMPANY LOGO AND INK #PMS BLUE 2736; REDS 199, 201 AND 1817.

THE LOGO MAY BE OBTAINED FROM BAM'S WEBSITE

WWW.BUILDAMERICA.COM

THE LOGO MAY BE OBTAINED FROM BAM'S WEBSITE
TO BE PRINTED IN THE BODY OF THE OFFICIAL STATEMENT OR AS AN EXHIBIT

USE THE FOLLOWING LANGUAGE WHEN INSURING THE ENTIRE ISSUE:

NOTE: The language under the subheading "Bond Insurance Policy" should be modified when insuring Capital Appreciation Bonds, Partial Maturities (less than the entire issue), Certificates and/or Notes.

BOND INSURANCE

BOND INSURANCE POLICY

Concurrently with the issuance of the Bonds, Build America Mutual Assurance Company ("BAM") will issue its Municipal Bond Insurance Policy for the Bonds (the "Policy"). The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy included as an exhibit to this Official Statement.

The Policy is not covered by any insurance security or guaranty fund established under New York, California, Connecticut or Florida insurance law.

BUILD AMERICA MUTUAL ASSURANCE COMPANY

BAM is a New York domiciled mutual insurance corporation and is licensed to conduct financial guaranty insurance business in all fifty states of the United States and the District of Columbia. BAM provides credit enhancement products solely to issuers in the U.S. public finance markets. BAM will only insure obligations of states, political subdivisions, integral parts of states or political subdivisions or entities otherwise eligible for the exclusion of income under section 115 of the U.S. Internal Revenue Code of 1986, as amended. No member of BAM is liable for the obligations of BAM.

The address of the principal executive offices of BAM is: 200 Liberty Street, 27th Floor, New York, New York 10281, its telephone number is: 212-235-2500, and its website is located at: www.buildamerica.com.

BAM is licensed and subject to regulation as a financial guaranty insurance corporation under the laws of the State of New York and in particular Articles 41 and 69 of the New York Insurance Law.

BAM's financial strength is rated "AA/Stable" by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"). An explanation of the significance of the rating and current reports may be obtained from S&P at www.standardandpoors.com. The rating of BAM should be evaluated independently. The rating reflects the S&P's current assessment of the creditworthiness of BAM and its ability to pay claims on its policies of insurance. The above rating is not a recommendation to buy, sell or hold the Bonds, and such rating is subject to revision or withdrawal at any time by S&P, including withdrawal initiated at the request of BAM in its sole discretion. Any downward revision or withdrawal of the above rating may have an adverse effect on the market price of the Bonds. BAM only guarantees scheduled principal and scheduled interest payments payable by the issuer of the Bonds on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the Policy), and BAM does not guarantee the market price or liquidity of the Bonds, nor does it guarantee that the rating on the Bonds will not be revised or withdrawn.

Capitalization of BAM

BAM's total admitted assets, total liabilities, and total capital and surplus, as of September 30, 2019 and as prepared in accordance with statutory accounting practices prescribed or permitted by the New York State Department of Financial Services were $552.8 million, $130.8 million and $422.1 million, respectively.

BAM is party to a first loss reinsurance treaty that provides first loss protection up to a maximum of 15% of the par amount outstanding for each policy issued by BAM, subject to certain limitations and restrictions.

BAM's most recent Statutory Annual Statement, which has been filed with the New York State Insurance Department and posted on BAM's website at www.buildamerica.com, is incorporated herein by reference and may be obtained, without charge, upon request to BAM at its address provided above (Attention: Finance Department). Future financial statements will similarly be made available when published.

BAM makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM, supplied by BAM and presented under the heading "BOND INSURANCE".

Additional Information Available from BAM

Credit Insights Videos. For certain BAM-insured issues, BAM produces and posts a brief Credit Insights video that provides a discussion of the obligor and some of the key factors BAM's analysts and credit committee considered when approving the credit for insurance. The Credit Insights videos are easily accessible on BAM's website at buildamerica.com/creditinsights/. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Credit Profiles. Prior to the pricing of bonds that BAM has been selected to insure, BAM may prepare a pre-sale Credit Profile for those bonds. These pre-sale Credit Profiles provide information about the sector designation (e.g. general obligation, sales tax); a preliminary summary of financial information and key ratios; and demographic and economic data relevant to the obligor, if available. Subsequent to closing, for any offering that includes bonds insured by BAM, any pre-sale Credit Profile will be updated and superseded by a final Credit Profile to include information about the gross par insured by CUSIP, maturity and coupon. BAM pre-sale and final Credit Profiles are easily accessible on BAM's website at buildamerica.com/obligor/. BAM will produce a Credit Profile for all bonds insured by BAM, whether or not a pre-sale Credit Profile has been prepared for such bonds. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Disclaimers. The Credit Profiles and the Credit Insights videos and the information contained therein are not recommendations to purchase, hold or sell securities or to make any investment decisions. Credit-related and other analyses and statements in the Credit Profiles and the Credit Insights videos are statements of opinion as of the date expressed, and BAM assumes no responsibility to update the content of such material. The Credit Profiles and Credit Insight videos are prepared by BAM; they have not been reviewed or approved by the issuer of or the underwriter for the Bonds, and the issuer and underwriter assume no responsibility for their content.

BAM receives compensation (an insurance premium) for the insurance that it is providing with respect to the Bonds. Neither BAM nor any affiliate of BAM has purchased, or committed to purchase, any of the Bonds, whether at the initial offering or otherwise.

The Bond Insurance language for the Official Statement under the subheading "Bond Insurance Policy" should be replaced with the following language when insuring:

1. **CAPITAL APPRECIATION BONDS**:

   Concurrently with the issuance of the Bonds, Build America Mutual Assurance Company ("BAM") will issue its Municipal Bond Insurance Policy for the Bonds (the "Policy"). The Policy guarantees the scheduled payment of principal of (or, in the case of Capital Appreciation Bonds, the accreted value) and interest on the Bonds when due as set forth in the form of the Policy included as an exhibit to this Official Statement.

2. **PARTIAL MATURITIES (LESS THAN THE ENTIRE ISSUE)**:

   Concurrently with the issuance of the Bonds, Build America Mutual Assurance Company ("BAM") will issue its Municipal Bond Insurance Policy (the "Policy") for the Bonds maturing on _____ of the years _____ through _____, inclusive, with CUSIP #'s___ (collectively, the "Insured Bonds"). The Policy guarantees the scheduled payment of principal of and interest on the Insured Bonds when due as set forth in the form of the Policy included as an exhibit to this Official Statement.

3. **CERTIFICATES OR NOTES**:

   Change all references from the Bonds to Certificates or Notes wherever necessary, but **DO NOT** change the reference to the policy from Municipal Bond Insurance Policy.

TO BE PRINTED ON THE INSIDE COVER OF OFFICIAL STATEMENT AS PART OF THE DISCLAIMER STATEMENT:

Build America Mutual Assurance Company ("BAM") makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM, supplied by BAM and presented under the heading "Bond Insurance" and "Exhibit __ - Specimen Municipal Bond Insurance Policy".

EXHIBIT 3

Specimen Municipal Bond Insurance Policy

MUNICIPAL BOND INSURANCE POLICY

ISSUER: [NAME OF ISSUER]

Policy No: _____

MEMBER: [NAME OF MEMBER]

BONDS: $_____ in aggregate principal amount of [NAME OF TRANSACTION] [and maturing on]

Effective Date: _____

Risk Premium: $_____
Member Surplus Contribution: $_____
Total Insurance Payment: $_____

BUILD AMERICA MUTUAL ASSURANCE COMPANY ("BAM"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") for the Bonds named above (as set forth in the documentation providing for the issuance and securing of the Bonds), for the benefit of the Owners or, at the election of BAM, directly to each Owner, subject only to the terms of this Policy (which includes each endorsement hereto), that portion of the principal of and interest on the Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer.

On the later of the day on which such principal and interest becomes Due for Payment or the first Business Day following the Business Day on which BAM shall have received Notice of Nonpayment, BAM will disburse (but without duplication in the case of duplicate claims for the same Nonpayment) to or for the benefit of each Owner of the Bonds, the face amount of principal of and interest on the Bonds that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by BAM, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of such principal or interest then Due for Payment and (b) evidence, including any appropriate instruments of assignment, that all of the Owner's rights with respect to payment of such principal or interest that is Due for Payment shall thereupon vest in BAM. A Notice of Nonpayment will be deemed received on a given Business Day if it is received prior to 1:00 p.m. (New York time) on such Business Day; otherwise, it will be deemed received on the next Business Day. If any Notice of Nonpayment received by BAM is incomplete, it shall be deemed not to have been received by BAM for purposes of the preceding sentence, and BAM shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, any of whom may submit an amended Notice of Nonpayment. Upon disbursement under this Policy in respect of a Bond and to the extent of such payment, BAM shall become the owner of such Bond, any appurtenant coupon to such Bond and right to receipt of payment of principal of or interest on such Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under such Bond. Payment by BAM either to the Trustee or Paying Agent for the benefit of the Owners, or directly to the Owners, on account of any Nonpayment shall discharge the obligation of BAM under this Policy with respect to said Nonpayment.

Except to the extent expressly modified by an endorsement hereto, the following terms shall have the meanings specified for all purposes of this Policy. "Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State of New York or the Insurer's Fiscal Agent (as defined herein) are authorized or required by law or executive order to remain closed. "Due for Payment" means (a) when referring to the principal of a Bond, payable on the stated maturity date thereof or the date on which the same shall have been duly called for mandatory sinking fund redemption and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by mandatory sinking fund redemption), acceleration or other advancement of maturity (unless BAM shall elect, in its sole discretion, to pay such principal due upon such acceleration together with any accrued interest to the date of acceleration) and (b) when referring to interest on a Bond, payable on the stated date for payment of interest. "Nonpayment" means, in respect of a Bond, the failure of the Issuer to have provided sufficient funds to the Trustee or, if there is no Trustee, to the Paying Agent for payment in full of all principal and interest that is Due for Payment on such Bond. "Nonpayment" shall also include, in respect of a Bond, any payment made to an Owner by or on behalf of the Issuer of principal or interest that is Due for Payment, which payment has been recovered from such Owner pursuant to the United States Bankruptcy Code in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means delivery to BAM of a notice of claim and certificate, by certified mail, email or telecopy as set forth on the attached Schedule or other acceptable electronic delivery, in a form satisfactory to BAM, from and signed by an Owner, the Trustee or the Paying Agent, which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount, (d) payment instructions and (e) the date such claimed amount becomes or became Due for Payment. "Owner" means, in respect of a Bond, the person or entity who, at the time of Nonpayment, is entitled under the terms of such Bond to payment thereof, except that "Owner" shall not include the Issuer, the Member or any other person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

SPECIMEN

BAM may appoint a fiscal agent (the "Insurer's Fiscal Agent") for purposes of this Policy by giving written notice to the Trustee, the Paying Agent, the Member and the Issuer specifying the name and notice address of the Insurer's Fiscal Agent. From and after the date of receipt of such notice by the Trustee, the Paying Agent, the Member or the Issuer (a) copies of all notices required to be delivered to BAM pursuant to this Policy shall be simultaneously delivered to the Insurer's Fiscal Agent and to BAM and shall not be deemed received until received by both and (b) all payments required to be made by BAM under this Policy may be made directly by BAM or by the Insurer's Fiscal Agent on behalf of BAM. The Insurer's Fiscal Agent is the agent of BAM only, and the Insurer's Fiscal Agent shall in no event be liable to the Trustee, Paying Agent or any Owner for any act of the Insurer's Fiscal Agent or any failure of BAM to deposit or cause to be deposited sufficient funds to make payments due under this Policy.

To the fullest extent permitted by applicable law, BAM agrees not to assert, and hereby waives, only for the benefit of each Owner, all rights (whether by counterclaim, setoff or otherwise) and defenses (including, without limitation, the defense of fraud), whether acquired by subrogation, assignment or otherwise, to the extent that such rights and defenses may be available to BAM to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy. This Policy may not be canceled or revoked.

This Policy sets forth in full the undertaking of BAM and shall not be modified, altered or affected by any other agreement or instrument, including any modification or amendment thereto. Except to the extent expressly modified by an endorsement hereto, any premium paid in respect of this Policy is nonrefundable for any reason whatsoever, including payment, or provision being made for payment, of the Bonds prior to maturity. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW. THIS POLICY IS ISSUED WITHOUT CONTINGENT MUTUAL LIABILITY FOR ASSESSMENT.

In witness whereof, BUILD AMERICA MUTUAL ASSURANCE COMPANY has caused this Policy to be executed on its behalf by its Authorized Officer.

BUILD AMERICA MUTUAL ASSURANCE COMPANY

By: _____
Authorized Officer

SPECIMEN

Notices (Unless Otherwise Specified by BAM)

Email:
claims@buildamerica.com
Address:
200 Liberty Street, 27th floor
New York, New York 10281
Telecopy:
212-962-1524 (attention: Claims)

SPECIMEN

EXHIBIT 4

STATEMENT OF INSURANCE
(Language for the Bond Form)
This form is not to be included in the Official Statement.

The Bonds shall bear a Statement of Insurance in the following form.

The following language should be used when insuring

1. THE ENTIRE ISSUE:

Build America Mutual Assurance Company ("BAM"), New York, New York, has delivered its municipal bond insurance policy (the "Policy") with respect to the scheduled payments due of principal of and interest on this Bond to **{insert name of paying agent or trustee}, {city or county}, {state}**, or its successor, [as paying agent for the Bonds (the "Paying Agent")] [as trustee for the Bonds (the "Trustee")]. Said Policy is on file and available for inspection at the principal office of the [Paying Agent] [Trustee] and a copy thereof may be obtained from BAM or the [Paying Agent] [Trustee]. All payments required to be made under the Policy shall be made in accordance with the provisions thereof. By its purchase of these Bonds, the owner acknowledges and consents (i) to the subrogation and all other rights of BAM as more fully set forth in the Policy and (ii) that upon the occurrence and continuance of a default or an event of default under the Resolution or this Bond, BAM shall be deemed to be the sole owner of the Bonds for all purposes and shall be entitled to control and direct the enforcement of all rights and remedies granted to the owners of the Bonds or the trustee, paying agent, registrar or similar agent for the benefit of such owners under the [Resolution/Ordinance/Indenture], at law or in equity.

2. CAPITAL APPRECIATION BONDS:

Build America Mutual Assurance Company ("BAM"), New York, New York, has delivered its municipal bond insurance policy (the "Policy") with respect to the scheduled payments due of principal of (or, in the case of Capital Appreciation Bonds, the accreted value) and interest on this Bond to **{insert name of paying agent or trustee}, {city or county}, {state}**, or its successor, as [paying agent for the Bonds (the "Paying Agent")] as trustee for the Bonds (the "Trustee")]. Said Policy is on file and available for inspection at the principal office of the [Paying Agent] [Trustee] and a copy thereof may be obtained from BAM or the [Paying Agent] [Trustee]. All payments required to be made under the Policy shall be made in accordance with the provisions thereof. By its purchase of these Bonds, the owner acknowledges and consents (i) to the subrogation and all other rights of BAM as more fully set forth in the Policy and (ii) that upon the occurrence and continuance of a default or an event of default under the Resolution or this Bond, BAM shall be deemed to be the sole owner of the Bonds for all purposes and shall be entitled to control and direct the enforcement of all rights and remedies granted to the owners of the Bonds or the trustee, paying agent, registrar or similar agent for the benefit of such owners under the [Resolution/Ordinance/Indenture], at law or in equity.

3. PARTIAL MATURITIES (LESS THAN ENTIRE ISSUE):

Build America Mutual Assurance Company ("BAM"), New York, New York, has delivered its municipal bond insurance policy (the "Policy") with respect to the scheduled payments due of principal of and interest on this Bonds maturing on _____ of the years _____ through _____, inclusive (the "Insured Bonds"), to **{insert name of paying agent or trustee}, {city or county}, {state}**, or its successor, [as paying agent for the Bonds (the "Paying Agent")] [as trustee for the Bonds (the "Trustee")]. Said Policy is on file and available for inspection at the principal office of the [Paying Agent] [Trustee] and a copy thereof may be obtained from BAM or the [Paying Agent] [Trustee]. All payments required to be made under the Policy shall be made in accordance with the provisions thereof. By its purchase of these Bonds, the owner acknowledges and consents (i) to the subrogation and all other rights of BAM as more fully set forth in the Policy and (ii) that upon the occurrence and continuance of a default or an event of default under the Resolution or this Bond, BAM shall be deemed to be the sole owner of the Bonds for all purposes and shall be entitled to control and direct the enforcement of all rights and remedies granted to the owners of the Bonds or the trustee, paying agent, registrar or similar agent for the benefit of such owners under the [Resolution/Ordinance/Indenture], at law or in equity.

4. CERTIFICATES OR NOTES:

Change all references from the Bonds to Certificates or Notes wherever necessary, but **DO NOT** change the reference to the policy from Municipal Bond Insurance Policy.

EXHIBIT 5

PROCEDURES FOR PREMIUM PAYMENT
TO BAM

This form is not to be included in the Official Statement.

BAM's issuance of its municipal bond insurance policy at bond closing is contingent upon payment and receipt of the premium. NO POLICY MAY BE RELEASED UNTIL PAYMENT OF SUCH AMOUNT HAS BEEN CONFIRMED. Set forth below are the procedures to be followed for confirming the amount of the premium to be paid and for paying such amount:

Upon determination of the final debt service schedule, email or fax such schedule to the appropriate BAM Underwriter

Juliet Kong Stiehl

Phone No.: 212-235-2521

Email: jstiehl@buildamerica.com

Confirm with the individual in our underwriting department that you are in agreement with respect to par and premium on the transaction prior to the closing date.

Payment Date: Date of Delivery of the Insured Bonds.

Method of Payment: Wire transfer of Federal Funds.

Wire Transfer Instructions:

Bank:	First Republic Bank
ABA#:	321081669
Acct. Name:	Build America Mutual Assurance Company
Account No.:	80001613703
Policy No.:	@@POLICY_NO@@ **– (Include in OBI Field)**

CONFIRMATION OF PREMIUM

BAM will accept as confirmation of the premium payment a wire transfer number and the name of the sending bank, to be communicated to the Closing Coordinator on the closing date:

Deneica Glenn	(212) 235-2552
Patrice James	(212) 235-2559
Claudette Littlejohn	(212) 235-2572
Nolan Miller	(212) 235-2511

EXHIBIT C

BAM LEGAL OPINION AND CERTIFICATE

[CLOSING DATE]

[ADDRESSEES (ISSUER, UNDERWRITER AND TRUSTEE)]

Re: Municipal Bond Insurance Policy No. [POLICY NO.] With Respect to
$____ [Name of Issuer] (the "Issuer")
_____ Bonds, Series ____ (the "Bonds")

Ladies and Gentlemen:

I am Counsel of Build America Mutual Assurance Company, a New York mutual insurance company ("BAM"). You have requested my opinion in such capacity as to the matters set forth below in connection with the issuance by BAM of its above-referenced policy (the "Policy"). In that regard, and for purposes of this opinion, I have examined such corporate records, documents and proceedings as I have deemed necessary and appropriate.

Based upon the foregoing, I am of the opinion that:

1. BAM is a mutual insurance company duly organized and validly existing under the laws of the State of New York and authorized to transact financial guaranty insurance business therein.

2. The Policy has been duly authorized, executed and delivered by BAM.

3. The Policy constitutes the valid and binding obligation of BAM, enforceable in accordance with its terms, subject, as to the enforcement of remedies, to bankruptcy, insolvency, reorganization, rehabilitation, moratorium and other similar laws affecting the enforceability of creditors' rights generally applicable in the event of the bankruptcy or insolvency of BAM and to the application of general principles of equity.

4. The issuance of the Policy qualifies [the Issuer] as a member of BAM until [the Bonds] are no longer outstanding. As a member of BAM, [the Issuer] is entitled to certain rights and privileges as provided in BAM's charter and by-laws and as may otherwise be provided under New York law. The Policy is non-assessable and creates no contingent mutual liability.

In addition, please be advised that I have reviewed the description of the Policy under the caption "BOND INSURANCE" in the official statement relating to the above-referenced Bonds dated [DATE] (the "Official Statement"). There has not come to my attention any information which would cause me to believe that the description of the Policy referred to above, as of the date of the Official Statement or as of the date of

this opinion, contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading. Please be advised that I express no opinion with respect to any information contained in, or omitted from, "the Official Statement".

I am a member of the Bar of the State of New York, and do not express any opinion as to any law other than the laws of the State of New York.

This letter and the legal opinions herein are intended for the information solely of the addresses hereof and solely for the purposes of the transactions described in the Official Statement and are not to be relied upon by any other person or entity (including, without limitation, any person or entity that acquires bonds from an addressee of this letter.) I do not undertake to advise you of matters that may come to my attention subsequent to the date hereof that may affect the conclusions expressed herein.

Very truly yours,

DISCLOSURE, NO DEFAULT AND TAX CERTIFICATE OF BUILD AMERICA MUTUAL ASSURANCE COMPANY

The undersigned hereby certifies on behalf of BUILD AMERICA MUTUAL ASSURANCE COMPANY ("BAM"), in connection with the issuance by BAM of its Policy No. [POLICY NO.] (the "Policy") in respect of the [$AMOUNT] [NAME OF TRANSACTION] (the "Bonds") that:

(i) The information set forth under the caption "BOND INSURANCE-BUILD AMERICA MUTUAL ASSURANCE COMPANY" in the official statement dated [DATE], relating to the Bonds (the "Official Statement") is true and correct;

(ii) BAM is not currently in default nor has BAM ever been in default under any policy or obligation guaranteeing the payment of principal of or interest on an obligation;

(iii) The Policy is an unconditional and recourse obligation of BAM (enforceable by or on behalf of the holders of the Bonds) to pay the scheduled principal of and interest on the Bonds when due in the event of Nonpayment by the Issuer (as set forth in the Policy);

(iv) The insurance payment (inclusive of the sum of the Risk Premium and the Member Surplus Contribution) (the "Insurance Payment") is solely a charge for the transfer of credit risk and was determined in arm's length negotiations and is required to be paid to BAM as a condition to the issuance of the Policy;

(v) BAM will, for federal income tax purposes, treat the Insurance Payment as solely in consideration for the insurance risk it assumes in the Policy and not as consideration for an investment in BAM or its assets;

(vi) No portion of such Insurance Payment represents an indirect payment of costs of issuance, including rating agency fees, other than fees paid by BAM to maintain its rating, which, together with all other overhead expenses of BAM, are taken into account in the formulation of its rate structure, or for the provision of additional services by BAM, or represents a direct or indirect payment for any goods or services provided to the Issuer (including the right to receive a dividend), or the direct or indirect payment for a cost, risk or other element that is not customarily borne by insurers of tax-exempt bonds (in transactions in which the guarantor has no involvement other than as a guarantor);

(vii) BAM is not providing any services in connection with the Bonds other than providing the Policy, and except for the Insurance Payment, BAM will not use any portion of the Bond proceeds;

(viii) Except for payments under the Policy in the case of Nonpayment by the Issuer, there is no obligation to pay any amount of principal or interest on the Bonds by BAM;

(ix) (a) BAM has not paid any dividends to date, (b) BAM's Board of Directors has resolved that BAM's priorities for surplus, as it accumulates, will be to preserve capital strength and claims paying resources for the benefit of its members and secondarily to

return value by reducing premiums charged for its insurance, and (c) BAM has no current expectation that any dividends will be paid;

(x) BAM does not expect that a claim or any other payment will be made on or with respect to the Policy or by BAM to the Issuer; and

(xi) Neither the Issuer nor any other Obligor is entitled to a refund of the Insurance Payment for the Policy in the event a Bond is retired before the final maturity date.

BAM makes no representation as to the nature of the interest to be paid on the Bonds or the treatment of the Policy under Section 1.148-4(f) of the Income Tax Regulations.

BUILD AMERICA MUTUAL
ASSURANCE COMPANY

_____
Authorized Officer

Dated: [CLOSING DATE]

Primary Market Disclosure Certificate
[Bond Description] (the "Insured Bonds")

For the benefit of _____ (the "Issuer"), and acknowledging that the Issuer will be relying on the contents hereof in addressing certain tax and disclosure items and for other matters, Build America Mutual Assurance Company ("Build America") makes the following representations and warranties as of the date hereof:

1. Neither Build America nor any affiliate of Build America has purchased, or has committed to purchase, any of the Insured Bonds, whether at the initial offering or otherwise;
2. Neither Build America nor any affiliate of Build America has entered into any agreement or understanding regarding the purchase or sale of the Insured Bonds, except for the insurance policies that Build America has provided regarding payments due under the Insured Bonds and the documentation associated with said insurance policies.

For the purposes of this certificate, "affiliate of Build America" means a person or entity that directly, or indirectly through one or more intermediaries, controls or is controlled by, or is under common control with, Build America.

[dated as of the closing date]

Build America Mutual Assurance Company

By

_____
Authorized Officer

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Attachment J-3

HUTCHINSON, SHOCKEY, ERLEY & CO. DISCLAIMER LANGUAGE

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B
+++++ FINAL PRICING REPORTS +++++

MSRB Rule G-17

HSE would serve as an underwriter in connection with the proposed Offering of municipal securities, not as a financial advisor. Rule G-17 of the Municipal Securities Rulemaking Board requires an underwriter such as HSE to deal fairly at all times with both municipal issuers and investors. HSE's primary role in the Offering would be to purchase securities with a view to distribution in an arm's-length commercial transaction with the Issuer, and HSE has financial and other interests that differ from those of the Issuer. Unlike a municipal advisor, HSE as an underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests. HSE will have a duty to purchase any securities sold in the offering from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell those securities to investors at prices that are fair and reasonable. HSE makes no recommendation with regard to the hiring of a municipal advisor by the Issuer. HSE's compensation as an underwriter would be contingent on the closing of the Offering. Such contingent compensation presents a conflict of interest, because it may cause HSE to recommend the Offering even if it is unnecessary or to recommend that the size of the Offering be larger than is necessary. If retained, HSE will review the official statement for the securities sold in the Offering in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the Offering.

Informational Accuracy and Future Performance Disclaimer

Some information contained herein has been obtained from sources believed to be reliable, but is not necessarily complete and its accuracy cannot be guaranteed. Any opinions expressed are subject to change without notice. Any performance information shown represents historical market information only and does not infer or represent any past performance. It should not be assumed that any historical market performance information discussed herein will equal such future performance.

Note: ++++ FINAL PRICING REPORTS ++++

SOURCES AND USES OF FUNDS

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B
+++++ FINAL PRICING REPORTS +++++

Dated Date	02/20/2020
Delivery Date	02/20/2020

Sources:	General Obligation Refunding Bonds, Series 2020A	General Obligation Bonds, Series 2020B (Taxable)	Total
Bond Proceeds:			
Par Amount	4,300,000.00	6,000,000.00	10,300,000.00
Premium	368,551.70	130,113.95	498,665.65
	4,668,551.70	**6,130,113.95**	**10,798,665.65**

Uses:	General Obligation Refunding Bonds, Series 2020A	General Obligation Bonds, Series 2020B (Taxable)	Total
Project Fund Deposits:			
Project Fund Deposit		6,000,000.00	6,000,000.00
Refunding Escrow Deposits:			
Cash Deposit	4,576,661.10		4,576,661.10
Cost of Issuance:			
Bond Counsel	15,000.00	23,000.00	38,000.00
Disclosure Counsel	8,000.00	13,000.00	21,000.00
Issuer Counsel	6,000.00	9,000.00	15,000.00
	29,000.00	**45,000.00**	**74,000.00**
Underwriter's Discount:			
U/W Discount (0.95% of Par)	40,850.00	57,000.00	97,850.00
Other Delivery Date Expenses:			
BAM Bond Insurance (35bps)	17,716.81	26,890.93	44,607.74
Other Uses of Funds:			
Additional Proceeds	4,323.79	1,223.02	5,546.81
	4,668,551.70	**6,130,113.95**	**10,798,665.65**

Note: ++++ FINAL PRICING REPORTS ++++

BOND PRICING

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B
+++++ FINAL PRICING REPORTS +++++

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
General Obligation Refunding Bonds, Series 2020A, Series 2020A:									
	12/15/2020	495,000.00	4.000%	1.350%	102.150				10,642.50
	12/15/2021	500,000.00	4.000%	1.370%	104.708				23,540.00
	12/15/2022	515,000.00	4.000%	1.480%	106.932				35,699.80
	12/15/2023	540,000.00	4.000%	1.580%	108.933				48,238.20
	12/15/2024	555,000.00	4.000%	1.690%	110.646				59,085.30
	12/15/2025	580,000.00	4.000%	1.820%	111.983				69,501.40
	12/15/2026	550,000.00	4.000%	1.920%	111.398 C	2.191%	12/15/2025	100.000	62,689.00
	12/15/2027	565,000.00	4.000%	2.080%	110.470 C	2.516%	12/15/2025	100.000	59,155.50
		4,300,000.00							**368,551.70**
General Obligation Bonds, Series 2020B (Taxable), Series 2020B:									
	12/15/2021	340,000.00	4.000%	2.090%	103.390				11,526.00
	12/15/2022	355,000.00	4.000%	2.090%	105.200				18,460.00
	12/15/2023	365,000.00	4.000%	2.210%	106.519				23,794.35
	12/15/2024	380,000.00	4.000%	2.310%	107.663				29,119.40
	12/15/2025	395,000.00	3.500%	2.420%	105.827				23,016.65
	12/15/2026	410,000.00	3.000%	2.520%	102.988				12,250.80
	12/15/2027	425,000.00	3.000%	2.600%	102.811				11,946.75
	12/15/2028	435,000.00	2.700%	2.700%	100.000				
	12/15/2029	445,000.00	2.900%	2.900%	100.000				
	12/15/2030	460,000.00	3.000%	3.000%	100.000				
	12/15/2031	475,000.00	3.100%	3.100%	100.000				
	12/15/2032	490,000.00	3.150%	3.150%	100.000				
	12/15/2033	505,000.00	3.200%	3.200%	100.000				
	12/15/2034	520,000.00	3.250%	3.250%	100.000				
		6,000,000.00							**130,113.95**
		10,300,000.00							**498,665.65**

Dated Date	02/20/2020	
Delivery Date	02/20/2020	
First Coupon	06/15/2020	
Par Amount	10,300,000.00	
Premium	498,665.65	
Production	10,798,665.65	104.841414%
Underwriter's Discount	(97,850.00)	(0.950000%)
Purchase Price	10,700,815.65	103.891414%
Accrued Interest		
Net Proceeds	10,700,815.65	

Notes:
++++ FINAL PRICING REPORTS ++++
2020A : First Call Date 12/15/2025
2020B : First Call Date 12/15/2027

BOND SUMMARY STATISTICS

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B
+++++ FINAL PRICING REPORTS +++++

	General Obligation Refunding Bonds, Series 2020A	General Obligation Bonds, Series 2020B (Taxable)	Aggregate
Dated Date	02/20/2020	02/20/2020	02/20/2020
Delivery Date	02/20/2020	02/20/2020	02/20/2020
First Coupon	06/15/2020	06/15/2020	06/15/2020
Last Maturity	12/15/2027	12/15/2034	12/15/2034
Arbitrage Yield	1.877983%	2.952681%	1.877983%
True Interest Cost (TIC)	2.165126%	3.018770%	2.774006%
All-In TIC	2.415285%	3.178394%	2.958808%
Average Coupon	4.000000%	3.174108%	3.392381%
Average Life (years)	4.430	8.838	6.998
Weighted Average Maturity (years)	4.491	8.751	4.491
Duration of Issue (years)	4.109	7.589	6.132
Par Amount	4,300,000.00	6,000,000.00	10,300,000.00
Bond Proceeds	4,668,551.70	6,130,113.95	10,798,665.65
Total Interest	761,944.44	1,683,123.82	2,445,068.26
Net Interest	434,242.74	1,610,009.87	2,044,252.61
Bond Years from Dated Date	19,048,611.11	53,026,666.67	72,075,277.78
Bond Years from Delivery Date	19,048,611.11	53,026,666.67	72,075,277.78
Total Debt Service	5,061,944.44	7,683,123.82	12,745,068.26
Maximum Annual Debt Service	652,200.00	539,545.00	1,190,345.00
Average Annual Debt Service	647,353.46	518,448.84	860,023.35
Underwriter's Fees (per $1000)			
Average Takedown			
Other Fee	9.500000	9.500000	9.500000
Total Underwriter's Discount	9.500000	9.500000	9.500000
Bid Price	107.620970	101.218566	103.891414

Bond Component	Par Value	Price	Average Coupon	Average Life	Duration	PV of 1 bp change
Series 2020A	4,300,000.00	108.571	4.000%	4.430	4.120	1,744.60
Series 2020B	6,000,000.00	102.169	3.174%	8.838	7.610	4,555.90
	10,300,000.00			**6.998**		**6,300.50**

	TIC	All-In TIC	Arbitrage Yield
Par Value	10,300,000.00	10,300,000.00	4,300,000.00
+ Accrued Interest			
+ Premium (Discount)	498,665.65	498,665.65	368,551.70
- Underwriter's Discount	(97,850.00)	(97,850.00)	
- Cost of Issuance Expense		(74,000.00)	
- Other Amounts		(44,607.74)	(17,716.81)
Target Value	10,700,815.65	10,582,207.91	4,650,834.89
Target Date	02/20/2020	02/20/2020	02/20/2020
Yield	2.774006%	2.958808%	1.877983%

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B
+++++ FINAL PRICING REPORTS +++++

Note: ++++ FINAL PRICING REPORTS ++++

BOND DEBT SERVICE BREAKDOWN

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B
+++++ FINAL PRICING REPORTS +++++

Period Ending	General Obligation Refunding Bonds, Series 2020A	General Obligation Bonds, Series 2020B (Taxable)	Total
04/30/2021	635,944.44	162,368.82	798,313.26
04/30/2022	652,200.00	538,145.00	1,190,345.00
04/30/2023	647,200.00	539,545.00	1,186,745.00
04/30/2024	651,600.00	535,345.00	1,186,945.00
04/30/2025	645,000.00	535,745.00	1,180,745.00
04/30/2026	647,800.00	535,545.00	1,183,345.00
04/30/2027	594,600.00	536,720.00	1,131,320.00
04/30/2028	587,600.00	539,420.00	1,127,020.00
04/30/2029		536,670.00	536,670.00
04/30/2030		534,925.00	534,925.00
04/30/2031		537,020.00	537,020.00
04/30/2032		538,220.00	538,220.00
04/30/2033		538,495.00	538,495.00
04/30/2034		538,060.00	538,060.00
04/30/2035		536,900.00	536,900.00
	5,061,944.44	**7,683,123.82**	**12,745,068.26**

Note: ++++ FINAL PRICING REPORTS ++++

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B
+++++ FINAL PRICING REPORTS +++++

Period Ending	Principal	Interest	Debt Service
04/30/2021	495,000.00	303,313.26	798,313.26
04/30/2022	840,000.00	350,345.00	1,190,345.00
04/30/2023	870,000.00	316,745.00	1,186,745.00
04/30/2024	905,000.00	281,945.00	1,186,945.00
04/30/2025	935,000.00	245,745.00	1,180,745.00
04/30/2026	975,000.00	208,345.00	1,183,345.00
04/30/2027	960,000.00	171,320.00	1,131,320.00
04/30/2028	990,000.00	137,020.00	1,127,020.00
04/30/2029	435,000.00	101,670.00	536,670.00
04/30/2030	445,000.00	89,925.00	534,925.00
04/30/2031	460,000.00	77,020.00	537,020.00
04/30/2032	475,000.00	63,220.00	538,220.00
04/30/2033	490,000.00	48,495.00	538,495.00
04/30/2034	505,000.00	33,060.00	538,060.00
04/30/2035	520,000.00	16,900.00	536,900.00
	10,300,000.00	**2,445,068.26**	**12,745,068.26**

Note: ++++ FINAL PRICING REPORTS ++++

SOURCES AND USES OF FUNDS

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Dated Date	02/20/2020
Delivery Date	02/20/2020

Sources:	
Bond Proceeds:	
Par Amount	4,300,000.00
Premium	368,551.70
	4,668,551.70

Uses:	
Refunding Escrow Deposits:	
Cash Deposit	4,576,661.10
Cost of Issuance:	
Bond Counsel	15,000.00
Disclosure Counsel	8,000.00
Issuer Counsel	6,000.00
	29,000.00
Underwriter's Discount:	
U/W Discount (0.95% of Par)	40,850.00
Other Delivery Date Expenses:	
BAM Bond Insurance (35bps)	17,716.81
Other Uses of Funds:	
Additional Proceeds	4,323.79
	4,668,551.70

Note: ++++ FINAL PRICING REPORTS ++++

BOND SUMMARY STATISTICS

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Dated Date	02/20/2020
Delivery Date	02/20/2020
First Coupon	06/15/2020
Last Maturity	12/15/2027
Arbitrage Yield	1.877983%
True Interest Cost (TIC)	2.165126%
Net Interest Cost (NIC)	2.279656%
All-In TIC	2.415285%
Average Coupon	4.000000%
Average Life (years)	4.430
Weighted Average Maturity (years)	4.491
Duration of Issue (years)	4.109
Par Amount	4,300,000.00
Bond Proceeds	4,668,551.70
Total Interest	761,944.44
Net Interest	434,242.74
Bond Years from Dated Date	19,048,611.11
Bond Years from Delivery Date	19,048,611.11
Total Debt Service	5,061,944.44
Maximum Annual Debt Service	652,200.00
Average Annual Debt Service	647,353.46
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	9.500000
Total Underwriter's Discount	9.500000
Bid Price	107.620970

Bond Component	Par Value	Price	Average Coupon	Average Life	Duration	PV of 1 bp change
Series 2020A	4,300,000.00	108.571	4.000%	4.430	4.120	1,744.60
	4,300,000.00			**4.430**		**1,744.60**

	TIC	All-In TIC	Arbitrage Yield
Par Value	4,300,000.00	4,300,000.00	4,300,000.00
+ Accrued Interest			
+ Premium (Discount)	368,551.70	368,551.70	368,551.70
- Underwriter's Discount	(40,850.00)	(40,850.00)	
- Cost of Issuance Expense		(29,000.00)	
- Other Amounts		(17,716.81)	(17,716.81)
Target Value	4,627,701.70	4,580,984.89	4,650,834.89
Target Date	02/20/2020	02/20/2020	02/20/2020
Yield	2.165126%	2.415285%	1.877983%

Note: ++++ FINAL PRICING REPORTS ++++

BOND PRICING

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
Series 2020A:									
	12/15/2020	495,000.00	4.000%	1.350%	102.150				10,642.50
	12/15/2021	500,000.00	4.000%	1.370%	104.708				23,540.00
	12/15/2022	515,000.00	4.000%	1.480%	106.932				35,699.80
	12/15/2023	540,000.00	4.000%	1.580%	108.933				48,238.20
	12/15/2024	555,000.00	4.000%	1.690%	110.646				59,085.30
	12/15/2025	580,000.00	4.000%	1.820%	111.983				69,501.40
	12/15/2026	550,000.00	4.000%	1.920%	111.398 C	2.191%	12/15/2025	100.000	62,689.00
	12/15/2027	565,000.00	4.000%	2.080%	110.470 C	2.516%	12/15/2025	100.000	59,155.50
		4,300,000.00							**368,551.70**

Dated Date	02/20/2020	
Delivery Date	02/20/2020	
First Coupon	06/15/2020	
Par Amount	4,300,000.00	
Premium	368,551.70	
Production	4,668,551.70	108.570970%
Underwriter's Discount	(40,850.00)	(0.950000%)
Purchase Price	4,627,701.70	107.620970%
Accrued Interest		
Net Proceeds	4,627,701.70	

Notes:
++++ FINAL PRICING REPORTS ++++
2020A : First Call Date 12/15/2025
2020B : First Call Date 12/15/2027

SUMMARY OF REFUNDING RESULTS

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Dated Date	02/20/2020
Delivery Date	02/20/2020
Arbitrage yield	1.877983%
Escrow yield	0.000000%
Value of Negative Arbitrage	
Bond Par Amount	4,300,000.00
True Interest Cost	2.165126%
Net Interest Cost	2.279656%
All-In TIC	2.415285%
Average Coupon	4.000000%
Average Life	4.430
Weighted Average Maturity	4.491
Duration	4.109
Par amount of refunded bonds	4,515,000.00
Average coupon of refunded bonds	3.410000%
Average life of refunded bonds	4.494
Remaining weighted average maturity of refunded bonds	4.494
PV of prior debt to 02/20/2020 @ 1.877983%	4,836,367.41
Net PV Savings	158,522.05
Percentage savings of refunded bonds	3.511009%
Percentage savings of refunding bonds	3.686559%
Percentage savings of refunding proceeds	3.395529%

Note: ++++ FINAL PRICING REPORTS ++++

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Date	Prior Debt Service	Refunding Debt Service	Savings	Present Value to 02/20/2020 @ 1.8779832%
04/30/2021	653,961.50	635,944.44	18,017.06	17,946.97
04/30/2022	656,911.50	652,200.00	4,711.50	4,484.58
04/30/2023	654,179.50	647,200.00	6,979.50	6,563.20
04/30/2024	655,936.00	651,600.00	4,336.00	3,990.61
04/30/2025	652,010.50	645,000.00	7,010.50	6,372.28
04/30/2026	652,573.50	647,800.00	4,773.50	4,259.48
04/30/2027	652,454.50	594,600.00	57,854.50	50,921.57
04/30/2028	656,653.50	587,600.00	69,053.50	59,659.57
	5,234,680.50	**5,061,944.44**	**172,736.06**	**154,198.26**

Savings Summary

Dated Date	02/20/2020
Delivery Date	02/20/2020
PV of savings from cash flow	154,198.26
Plus: Refunding funds on hand	4,323.79
Net PV Savings	158,522.05

Note: ++++ FINAL PRICING REPORTS ++++

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Period Ending	Principal	Interest	Debt Service
04/30/2021	495,000.00	140,944.44	635,944.44
04/30/2022	500,000.00	152,200.00	652,200.00
04/30/2023	515,000.00	132,200.00	647,200.00
04/30/2024	540,000.00	111,600.00	651,600.00
04/30/2025	555,000.00	90,000.00	645,000.00
04/30/2026	580,000.00	67,800.00	647,800.00
04/30/2027	550,000.00	44,600.00	594,600.00
04/30/2028	565,000.00	22,600.00	587,600.00
	4,300,000.00	**761,944.44**	**5,061,944.44**

Note: ++++ FINAL PRICING REPORTS ++++

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
06/15/2020		54,944.44	54,944.44	
12/15/2020	495,000.00	86,000.00	581,000.00	635,944.44
06/15/2021		76,100.00	76,100.00	
12/15/2021	500,000.00	76,100.00	576,100.00	652,200.00
06/15/2022		66,100.00	66,100.00	
12/15/2022	515,000.00	66,100.00	581,100.00	647,200.00
06/15/2023		55,800.00	55,800.00	
12/15/2023	540,000.00	55,800.00	595,800.00	651,600.00
06/15/2024		45,000.00	45,000.00	
12/15/2024	555,000.00	45,000.00	600,000.00	645,000.00
06/15/2025		33,900.00	33,900.00	
12/15/2025	580,000.00	33,900.00	613,900.00	647,800.00
06/15/2026		22,300.00	22,300.00	
12/15/2026	550,000.00	22,300.00	572,300.00	594,600.00
06/15/2027		11,300.00	11,300.00	
12/15/2027	565,000.00	11,300.00	576,300.00	587,600.00
	4,300,000.00	**761,944.44**	**5,061,944.44**	**5,061,944.44**

Note: ++++ FINAL PRICING REPORTS ++++

PRIOR DEBT SERVICE PAYMENT SCHEDULE

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Prior Debt Service (Paid by the Escrow Account or Called)

Date	Prior Principal	Prior Coupon	Prior Interest	Total Prior Debt Service	Prior Principal Paid by Escrow	Prior Interest Paid by Escrow	Call Premium	Total Debt Paid by the Escrow
02/20/2020					4,515,000.00	27,798.60	33,862.50	4,576,661.10
06/15/2020			76,980.75	76,980.75				
12/15/2020	500,000.00	3.410%	76,980.75	576,980.75				
06/15/2021			68,455.75	68,455.75				
12/15/2021	520,000.00	3.410%	68,455.75	588,455.75				
06/15/2022			59,589.75	59,589.75				
12/15/2022	535,000.00	3.410%	59,589.75	594,589.75				
06/15/2023			50,468.00	50,468.00				
12/15/2023	555,000.00	3.410%	50,468.00	605,468.00				
06/15/2024			41,005.25	41,005.25				
12/15/2024	570,000.00	3.410%	41,005.25	611,005.25				
06/15/2025			31,286.75	31,286.75				
12/15/2025	590,000.00	3.410%	31,286.75	621,286.75				
06/15/2026			21,227.25	21,227.25				
12/15/2026	610,000.00	3.410%	21,227.25	631,227.25				
06/15/2027			10,826.75	10,826.75				
12/15/2027	635,000.00	3.410%	10,826.75	645,826.75				
	4,515,000.00		**719,680.50**	**5,234,680.50**	**4,515,000.00**	**27,798.60**	**33,862.50**	**4,576,661.10**

Unrefunded Debt Service (Issuer is Responsible for Paying)

Date

Note: ++++ FINAL PRICING REPORTS ++++

SUMMARY OF BONDS REFUNDED

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
General Obligation Bonds, (Alternate Revenue Bonds), Series 2018, 2018:					
TERM	12/15/2020	3.410%	500,000.00	02/20/2020	100.750
	12/15/2021	3.410%	520,000.00	02/20/2020	100.750
	12/15/2022	3.410%	535,000.00	02/20/2020	100.750
	12/15/2023	3.410%	555,000.00	02/20/2020	100.750
	12/15/2024	3.410%	570,000.00	02/20/2020	100.750
	12/15/2025	3.410%	590,000.00	02/20/2020	100.750
	12/15/2026	3.410%	610,000.00	02/20/2020	100.750
	12/15/2027	3.410%	635,000.00	02/20/2020	100.750
			4,515,000.00		

Note: ++++ FINAL PRICING REPORTS ++++

ESCROW REQUIREMENTS

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Dated Date	02/20/2020
Delivery Date	02/20/2020

Period Ending	Interest	Principal Redeemed	Redemption Premium	Total
02/20/2020	27,798.60	4,515,000.00	33,862.50	4,576,661.10
	27,798.60	**4,515,000.00**	**33,862.50**	**4,576,661.10**

Note: ++++ FINAL PRICING REPORTS ++++

ESCROW SUFFICIENCY

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Date	Escrow Requirement	Net Escrow Receipts	Excess Receipts	Excess Balance
02/20/2020	4,576,661.10	4,576,661.10		
	4,576,661.10	**4,576,661.10**	**0.00**	

Note: ++++ FINAL PRICING REPORTS ++++

FORM 8038 STATISTICS

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Dated Date	02/20/2020
Delivery Date	02/20/2020

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Series 2020A:						
	12/15/2020	495,000.00	4.000%	102.150	505,642.50	495,000.00
	12/15/2021	500,000.00	4.000%	104.708	523,540.00	500,000.00
	12/15/2022	515,000.00	4.000%	106.932	550,699.80	515,000.00
	12/15/2023	540,000.00	4.000%	108.933	588,238.20	540,000.00
	12/15/2024	555,000.00	4.000%	110.646	614,085.30	555,000.00
	12/15/2025	580,000.00	4.000%	111.983	649,501.40	580,000.00
	12/15/2026	550,000.00	4.000%	111.398	612,689.00	550,000.00
	12/15/2027	565,000.00	4.000%	110.470	624,155.50	565,000.00
		4,300,000.00			**4,668,551.70**	**4,300,000.00**

	Maturity Date	Interest Rate	Issue Price	Stated Redemption at Maturity	Weighted Average Maturity	Yield
Final Maturity	12/15/2027	4.000%	624,155.50	565,000.00		
Entire Issue			4,668,551.70	4,300,000.00	4.4905	1.8780%

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	69,850.00
Proceeds used for credit enhancement	17,716.81
Proceeds allocated to reasonably required reserve or replacement fund	0.00
Proceeds used to refund prior tax-exempt bonds	4,576,661.10
Proceeds used to refund prior taxable bonds	0.00
Remaining WAM of prior tax-exempt bonds (years)	4.4939
Remaining WAM of prior taxable bonds (years)	0.0000
Last call date of refunded tax-exempt bonds	02/20/2020

2011 Form 8038 Statistics

Proceeds used to currently refund prior issues	4,576,661.10
Proceeds used to advance refund prior issues	0.00
Remaining weighted average maturity of the bonds to be currently refunded	4.4939
Remaining weighted average maturity of the bonds to be advance refunded	0.0000

Note: ++++ FINAL PRICING REPORTS ++++

FORM 8038 STATISTICS

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Refunded Bonds

Bond Component	Date	Principal	Coupon	Price	Issue Price
General Obligation Bonds, (Alternate Revenue Bonds), Series 2018:					
TERM	12/15/2020	500,000.00	3.410%	100.000	500,000.00
TERM	12/15/2021	520,000.00	3.410%	100.000	520,000.00
TERM	12/15/2022	535,000.00	3.410%	100.000	535,000.00
TERM	12/15/2023	555,000.00	3.410%	100.000	555,000.00
TERM	12/15/2024	570,000.00	3.410%	100.000	570,000.00
TERM	12/15/2025	590,000.00	3.410%	100.000	590,000.00
TERM	12/15/2026	610,000.00	3.410%	100.000	610,000.00
TERM	12/15/2027	635,000.00	3.410%	100.000	635,000.00
		4,515,000.00			**4,515,000.00**

	Last Call Date	Issue Date	Remaining Weighted Average Maturity
General Obligation Bonds, (Alternate Revenue Bonds), Series 2018	02/20/2020	08/20/2018	4.4939
All Refunded Issues	02/20/2020		4.4939

Note: ++++ FINAL PRICING REPORTS ++++

PROOF OF ARBITRAGE YIELD

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Date	Debt Service	PV Factor	Present Value to 02/20/2020 @ 1.8779831585%
06/15/2020	54,944.44	0.994046669	54,617.34
12/15/2020	581,000.00	0.984799485	572,168.50
06/15/2021	76,100.00	0.975638323	74,246.08
12/15/2021	576,100.00	0.966562384	556,836.59
06/15/2022	66,100.00	0.957570874	63,295.43
12/15/2022	581,100.00	0.948663008	551,268.07
06/15/2023	55,800.00	0.939838009	52,442.96
12/15/2023	595,800.00	0.931095104	554,746.46
06/15/2024	45,000.00	0.922433531	41,509.51
12/15/2024	600,000.00	0.913852532	548,311.52
06/15/2025	33,900.00	0.905351359	30,691.41
12/15/2025	1,728,900.00	0.896929269	1,550,701.01
	4,994,744.44		**4,650,834.89**

Proceeds Summary

Delivery date	02/20/2020
Par Value	4,300,000.00
Premium (Discount)	368,551.70
Arbitrage expenses	(17,716.81)
Target for yield calculation	4,650,834.89

PROOF OF ARBITRAGE YIELD

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
General Obligation Refunding Bonds (Alternate Revenue Source), Series 2020A

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
2020A	12/15/2026	4.000%	1.920%	12/15/2025	100.000000	1.9974812%
2020A	12/15/2027	4.000%	2.080%	12/15/2025	100.000000	2.1605948%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
2020A	12/15/2026	4.000%	1.920%			2.2584505%	0.2609694%
2020A	12/15/2027	4.000%	2.080%			2.5785994%	0.4180047%

Note: ++++ FINAL PRICING REPORTS ++++

SOURCES AND USES OF FUNDS

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B

Dated Date	02/20/2020
Delivery Date	02/20/2020

Sources:	
Bond Proceeds:	
Par Amount	6,000,000.00
Premium	130,113.95
	6,130,113.95

Uses:	
Project Fund Deposits:	
Project Fund Deposit	6,000,000.00
Cost of Issuance:	
Bond Counsel	23,000.00
Disclosure Counsel	13,000.00
Issuer Counsel	9,000.00
	45,000.00
Underwriter's Discount:	
U/W Discount (0.95% of Par)	57,000.00
Other Delivery Date Expenses:	
BAM Bond Insurance (35bps)	26,890.93
Other Uses of Funds:	
Additional Proceeds	1,223.02
	6,130,113.95

Note: ++++ FINAL PRICING REPORTS ++++

BOND SUMMARY STATISTICS

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B

Dated Date	02/20/2020
Delivery Date	02/20/2020
First Coupon	06/15/2020
Last Maturity	12/15/2034
Arbitrage Yield	2.952681%
True Interest Cost (TIC)	3.018770%
Net Interest Cost (NIC)	3.036227%
All-In TIC	3.178394%
Average Coupon	3.174108%
Average Life (years)	8.838
Weighted Average Maturity (years)	8.751
Duration of Issue (years)	7.589
Par Amount	6,000,000.00
Bond Proceeds	6,130,113.95
Total Interest	1,683,123.82
Net Interest	1,610,009.87
Bond Years from Dated Date	53,026,666.67
Bond Years from Delivery Date	53,026,666.67
Total Debt Service	7,683,123.82
Maximum Annual Debt Service	539,545.00
Average Annual Debt Service	518,448.84
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	9.500000
Total Underwriter's Discount	9.500000
Bid Price	101.218566

Bond Component	Par Value	Price	Average Coupon	Average Life	Duration	PV of 1 bp change
Series 2020B	6,000,000.00	102.169	3.174%	8.838	7.610	4,555.90
	6,000,000.00			**8.838**		**4,555.90**

	TIC	All-In TIC	Arbitrage Yield
Par Value	6,000,000.00	6,000,000.00	6,000,000.00
+ Accrued Interest			
+ Premium (Discount)	130,113.95	130,113.95	130,113.95
- Underwriter's Discount	(57,000.00)	(57,000.00)	
- Cost of Issuance Expense		(45,000.00)	
- Other Amounts		(26,890.93)	(26,890.93)
Target Value	6,073,113.95	6,001,223.02	6,103,223.02
Target Date	02/20/2020	02/20/2020	02/20/2020
Yield	3.018770%	3.178394%	2.952681%

Note: ++++ FINAL PRICING REPORTS ++++

BOND PRICING

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Premium (-Discount)
Series 2020B:						
	12/15/2021	340,000.00	4.000%	2.090%	103.390	11,526.00
	12/15/2022	355,000.00	4.000%	2.090%	105.200	18,460.00
	12/15/2023	365,000.00	4.000%	2.210%	106.519	23,794.35
	12/15/2024	380,000.00	4.000%	2.310%	107.663	29,119.40
	12/15/2025	395,000.00	3.500%	2.420%	105.827	23,016.65
	12/15/2026	410,000.00	3.000%	2.520%	102.988	12,250.80
	12/15/2027	425,000.00	3.000%	2.600%	102.811	11,946.75
	12/15/2028	435,000.00	2.700%	2.700%	100.000	
	12/15/2029	445,000.00	2.900%	2.900%	100.000	
	12/15/2030	460,000.00	3.000%	3.000%	100.000	
	12/15/2031	475,000.00	3.100%	3.100%	100.000	
	12/15/2032	490,000.00	3.150%	3.150%	100.000	
	12/15/2033	505,000.00	3.200%	3.200%	100.000	
	12/15/2034	520,000.00	3.250%	3.250%	100.000	
		6,000,000.00				**130,113.95**

Dated Date	02/20/2020	
Delivery Date	02/20/2020	
First Coupon	06/15/2020	
Par Amount	6,000,000.00	
Premium	130,113.95	
Production	6,130,113.95	102.168566%
Underwriter's Discount	(57,000.00)	(0.950000%)
Purchase Price	6,073,113.95	101.218566%
Accrued Interest		
Net Proceeds	6,073,113.95	

Notes:
++++ FINAL PRICING REPORTS ++++
2020A : First Call Date 12/15/2025
2020B : First Call Date 12/15/2027

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B

Period Ending	Principal	Interest	Debt Service
04/30/2021		162,368.82	162,368.82
04/30/2022	340,000.00	198,145.00	538,145.00
04/30/2023	355,000.00	184,545.00	539,545.00
04/30/2024	365,000.00	170,345.00	535,345.00
04/30/2025	380,000.00	155,745.00	535,745.00
04/30/2026	395,000.00	140,545.00	535,545.00
04/30/2027	410,000.00	126,720.00	536,720.00
04/30/2028	425,000.00	114,420.00	539,420.00
04/30/2029	435,000.00	101,670.00	536,670.00
04/30/2030	445,000.00	89,925.00	534,925.00
04/30/2031	460,000.00	77,020.00	537,020.00
04/30/2032	475,000.00	63,220.00	538,220.00
04/30/2033	490,000.00	48,495.00	538,495.00
04/30/2034	505,000.00	33,060.00	538,060.00
04/30/2035	520,000.00	16,900.00	536,900.00
	6,000,000.00	**1,683,123.82**	**7,683,123.82**

Note: ++++ FINAL PRICING REPORTS ++++

BOND DEBT SERVICE

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
06/15/2020		63,296.32	63,296.32	
12/15/2020		99,072.50	99,072.50	162,368.82
06/15/2021		99,072.50	99,072.50	
12/15/2021	340,000.00	99,072.50	439,072.50	538,145.00
06/15/2022		92,272.50	92,272.50	
12/15/2022	355,000.00	92,272.50	447,272.50	539,545.00
06/15/2023		85,172.50	85,172.50	
12/15/2023	365,000.00	85,172.50	450,172.50	535,345.00
06/15/2024		77,872.50	77,872.50	
12/15/2024	380,000.00	77,872.50	457,872.50	535,745.00
06/15/2025		70,272.50	70,272.50	
12/15/2025	395,000.00	70,272.50	465,272.50	535,545.00
06/15/2026		63,360.00	63,360.00	
12/15/2026	410,000.00	63,360.00	473,360.00	536,720.00
06/15/2027		57,210.00	57,210.00	
12/15/2027	425,000.00	57,210.00	482,210.00	539,420.00
06/15/2028		50,835.00	50,835.00	
12/15/2028	435,000.00	50,835.00	485,835.00	536,670.00
06/15/2029		44,962.50	44,962.50	
12/15/2029	445,000.00	44,962.50	489,962.50	534,925.00
06/15/2030		38,510.00	38,510.00	
12/15/2030	460,000.00	38,510.00	498,510.00	537,020.00
06/15/2031		31,610.00	31,610.00	
12/15/2031	475,000.00	31,610.00	506,610.00	538,220.00
06/15/2032		24,247.50	24,247.50	
12/15/2032	490,000.00	24,247.50	514,247.50	538,495.00
06/15/2033		16,530.00	16,530.00	
12/15/2033	505,000.00	16,530.00	521,530.00	538,060.00
06/15/2034		8,450.00	8,450.00	
12/15/2034	520,000.00	8,450.00	528,450.00	536,900.00
	6,000,000.00	**1,683,123.82**	**7,683,123.82**	**7,683,123.82**

Note: ++++ FINAL PRICING REPORTS ++++

FORM 8038 STATISTICS

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B

Dated Date	02/20/2020
Delivery Date	02/20/2020

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Series 2020B:						
	12/15/2021	340,000.00	4.000%	103.390	351,526.00	340,000.00
	12/15/2022	355,000.00	4.000%	105.200	373,460.00	355,000.00
	12/15/2023	365,000.00	4.000%	106.519	388,794.35	365,000.00
	12/15/2024	380,000.00	4.000%	107.663	409,119.40	380,000.00
	12/15/2025	395,000.00	3.500%	105.827	418,016.65	395,000.00
	12/15/2026	410,000.00	3.000%	102.988	422,250.80	410,000.00
	12/15/2027	425,000.00	3.000%	102.811	436,946.75	425,000.00
	12/15/2028	435,000.00	2.700%	100.000	435,000.00	435,000.00
	12/15/2029	445,000.00	2.900%	100.000	445,000.00	445,000.00
	12/15/2030	460,000.00	3.000%	100.000	460,000.00	460,000.00
	12/15/2031	475,000.00	3.100%	100.000	475,000.00	475,000.00
	12/15/2032	490,000.00	3.150%	100.000	490,000.00	490,000.00
	12/15/2033	505,000.00	3.200%	100.000	505,000.00	505,000.00
	12/15/2034	520,000.00	3.250%	100.000	520,000.00	520,000.00
		6,000,000.00			**6,130,113.95**	**6,000,000.00**

	Maturity Date	Interest Rate	Issue Price	Stated Redemption at Maturity	Weighted Average Maturity	Yield
Final Maturity	12/15/2034	3.250%	520,000.00	520,000.00		
Entire Issue			6,130,113.95	6,000,000.00	8.7505	2.9527%

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	102,000.00
Proceeds used for credit enhancement	26,890.93
Proceeds allocated to reasonably required reserve or replacement fund	0.00

Note: ++++ FINAL PRICING REPORTS ++++

PROOF OF ARBITRAGE YIELD

VILLAGE OF CRESTWOOD
COOK COUNTY, ILLINOIS
Taxable General Obligation Bonds (Alternate Revenue Source), Series 2020B

Date	Debt Service	PV Factor	Present Value to 02/20/2020 @ 2.9526812837%
06/15/2020	63,296.32	0.990680470	62,706.43
12/15/2020	99,072.50	0.976267437	96,721.26
06/15/2021	99,072.50	0.962064094	95,314.09
12/15/2021	439,072.50	0.948067390	416,270.32
06/15/2022	92,272.50	0.934274318	86,207.83
12/15/2022	447,272.50	0.920681917	411,795.70
06/15/2023	85,172.50	0.907287266	77,275.92
12/15/2023	450,172.50	0.894087489	402,493.60
06/15/2024	77,872.50	0.881079751	68,611.88
12/15/2024	457,872.50	0.868261257	397,552.95
06/15/2025	70,272.50	0.855629255	60,127.21
12/15/2025	465,272.50	0.843181030	392,308.95
06/15/2026	63,360.00	0.830913911	52,646.71
12/15/2026	473,360.00	0.818825260	387,599.13
06/15/2027	57,210.00	0.806912483	46,163.46
12/15/2027	482,210.00	0.795173021	383,440.38
06/15/2028	50,835.00	0.783604351	39,834.53
12/15/2028	485,835.00	0.772203990	375,163.73
06/15/2029	44,962.50	0.760969488	34,215.09
12/15/2029	489,962.50	0.749898433	367,422.11
06/15/2030	38,510.00	0.738988446	28,458.45
12/15/2030	498,510.00	0.728237185	363,033.52
06/15/2031	31,610.00	0.717642339	22,684.67
12/15/2031	506,610.00	0.707201634	358,275.42
06/15/2032	24,247.50	0.696912827	16,898.39
12/15/2032	514,247.50	0.686773707	353,171.66
06/15/2033	16,530.00	0.676782098	11,187.21
12/15/2033	521,530.00	0.666935853	347,827.06
06/15/2034	8,450.00	0.657232857	5,553.62
12/15/2034	528,450.00	0.647671027	342,261.75
	7,683,123.82		**6,103,223.02**

Proceeds Summary

Delivery date	02/20/2020
Par Value	6,000,000.00
Premium (Discount)	130,113.95
Arbitrage expenses	(26,890.93)
Target for yield calculation	6,103,223.02

Note: ++++ FINAL PRICING REPORTS ++++

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VILLAGE OF CRESTWOOD, ILLINOIS

ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED
APRIL 30, 2023

Prepared By:

HEARNE & ASSOCIATES, P.C.
Certified Public Accountants &
Business Consultants

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Village of Crestwood, Illinois

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Independent Auditors' Report

To the Honorable Mayor and
Members of the Village Council
Village of Crestwood, Illinois

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Village of Crestwood as of and for the year ended April 30, 2023, and the related notes to the financial statements, which collectively comprises the Village's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities , each major fund, and the aggregate remaining fund information of Village of Crestwood as of April 30, 2023 and the respective changes in financial position, and when applicable, cash flows thereof for the year ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis of our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Villages's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and the required supplementary information as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States

of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village of Crestwood, Illinois' basic financial statements. The other schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures, applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The other supplementary information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Change in Accounting Standard

As discussed in Notes 5 and 6 to the financial statements, in 2023, Village of Crestwood adopted Government Standards Board (GASB) Statement number 87, Leases (GASB 87). This new standard, as amended, is applied retrospectively to annual reporting periods beginning after June 15, 2021 and prior comparative financial statements. Our opinion is not modified with respect to this matter.

December 26, 2023
Mokena, IL

Hearne & Associates, P.C.
Certified Public Accountants

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The Village of Crestwood's Management Discussion and Analysis (MD&A) is designed to (1) focus on significant accounting issues, (2) provide an overview of the Village's financial activity, (3) identify changes in the Village's financial position and its ability to address the next and subsequent year challenges, (4) identify any material deviations from the budget, and (5) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Village's financial statements (beginning on page 14).

Financial Highlights

- **Net Position** The Village's total Net Position at fiscal year-end was $58.4 million, an increase of $2.5 million (4.47%) during the current fiscal year. The Net Position for governmental activities at fiscal year-end was $36 million, an increase of $1.9 million during the current fiscal year. The Net Position for business-type activities was $22.4 million, an increase of $.6 million. The overall increase in net position is mainly attributable to increased operating and capital grants received.

- **General Fund summary** The Village's General Fund reported an increase of $0.2 million in fund balance for the current fiscal year mainly due to loan proceeds received. The prior year had an increase of $2 million. The General Fund's cash position increased to $5.2 million from last year's $4.7 million. The Village also has a short-term investment in property held for sale.

- **Budget summary** The Village's General Fund actual revenues were less than budgeted amounts by $1.9 million while actual expenditures were less than budgeted amounts by less than $4.6 million. Budgeted revenues were more than actual revenues due mainly to the Village receiving less than expected grant revenues.

- **Debt outstanding** The balance of TIF bond debt as of April 30, 2023 is $26.4 million (plus the unamortized bond premium of $1.9 million). Additionally, the Village has a general obligation (alternate revenue) bond outstanding for $13.8 million (plus the unamortized bond premium of $0.5 million). The open lines of credit balance as of April 30, 2023 is $1.3 million and $3.0 million, respectively. During the current fiscal year, the Village added notes payable in the amount of $2.1 million. At the end of the fiscal year, the Village had an outstanding balance of $1.9 million for note payables. The Village had Lease Obligations outstanding in the amount of $6 million as of April 30, 2023.

- **Fiduciary Fund summary** The Village's Police and Fire Pension Funds reported increases of $21,758and $18,947, respectively in fund balance for the current fiscal year. The most recent actuarial valuation as of April 30, 2023 reported a 74.53% and 140% ratio of the net pension as a percentage of the total pension liability for the Police and Fire Pension Funds, respectively.

Using This Annual Report

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities (on pages 14-15 and 16) provide information about the Village as a whole and present a longer-term view of the Village's finances. Fund financial statements start on page 17. For governmental activities, these statements tell how these services were financed in the short-term, as well as what remains for future spending. Fund financial statements also report the Village's operations in more detail than the government-wide statements by providing information about the Village's most significant funds. The remaining statements provide financial information about activities for which the Village acts solely as a trustee or agent for the benefit of those outside of government.

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Government -Wide

The government-wide financial statements (pages 14-16) are designed to emulate the corporate sector in that all governmental and business-type activities are consolidated into columns that add to a total for the Primary Government. The focus of the Statement of Net Position (the "Unrestricted Net Position") is designed to be similar to bottom line results for the Village and its governmental and business-type activities. This statement combines and consolidates governmental funds current financial resources (short-term spendable resources) with capital assets and long-term obligations using the accrual basis of accounting and economic resources measurement focus.

The Statement of Activities (page 16) is focused on both the gross and net cost of various activities (including governmental and business-type), which are supported by the Village's general taxes and other resources. This is intended to summarize and simplify the user's analysis of the cost of various government services and/or subsidy to various business-type activities.

The governmental activities reflect the Village's basic services, including general administration, public safety, street and bridge maintenance, sanitation, and recreation. Property taxes and shared state tax distributions finance the majority of these services. The business-type activities reflect private sector type operations, where the fee for service typically covers all or most of the cost of operation, including depreciation.

Fund Financial Statements

Traditional users of government financial statements will find the Fund Financial Statements presentation more familiar (pages 17-25 and 64-68). A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Fund Financial Statements allow the demonstration of sources and uses and/or budgeting compliance therewith. All of the funds of the Village can be divided into three categories: governmental, proprietary, and fiduciary.

- *Governmental funds* – The governmental major fund presentation is presented on a sources and uses of liquid resources basis. The financial plan (the budget) is typically developed in this manner. The flow and availability of liquid assets is a clear and appropriate focus of any analysis of government. The focus of the governmental funds is narrower than that of the government-wide financial statements. The Village maintains six individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, 135th and Cicero TIF Fund, Route 83 and Cicero TIF Fund, which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of Combining and Individual Fund Statements and Schedules beginning on page 79 of this report.

- *Proprietary fund* – The Village maintains one proprietary fund, i.e., the Water and Sewer Fund. This fund is used to report the same functions presented in business-type activities in the government-wide financial statements. The Water and Sewer Fund is considered a major fund of the Village.

- *Fiduciary funds* – The Village maintains two fiduciary funds, (i.e., the Police Pension Fund and the Fire Pension Fund). While these funds represent trust responsibilities of the government, these assets are restricted on purpose, and do not represent discretionary assets of the government. Therefore, these assets are not presented as part of the government-wide financial statements.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the Basic Financial Statements. The Notes to the Financial Statements begin on page 26.

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Other Information

In addition to the Basic Financial Statements and accompanying notes, this report also presents certain required supplementary information beginning on page 64. This includes the funding progress for the Police Pension Fund, Fire Pension Fund, Illinois Municipal Retirement Fund, and budgetary information for the Village's major governmental funds. This report also includes combining and individual fund statements and schedules beginning on page 79. This includes information for the non-major governmental funds and the proprietary fund.

Financial Analysis of the Village as a Whole

NET POSITION: The following table reflects the condensed Statement of Net Position:

Table 1
CONDENSED STATEMENT OF NET POSITION
(in millions)

	Governmental Activities		Business-Type Activities		Total	
Assets	2023	2022	2023	2022	2023	2022
Current & Other Assets	$ 28.3	$ 28.6	$ 4.0	$ 1.2	$ 32.3	$ 29.8
Capital Assets	70.7	71.0	34.9	30.2	105.6	101.2
Total Assets	99.0	99.6	38.9	31.4	137.9	131.0
Deferred Outflows	2.5	1.0	0.2	0.1	2.7	1.1
Liabilities						
Long-term Liabilities	47.7	48.9	12.2	9.3	59.9	58.2
Other Liabilities	10.7	10.6	4.5	0.4	15.2	11.0
Total Liabilities	58.4	59.5	16.7	9.7	75.1	69.2
Deferred Inflows	7.1	7.0	-	-	7.1	7.0
Net Position						
Net Investment in Capital Assets	42.9	47.9	22.3	20.7	65.2	68.6
Restricted	8.8	9.0	-	-	8.8	9.0
Unrestricted	(15.7)	(22.8)	0.1	1.1	(15.6)	(21.7)
Total Net Position	$ 36.0	$ 34.1	$ 22.4	$21.8	$ 58.4	$ 55.9

For more detailed information, see the Statement of Net Position.

Normal Impacts – Net Position

Six basic (normal) transactions will affect the comparability of the Statement of Net Position summary presentation :

- *Net Results of Activities* – Impacts (increases/decreases) current assets and unrestricted Net Position.
- *Borrowing for Capital* – Increases current assets and long-term debt.

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- *Spending Borrowed Proceeds on New Capital* – Reduces current assets and increases capital assets. Also, an increase in invested capital assets and an increase in related net debt will not change the invested capital assets, net of related debt.
- *Spending of Non-borrowed Current Assets on New Capital* – Reduces current assets and increases capital assets. Additionally, it reduces unrestricted Net Position and increases invested in capital assets, net of related debt.
- *Principal Payment on Debt* – Reduces current assets and reduces long-term debt. In addition, it reduces unrestricted Net Position and increases invested in capital assets, net of related debt.
- *Reduction of Capital Assets through Depreciation* – Reduces capital assets and net investment in capital assets.

Current Year Impacts – Net Position

The Village's combined Net Position increased $2.5 million from $55.9 million to $58.4 million. Net Position of the Village's governmental activities increased $1.9 million to $36 million. Net Position of the Village's business-type activities increased by $.6 million to $22.4 million. The Village's unrestricted Net Position for governmental activities, the part of Net Position that can be used to finance daily operations, increased by $7.1 million. The Village's unrestricted Net Position of the business-type activities, available to finance the continuing operation of the Water and Sewer Fund, decreased by $1 million.

ACTIVITIES: The following table reflects the condensed Statement of Activities:

Table 2
CONDENSED STATEMENT OF ACTIVITIES
(in millions)

	Governmental Activities		Business- Type Activities		Total Primary Government	
	2023	2022	2023	2022	2023	2022
REVENUES						
Program revenues:						
Charges for services	$ 4.5	$ 4.6	$ 3.8	$ 4.2	$ 8.3	$ 8.8
Operating grants	1.5	-	-	-	1.5	-
Capital grants	-	-	0.4	-	0.4	-
General revenues:						
Property Taxes	3.3	3.6	-	-	3.3	3.6
Sales Tax	9.9	9.7	-	-	9.9	9.7
Other	3.6	3.9	1.0	-	4.6	3.9
Total Revenues	22.8	21.8	5.2	4.2	28.0	26.0

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Table 2
CONDENSED STATEMENT OF ACTIVITIES
(in millions)

	Governmental Activities		Business- Type Activities		Total Primary Government	
	2023	2022	2023	2022	2023	2022
EXPENSES						
General government	$ 2.6	$ 3.0	$ -	$ -	$ 2.6	$ 3.0
Public Safety	7.4	6.5	-	-	7.4	6.5
Street and bridge	3.2	3.0	-	-	3.2	3.0
Sanitation	1.0	0.9	-	-	1.0	0.9
Recreation	1.8	1.8	-	-	1.8	1.8
Tax increment financing costs	2.4	1.4	-	-	2.4	1.4
Water and Sewer	-	-	4.6	4.2	4.6	4.2
Interest on long-term debt	2.5	2.1	-	-	2.5	2.1
Total expenses	20.9	18.7	4.6	4.2	25.5	22.9
Changes in Net Position	1.9	3.1	0.6	-	2.5	3.1
Net Position, May 1,	34.1	31.0	21.8	21.8	56.9	53.1
Net Position, April 30	$ 36.0	$ 34.1	$ 22.4	$ 21.8	$ 58.4	$ 55.9

For more detailed information, see the Statement of Activities.

Normal Impacts – Statement of Activities

Eight basic (normal) transactions will affect the comparability of the Statement of Activities summary presentation :

Revenues

- *Economic Condition* – Reflects a declining, stable, or growing economic environment and has a substantial impact on property, state sales and state income taxes.
- *Increase/Decrease in Village Approved Rates* – While certain tax rates are set by statute, the Village Board has significant authority to impose and periodically increase/decrease rates (property taxes, water, sewer, capital improvement fees, etc.).
- *Changing Patterns in Intergovernmental and Grant Revenue (both recurring and non-recurring)* – Certain recurring revenues (state shared revenues, etc.) may experience significant changes periodically while non-recurring (or one-time) grants are less predictable and often distorting in their impact on year-to-year comparisons.
- *Market Impacts on Investment Income* – The Village's investment portfolio is managed using similar average maturity to most governments. Market conditions may cause investment income to fluctuate.

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Expenses

- *Changes in Programs* – Within the functional expense categories (General Government, Public Safety, Street and Bridge, Sanitation, Recreation, etc.) individual programs may be added, deleted, or expanded to meet changing community needs.
- *Changes in Authorized Personnel* – Changes in service demand may cause the Village Board to increase/decrease authorized staffing.
- *Salary Increases (annual adjustments and Step Increases)* – The ability to attract and retain human and intellectual resources requires the Village to strive to maintain a competitive salary range position in the marketplace.
- *Inflation* – While overall inflation appears to be reasonably modest, the Village is a major consumer of certain commodities such as supplies, fuels and parts. Some functions may experience unusual commodity-specific increases.

Current Year Impacts – Net Position (Governmental Funds)

For the current year, revenues from Governmental Activities totaled $22.8 million compared to $21.8 million from the prior year. Operating and capital grants increased by $1.5 and $0.4 million, respectively.

For the current fiscal year, expenditures from Governmental Activities totaled $20.9 million compared to $18.7 million from the prior year. The main reasons were street and bridge expenses increased by $1.4 million, general government costs increased by $0.5 million.

Current Year Impacts – Net Position (Proprietary Fund)

For the current fiscal year, revenues from Business-type Activities totaled $5.2 million, which was $1 million more than the prior year that totaled $4.2 million. The main increase of $1 million was due to transfer funds received from the general fund in the amount of $950,000.

For the current fiscal year, expenses from Business-type Activities totaled $4.6 million which was an increase of $0.4 million compared to the prior year. The reason for the increased expenses were mainly due to an increase of deprecation in the amount of $272,891 and water tank maintenance in the amount of $194,598. Depreciation increased due to projects originally classified as construction in progress being placed into service.

Financial Analysis of the Village's Funds

The Governmental Funds, as presented on pages 17-20, reported a combined total fund balance of $18.2 million, which is in line with the prior year. The total fund balance of $18.2 million is comprised of the following components:

- *Nonspendable Fund Balance* of $1.0 million represents prepaid expenditures.
- *Restricted Fund Balance* of $7.8 million represents the portion of fund balance that is subject to external enforceable legal restrictions; $4.3 million for TIF redevelopment, $1.9 million for debt service and $1.6 million for motor fuel tax projects.
- *Unassigned Fund Balance* of $9.4 million that represents available expendable financial resources in the General Fund after funds have been identified in the above categories.

During the current fiscal year, there was no change in appropriations between the original and final budget.

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General Fund budgeted revenues were $1.9 million more than actual amounts and actual expenditures were $4.4 million less than budgeted amounts.

The tax increment financing 135th and Cicero TIF Fund had $0.3 million less actual revenue compared to budgeted revenue and $0.2 million more of actual expenditures compared to budget expenditures for the fiscal year.

The Route 83 TIF Fund had $0.4 million less in actual revenue compared to budget revenue and $0.8 million less actual expenditures compared to budget expenditures.

The Water and Sewer Fund had revenue of $5.2 million and expenditures of $4.6 million. The fund received loan proceeds of $3,877,744 and the fund spent $5,880,261 on the purchase of capital assets. The Village also reclassified $6,743,647 from construction in progress with the completion of the Playfield project.

Capital Assets

At the end of fiscal year 2023, the Village had $105.6 million (net of depreciation and amortization) invested in a broad range of capital assets, including police and fire equipment, buildings, park facilities, road, and water and sewer lines. Please refer to Note 4 of the report for the capital asset activity for the year. In the General Fund, the Village had budgeted approximately $3.3 million for capital expenditures in fiscal year 2023.

Table 3
CONDENSED CAPITAL ASSETS
(in millions)

Governmental	2022	Increases	Decreases	2023
Land	$ 18.1	$ 10.8	$ -	$ 28.9
Construction in Progress	15.1	1.1	11.3	4.9
Land Improvements	1.0	-	-	1.0
Infrastructure	41.0	0.5	-	41.5
Buildings	15.1	-	-	15.1
Building Improvements	1.0	-	-	1.0
Equipment, Furniture & Fixtures	3.5	-	-	3.5
Vehicles	4.1	1.9	-	6.0
Less: Accumulated Depreciation	(34.8)	(2.3)	-	(37.1)
Total Net of Depreciation	$ 64.1	$ 12.0	$ 11.3	$ 64.8
Right-of-Use				
MWRD Land Lease	$ 6.9	$ -	$ -	$ 6.9
Accumulated Amortization	-	(1.0)	-	(1.0)
Total Net of Amortization	$ 6.9	$ (1.0)	$ -	$ 5.9
Business- Type				
Construction in Progress	$ 6.8	$ -	$ 6.8	$ -
Water & Sewer System	36.6	12.6	-	49.2
Equipment	0.3	-	-	0.3
Accumulated Depreciation	(13.4)	(1.2)	-	(14.6)
Total Net of Depreciation	$ 30.3	$ 11.4	$ 6.8	$ 34.9

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Debt Administration

At the end of fiscal year 2023, for Governmental Activities, the Village had $42.7 million in long-term obligations outstanding, which includes the unamortized bond premiums. This is $3.3 million less outstanding than the prior year end. Of this amount, $28.3 million is debt from the tax increment financing (TIF) district, namely the Alternate Revenue Source Bonds, Series 2016 B ($37.4 million), $14.3 million is debt from the General Fund, namely Alternate Revenue Source Bonds, Series 2016 A, Series 2020A, and Series 2020B.

The Village has two lines of credit outstanding for capital projects. The lines of credit are for $3 million and $1.3 million, of which $4.3 million is outstanding as of April 30, 2023.

The Village has notes payable in the amount of $1.9 million outstanding as of April 30, 2023.

The Village has Lease Obligations in the amount of $6 million outstanding as of April 30,2023.

For Business-Type Activities, the Village has loans from the IEPA in the amount of $12.6 million.

Please refer to Note 5 of the report for information regarding debt.

Note 5 calculates the legal debt limit of the Village as of April 30, 2023, which is $29.7 million.

The following table shows the changes in long-term debt during the year:

Table 4
CHANGES IN LONG-TERM DEBT

	April 30, 2022	Issuances/ Deletions	April 30, 2023
Governmental Activities:			
TIF Bonds	$ 27,885,000	$ (1,450,000)	$ 26,435,000
Alternative Revenue Bonds	15,240,000	(1,450,000)	13,790,000
Unamortized Premium	2,840,116	(413,810)	2,426,306
Note Payable	-	1,872,061	1,872,061
Lease Obligation	6,912,756	(955,299)	5,957,457
Line of Credit	4,343,164	-	4,343,164
Net Pension Obligation	(221,656)	1,959,555	1,737,899
Compensated Absences	221,944	(23,104)	198,840
Total Governmental Activities	$ 57,221,324	$ (460,597)	$ 56,760,727
Business-Type Activities: Bonds			
Bonds	$ 9,440,749	$ 3,116,080	$ 12,556,829
Net Pension Obligation	120,782	78,144	198,926
Total Business-Type Activities	$ 9,561,531	$ 3,194,224	$ 12,755,755

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Economic Factors and Next Year's Budget

The Village continues its economic development plans in five major areas, i.e., the development of the east and west sides of the Cal Sag Road & the northwest corner of Cicero and Midlothian Turnpike for commercial developments, rehabilitating the water and sewer lines in the Playfield Park area and the Pulaski Rd. corridor and the various projects along Midlothian Turnpike. The Village's continued focus in the upcoming fiscal year will be developing the north side of Cal Sag Road both east and west of Cicero Avenue. The development of this property would be part of the new Route 83 TIF Redevelopment Area. The Village has developed the infrastructure for new stores, two Hotels and restaurants on the west side of Cicero Avenue. The Village is moving forward with negotiations of additional stores and a hotel and getting closer to letters on intent. The east side is in the process of removing the remaining excess dirt and stone and grading the area with a completion date of summer 2023. The Village is still looking into a partnership with a national company to install turf fields on the east side along with Topgolf, on the west side of Cicero Avenue a waterpark hotel, and commercial store fronts. The Village has demolished the Seneca property at 13301 S. Cicero Avenue and has letter of intent from Panera, Five Guy's and Chipotle lawyers are working on the final draft of the contracts, as soon as that is complete, construction will begin in 2023. The sale of approximately 5.0 acre parcels located at the northwest corner of IL Route 50 (Cicero Avenue) and Midlothian Turnpike will be completed soon to make way for a fueling station along with a strip mall and a restaurant. The first project on Pulaski Road is a truck repair station and trailer sales has been built and will open in the spring of 2023. This project adds great value because it will take a zero percent tax base into the tax roll and add to our sales tax.

The Village continues its long-term capital project plans involving various projects as noted below. The Village moved forward with the final two phases in the $23 million project in the Playfield Park area to rehabilitate and replace water lines and sanitary and storm sewers. This project encompasses new streets, sidewalks, and curbs that will be upgraded. This area is over 55 years-old so it gives the area a much-needed update. Currently, the Village received a low-cost loan with the Illinois Environmental Protection Agency for the project and is working on grants to minimize the cost to the Village. Mayor Klein will make sure the residents do not have to carry any of the costs for this major rehab. This project began in fiscal year 2019 and will continue into 2024. Once this project is complete, it will add needed relief and increase capacity to the Village's sewer systems and water main age while adding to all the property values. The Village's 135th & Central Avenue storm water project has started and will finish up in 2023. This project will divert storm water from Forest Preserve property and lessen flooding problems in the area. The engineering for this project has been completed and the Village is finalizing grants from the Metropolitan Water Reclamation District, State of Illinois and Federal governments totaling $18.5 million with the Village's estimated cost to be $0.5 million. When this project is finished it will give way to phase two, the rehab of 135th Street and sidewalks which is expected to begin in the late summer of 2023 but we are waiting final approve from the state.

The Village completed the tax increment financing district, i.e., the Midlothian Turnpike/Cicero Avenue Tax Increment Financing District. The development of this corner will start in the late summer of 2023. This project area is for additional commercial development and will help in upgrading of the Village's municipal buildings from the taxes that will be collected. Adjacent to this area is the former state police building site which is owned by the Village. The Village is in current negotiations to develop this site as commercial use. The anticipated date for opening is late summer 2023.

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Subsequent Events

In December 2023, the Village approved an ordinance declaring surplus funds in the General Fund in an amount equal to the Village's portion of 2022 property tax bills. It is estimated that $400,000 will be refunded in accordance with 35 ILCS 200/30-20.

Future Events

Management is not aware of any currently known facts, decisions, or conditions that would have a significant impact on the Village's financial position (net position) or results of operations (revenues, expenses, and other changes in net position) in the next fiscal year.

Requests for Information

The financial report is designed to provide a general overview of the Village's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Village at 13800 South Cicero Avenue, Crestwood, Illinois 60418.

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BASIC FINANCIAL STATEMENTS

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Village of Crestwood, Illinois
Statement of Net Position
April 30, 2023

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Cash Equivalents	$ 10,895,773	$ 3,286,461	$ 14,182,234
Prepaid Bond Insurance	332,573	-	332,573
Prepaid Rent	627,441	-	627,441
Security Deposit	191,414	-	191,414
Receivables			
Property Taxes	2,556,791	-	2,556,791
Sales Tax	1,496,416	-	1,496,416
Income Tax	382,536	-	382,536
Intergovernmental	229,142	-	229,142
Ambulance Service	118,815	-	118,815
Unbilled Water and Sewer	-	449,136	449,136
Safe Speed	274,079	-	274,079
Leases	4,020,998	-	4,020,998
Other	26,602	317,545	344,147
Investments - Held for Sale	3,405,409	-	3,405,409
Due from Fiduciary Funds	752	-	752
Internal Balances	3,721,903	(3,721,903)	-
Capital Assets	64,860,675	34,882,541	99,743,216
Right-of-Use Assets	5,830,578	-	5,830,578
Total Assets	98,971,897	35,213,780	134,185,677
Deferred Ouflows of Resources			
Related to Pension	2,510,442	167,890	2,678,332
Liabilities			
Accounts Payable	341,354	162,851	504,205
GEMT Reimbursment Obligation	266,491	-	266,491
Accrued Salaries	332,673	23,471	356,144
Accrued Interest Payable	654,607	-	654,607
Deposits	1,000	-	1,000
Long-term Obligations, due within one year:			
Note Payables	402,250	-	402,250
Tax Increment Financing Bonds	1,535,000	-	1,535,000
Alternative Revenue Bonds	1,505,000	-	1,505,000
Illinois Environmental Protection Agency Loan	-	531,618	531,618
Bond Premium	380,873	-	380,873
Line of Credit	4,343,164	-	4,343,164
Lease Obligation	917,723	-	917,723
Long-term Obligations, due in more than one year:			
Note Payables	1,469,811	-	1,469,811
Tax Increment Financing Bonds	12,255,000	-	12,255,000
Alternative Revenue Bonds	24,930,000	-	24,930,000
Illinois Environmental Protection Agency Loan	-	12,025,211	12,025,211
Bond Premium	2,045,433	-	2,045,433
Lease Obligation	5,039,735	-	5,039,735
Net Pension Liability	1,737,899	198,926	1,936,825
Compensated Absences	198,840	-	198,840
Total Liabilities	58,356,853	12,942,077	71,298,930

See Notes to the Basic Financial Statements

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Village of Crestwood, Illinois
Statement of Net Position
April 30, 2023

	Governmental Activities	Business-Type Activities	Total
Deferred Inflows of Resources			
Pension Related	903,752	34,389	938,141
Unavailable Property Taxes	2,211,805	-	2,211,805
Unavailable Lease Revenue	4,020,998	-	4,020,998
Total Deferred Inflows of Resources	7,136,555	34,389	7,170,944
Net Position			
Net Investment in Capital Assets	42,882,272	22,325,712	65,207,984
Restricted for Debt Service	1,947,532	-	1,947,532
Restricted for Motor Fuel	1,560,713	-	1,560,713
Restricted for TIF Redevelopment	5,305,250	-	5,305,250
Unrestricted	(15,706,836)	79,492	(15,627,344)
Total Net Position	$ 35,988,931	$ 22,405,204	$ 58,394,135

See Notes to the Basic Financial Statements

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Village of Crestwood, Illinois
Statement of Activities
Year Ended April 30, 2023

Functions/Programs	Expenses	Program Revenues: Charges for Service	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense), Revenue and Change in Net Position: Governmental Activities	Net (Expense), Revenue and Change in Net Position: Business-Type Activities	Net (Expense), Revenue and Change in Net Position: Total Primary Government
Governmental Activities:							
General Government	$ 2,553,039	$ 702,062	$ 47,732	$ -	$ (1,803,245)	$ -	$ (1,803,245)
Public Safety	7,433,664	2,915,150	-	-	(4,518,514)	-	(4,518,514)
Streets & Bridge	3,228,859	-	1,456,170	-	(1,772,689)	-	(1,772,689)
Sanitation	961,797	-	-	-	(961,797)	-	(961,797)
Recreation	1,775,080	683,228	-	-	(1,091,852)	-	(1,091,852)
Tax Increment Financing Cost	2,406,317	199,488	-	-	(2,206,829)	-	(2,206,829)
Interest on Long-term Debt	2,584,899	-	-	-	(2,584,899)	-	(2,584,899)
Total Governmental Activities	20,943,655	4,499,928	1,503,902	-	(14,939,825)	-	(14,939,825)
Business-Type Activities:							
Water & Sewer	4,626,065	3,821,575	-	400,000	-	(404,490)	(404,490)
Total Primary Government	$ 25,569,720	$ 8,321,503	$ 1,503,902	$ -	(14,939,825)	(404,490)	(15,344,315)
General Revenues:							
Taxes:							
Property					3,301,031	-	3,301,031
Sales					9,912,705	-	9,912,705
Income					1,788,144	-	1,788,144
Motor Fuel					850,310	-	850,310
Other Taxes					1,407,755	-	1,407,755
Unrestricted Investment Income					74,478	-	74,478
Other General Revenues					619,445	-	619,445
Total General Revenues					17,953,868	-	17,953,868
Special Items and Transfers:							
Transfers to Fiduciary Funds					(206,012)	-	(206,012)
Transfers to Enterprise Funds					(950,000)	-	(950,000)
Transfers from Governmental Funds					-	950,000	950,000
Total Special Items and Transfers					(1,156,012)	950,000	(206,012)
Change in Net Position					1,858,031	545,510	2,403,541
Net Position, Beginning of Year					34,130,900	21,859,694	55,990,594
Net Position, End of Year					$ 35,988,931	$ 22,405,204	$ 58,394,135

See Notes to the Basic Financial Statements

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Village of Crestwood, Illinois
Balance Sheet
Governmental Funds
April 30, 2023

	Major Governmental Funds				
	General	135th & Cicero Tax Increment Financing	Rt. 83 & Cicero Tax Increment Financing	Nonmajor Governmental Funds	Total
Assets					
Cash and Cash Equivalents	$ 5,213,957	$ 1,812,758	$ 854,119	$ 3,014,939	$ 10,895,773
Prepaid Bond Insurance	-	332,573	-	-	332,573
Prepaid Rent	-	-	627,441	-	627,441
Security Deposit	-	-	191,414	-	191,414
Receivables					
Property Taxes	1,094,443	1,400,475	61,873	-	2,556,791
Sales Tax	1,047,319	288,387	-	160,710	1,496,416
Income Tax	-	-	-	382,536	382,536
Intergovernmental	172,660	-	-	56,482	229,142
Ambulance Services	118,815	-	-	-	118,815
Safe Speed	274,079	-	-	-	274,079
Leases	41,884	-	3,979,114	-	4,020,998
Other	26,602	-	-	-	26,602
Investments - Held for Sale	3,405,409	-	-	-	3,405,409
Due from Other Funds	2,886,491	58,643	826,810	671,586	4,443,530
Total Assets	$ 14,281,659	$ 3,892,836	$ 6,540,771	$ 4,286,253	$ 29,001,519
Liabilities					
Accounts Payable	$ 262,417	$ -	$ 21,803	$ 57,134	$ 341,354
GEMT Reimbursement Obligation	266,491	-	-	-	266,491
Accrued Salaries	332,673	-	-	-	332,673
Deposits	1,000	-	-	-	1,000
Line of Credit	2,900,000	-	-	-	2,900,000
Due to Other Funds	-	-	-	720,875	720,875
Total Liabilities	3,762,581	-	21,803	778,009	4,562,393
Deferred Inflows of Resources					
Unavailable Property Taxes	1,084,364	1,065,568	61,873	-	2,211,805
Unavailable Lease Revenue	41,884	-	3,979,114	-	4,020,998
Total Deferred Inflows of Resources	1,126,248	1,065,568	4,040,987	-	6,232,803
Fund Balances					
Nonspendable					
Prepaid Items	-	332,573	627,441	-	960,014
Restricted					
TIF Redevelopment	-	2,494,695	1,850,540	-	4,345,235
Debt Service	-	-	-	1,947,532	1,947,532
Motor Fuel	-	-	-	1,560,712	1,560,712
Unassigned	9,392,830	-	-	-	9,392,830
Total Fund Balances	9,392,830	2,827,268	2,477,981	3,508,244	18,206,323
Total Liabilities, Deferred Inflows and Fund Balance	$ 14,281,659	$ 3,892,836	$ 6,540,771	$ 4,286,253	$ 29,001,519

See Notes to the Basic Financial Statements

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Village of Crestwood, Illinois
Reconciliation of the Total Fund Balance of Governmental Funds
to Net Position of Governmental Activities
April 30, 2023

Total Fund Balances - Governmental Funds	$	18,206,323
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital Assets and Right-of-Use Assets used in governmental activities are not financial resources therefore are not reported in governmental funds:		
Capital Assets (Net of Accumulated Depreciation)		64,860,675
Right-of-Use Assets (Net of Accumulated Amortization)		5,830,578
Some liabilities reported in the Statement of Activities do not require the use of current financial resources and therefore, are not reported in governmental funds. These activities consist of:		
Deferred Outflows of Resources Related to Pensions		2,510,442
Deferred Inflows of Resources Related to Pensions		(903,752)
Net Pension Liability		(1,737,899)
Tax Increment Financing Bonds		(13,790,000)
Revenue Bonds Payable		(26,435,000)
Bond Premium		(2,426,306)
Line of Credit Payable		(1,443,164)
Lease Obligation		(5,957,458)
Notes Payable		(1,872,061)
Compensated Absences		(198,840)
Accrued interest on long-term liabilities is shown as a liability on the Statement of Net Position.		(654,607)
Net Position of Governmental Activities	$	35,988,931

See Notes to the Basic Financial Statements

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Village of Crestwood, Illinois
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended April 30, 2023

	Major Governmental Funds				
	General	135th & Cicero Tax Increment Financing	Rt. 83 & Cicero Tax Increment Financing	Nonmajor Governmental Funds	Total
Revenues					
Property Tax	$ 1,631,693	$ 1,550,423	$ 118,915	$ -	$ 3,301,031
Sales Tax	7,408,960	1,456,861	-	1,046,884	9,912,705
State Income Tax	-	-	-	1,788,144	1,788,144
Motor Fuel Tax	-	-	-	850,310	850,310
Other Taxes	1,407,755	-	-	-	1,407,755
Intergovernmental	1,503,902	-	-	-	1,503,902
Licenses and Permits	696,212	-	-	-	696,212
Fines and Penalties	2,092,385	-	-	-	2,092,385
Charges for Services	689,078	-	199,488	-	888,566
Advanced Life Support	822,765	-	-	-	822,765
Miscellaneous	341,880	-	1,577	275,988	619,445
Interest	2,491	655	70,800	532	74,478
Total Revenues	16,597,121	3,007,939	390,780	3,961,858	23,957,698
Expenditures					
Current:					
General Government	3,385,697	227,651	1,019	950	3,615,317
Public Safety	7,081,744	-	-	-	7,081,744
Parks and Recreation	1,412,379	-	-	-	1,412,379
Street and Bridge	1,537,312	-	-	150,944	1,688,256
Garbage Disposal	961,797	-	-	-	961,797
Surplus Fund Expenditures	407,435	-	-	-	407,435
Debt Service					
Principal	243,357	1,450,000	955,299	1,450,000	4,098,656
Interest and Fees	284,289	1,364,700	336,790	599,120	2,584,899
Capital Outlay	1,895,177	-	-	1,163,794	3,058,971
Total Expenditures	17,209,187	3,042,351	1,293,108	3,364,808	24,909,454
Excess (Deficiency) of Revenues Over (Under) Expenditures	(612,066)	(34,412)	(902,328)	597,050	(951,756)
Other Financing Sources (Uses)					
Loan Proceeds	2,115,418	-	-	-	2,115,418
Transfers In	-	-	-	118,128	118,128
Transfers Out	(1,274,140)	-	-	-	(1,274,140)
Total Other Financing Sources (Uses)	841,278	-	-	118,128	959,406
Net Change in Fund Balance	229,212	(34,412)	(902,328)	715,178	7,650
Fund Balance, Beginning of Year	9,163,618	2,861,680	3,380,309	2,793,066	18,198,673
Fund Balance, End of Year	$ 9,392,830	$ 2,827,268	$ 2,477,981	$ 3,508,244	$ 18,206,323

See Notes to the Basic Financial Statements

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Village of Crestwood, Illinois
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended April 30, 2023

Net change in fund balance	$	7,650
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are depreciated over their estimated useful lives as depreciation expense.		
This is the amount of expenditures capitalized in the current period.		3,109,970
This is the amount of depreciation recorded in the current period.		(2,359,700)
This is the amount of Right-of-Use amortization recorded in the current period.		(1,082,178)
Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduced long-term liabilities in the Statement of Net Position.		
Bond Principal		2,900,000
Premium Amortization		413,810
Note Payable Principal		243,357
Lease Obligation Expense		955,299
The issuance of new debt is recorded as other financing sources in the governmental funds, but the issuance of new debt increases long-term liabilities in the Statement of Net Position.		(2,115,418)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported in the governmental funds:		
Accrual of interest is reported as interest expense on the Statement of Activities		37,683
Net Pension Obligation		(270,546)
Compensated Absences		23,104
Bad Debt Expense		(5,000)
Change in net position of governmental activities	$	1,858,031

See Notes to the Basic Financial Statements

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PROPRIETARY FUND

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Village of Crestwood, Illinois
Proprietary Fund
Statement of Net Position
April 30, 2023

	Proprietary Fund Water & Sewer Fund
Assets	
Current Assets	
Cash and Investments	$ 3,286,461
Receivables	
Accounts, net of allowance	317,545
Unbilled Water and Sewer Charges	449,136
Total Current Assets	4,053,142
Noncurrent Assets	
Water and Sewer System	49,208,466
Equipment	270,446
Subtotal	49,478,912
Less: Accumulated Depreciation	(14,596,371)
Total Noncurrent Assets	34,882,541
Total Assets	38,935,683
Deferred Outflows of Resources	
Pension Related	167,890
Liabilities	
Current Liabilites	
Accounts Payable	162,851
Accrued Salaries	23,471
Due to General Fund	3,721,903
Loan Payable - Current Portion	531,618
Noncurrent Liabilities	
Loan Payable	12,025,211
Net Pension Liability	198,926
Total Liabilities	16,663,980
Deferred Inflows of Resources	
Pension Related	34,389
Net Position	
Net Investment in Capital Assets	22,325,712
Unrestricted	79,492
Total Net Position	$ 22,405,204

See Notes to the Basic Financial Statements

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Village of Crestwood, Illinois
Proprietary Fund
Statement of Revenues, Expenses and
Changes in Net Position
For the Year Ended April 30, 2023

	Proprietary Fund Water & Sewer
Operating Revenues Received	
Charges for Services	
Water and Sewer	$ 3,134,692
Penalties	29,527
Tap-In and Connection Fees	8,000
Capital Improvements	634,196
Miscellaneous	13,990
Total Operating Revenues Received	3,820,405
Operating Expenses Disbursed	
Operations	3,342,936
Depreciation	1,183,856
Total Operating Expenses Disbursed	4,526,792
Operating Income (Loss)	(706,387)
Nonoperating Revenue	
Interest Income	1,170
Loan Forgiveness	400,000
Interest Expense	(99,273)
Transfer From General Fund	950,000
Total Nonoperating Revenue	1,251,897
Change in Net Position	545,510
Net Position, Beginning of the Year	21,859,694
Net Position, End of the Year	$ 22,405,204

See Notes to the Basic Financial Statements

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Village of Crestwood, Illinois
Proprietary Fund
Statement of Cash Flows
For the Year Ended April 30, 2023

	Enterprise Fund Water & Sewer
Cash Flows from Operating Activities	
Cash Received from Customers	$ 3,797,076
Cash Payments for Goods and Services	(3,190,792)
Cash Payments to Employees for Services	(476,774)
Net Cash Provided by Operating Activities	129,510
Cash Flows from Capital and Related Financing Activities	
Purchase of Capital Assets	(5,880,260)
Transfer Proceeds	950,000
Loan Proceeds	3,877,744
Principal Payments	(361,664)
Interest Payments	(99,273)
Net Cash Provided by Noncapital Financing Activities	(1,513,453)
Cash Flows from Investing Activities	
Interest	1,170
Net Cash (Used in) Capital and Related Financing Activities	1,170
Net Increase (Decrease) in Cash	(1,382,773)
Cash, Beginning of the Year	4,669,234
Cash, End of the Year	$ 3,286,461
Reconciliation of Operating Income to Net Cash Provided by Operating Activities	
Operating Income (Loss)	$ (706,387)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by Operating Activities	
Depreciation Expense	1,183,856
Changes in Assets/Liabilities	
Accounts/Unbilled Receivables	(23,329)
Interfund Accounts	(446,905)
Accrued Salaries	1,513
Accounts Payable	84,364
Net Pension Liability	36,398
Total Adjustments	835,897
Net Cash Provided by (Used in) Operating Activities	$ 129,510

See Notes to the Basic Financial Statements

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FIDUCIARY FUNDS

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Village of Crestwood, Illinois
Fiduciary Funds
Statement of Fiduciary Net Position
April 30, 2023

	Pension Trust Funds		
	Fire Pension Fund	Police Pension Fund	Total
Assets			
Cash and Cash Equivalents	$ 173,603	$ 292,101	$ 465,704
Investments, at Fair Value	-	2,549,993	2,549,993
Property Tax Receivable	-	39,910	39,910
Due From Participants	-	443	443
Total Assets	$ 173,603	$ 2,882,447	$ 3,056,050
Liabilities			
Accounts Payable	$ -	$ 10,959	$ 10,959
Due to General Fund	-	752	752
	-	11,711	11,711
Deferred Inflows of Resources			
Deferred Property Taxes	-	39,489	39,489
Net Position			
Restricted for Pension Benefits	$ 173,603	$ 2,831,247	$ 3,004,850

See Notes to the Basic Financial Statements

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Village of Crestwood, Illinois
Fiduciary Funds
Statement of Changes in Fiduciary Net Position
April 30, 2023

	Pension Trust Funds		
	Fire Pension Fund	Police Pension Fund	Total
Additions			
Employer Contributions			
Property Tax	$ -	$ 64,932	$ 64,932
Plan Member Contributions	-	131,533	131,533
Net Change in Investments	32	23,599	23,631
Total Additions	32	220,064	220,096
Deductions			
Filing and Miscellaneous Fees	2,513	27,155	29,668
Pension Benefits	-	355,711	355,711
Total Deductions	2,513	382,866	385,379
Excess of Additions over Deductions	(2,481)	(162,802)	(165,283)
Other Financing Sources			
Transfers In	21,428	184,584	206,012
Net Increase in Net Position	18,947	21,782	40,729
Net Position Restricted for Pension			
Beginning of the Year	154,656	2,809,465	2,964,121
End of the Year	$ 173,603	$ 2,831,247	$ 3,004,850

See Notes to the Basic Financial Statements

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Village of Crestwood, Illinois (Village) have been prepared in conformity with accounting principles generally accepted in the United States of America, as applied to government units (hereinafter referred to as generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The following is a summary of the Village's more significant accounting policies:

Reporting Entity

Accounting principles generally accepted in the United States of America require the reporting entity to include all organizations, activities, functions, and component units for which the Village is financially accountable. Financial accountability is defined as the appointment of a voting majority of the component unit's board and either (1) the Village's ability to impose its will over the component unit or (2) the possibility that the component unit will provide a financial benefit to or impose a financial burden with the Village.

In conformity with GAAP, the Village's Police Pension Fund and the Firefighters' Pension Fund have been included as component units in the Village's basic financial statements. Although they are separate legal entities, these funds provide pension benefits for the Village's police officers and firefighters. Thus, their financial information has been blended within the Village's basic financial statements as fiduciary funds.

Fund Accounting

The Village uses funds to report on its financial position and changes in its financial position. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts.

Funds are classified into the following categories: governmental, proprietary, and fiduciary.

Governmental funds are used to account for all or most of a government's general activities, including the collection and disbursement of earmarked funds (special revenue funds), the acquisition or construction of general capital assets (capital project funds) and the servicing of general long-term debt (debt service funds). The general fund is used to account for all activities of the general government not accounted for in some other fund.

Proprietary funds are used to account for activities similar to those found in the private sector, where the determination of net income is necessary or useful to sound financial administration. Goods or services from such activities can be provided either to outside parties (enterprise funds) or to other departments or agencies primarily within the government (internal service funds).

Fiduciary funds are used to account for assets held on behalf of outside parties, including other governments, or on behalf of other funds within the Village. The Village utilizes pension trust funds which are generally used to account for assets that the Village holds in a fiduciary capacity or on behalf of others as their agent.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Government-Wide Financial Statements

The Village's basic financial statements consist of both the government-wide financial statements, including a Statement of Net Position and a Statement of Activities, and the fund financial statements which provide a more detailed level of financial information.

The Statement of Net Position and the Statement of Activities display information about the Village as a whole. These statements include the financial activities of the primary government, except for fiduciary funds. The effect of material interfund activity has been eliminated from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely on a significant extent on fees and charges for support.

The Statement of Net Position presents the financial condition of the governmental activities of the Village at year end. The Statement of Net Position includes all current assets and current liabilities and all capital assets, net of accumulated depreciation, and long-term debt associated with the operation of the Village.

The Statement of Activities presents a comparison between direct expenditures and program revenues for each program or function of the Village's governmental activities. Direct expenditures are those that are specifically associated with a service, program, or department and therefore clearly identifiable to a particular function. Program revenues include both charges paid by the recipient of the goods or services offered by the program and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues which are not classified as program revenues are presented as general revenues of the Village. The comparison of direct expenditures with program revenues identifies the extent to which each governmental function is self-financing or draws from the general revenues of the Village.

Fund Financial Statements

During the year, the Village segregates transactions related to certain Village functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the Village at this more detailed level. The focus of governmental fund financial statements is on major funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The Village reports the following major governmental funds:

The General Fund is the Village’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. The Tax Increment Financing Funds are used to account for bond proceeds, incremental property tax, all non-home rule sales tax distributed to the Village and ad valorem taxes if needed, levied against property in the Village sufficient to retire the 135th and Cicero TIF Bonds and provide funds for the Route 83 and Cicero Avenue capital activity.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The Village reports the following major enterprise fund:

The Water and Sewer Fund is used to account for the activities of the water and sewer operations.

Additionally, the Village reports the following fiduciary funds:

The Pension Funds are used to account for the police and firefighters pension activity. Fiduciary funds are excluded from the government-wide financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the "economic resources measurement focus" and the "accrual basis of accounting", as are the proprietary fund and the fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met. Operating revenues/expenses include all revenues/expenses directly related to providing water and sewer services. Incidental revenues/expenses related to these services are reported as non-operating.

Government fund financial statements are reported using the "current financial resources measurement focus" and the "modified accrual basis of accounting". Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectable within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except as noted hereinafter. Some State of Illinois tax payments to the Village, such as income tax, have been delayed due to a lack of sufficient or timely state revenues. The Village considers this a highly unusual circumstance, and, to not artificially distort revenue patterns, has in these cases recognized revenue beyond the 60-day period. Expenditures generally are when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Property taxes, sales taxes, income taxes, off-track betting taxes, motor fuel taxes, charges for services and interest associated with the current fiscal period are all considered to be susceptible to accrual and are recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Village.

The Village reports deferred and/or unearned revenue on its financial statements. Deferred/unearned revenue arises when potential revenue does not meet both the “measurable” and “available” or “earned” criteria for recognition in the current period. Deferred/unearned revenues also arise when resources are received by the Village before it has a legal claim to them, as when grant monies are received prior to the incurrence of qualifying expenditures. In subsequent periods, when both revenue recognition criteria are met, or when the Village has a legal claim to the resources, the liability for deferred/unearned revenue is removed and revenue is recognized.

Differences between the government-wide financial statements and the fund financial statements are briefly explained in reconciliations included in the fund financial statements.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Cash and Investments

For purposes of the Statement of Cash Flows, the Village's proprietary fund considers all highly liquid investments with maturities of three months or less at the date of purchase to be cash equivalents.

Investments with a maturity of one year or less when purchased are stated at cost or amortized cost. Investments with a maturity greater than one year and all investments of the pension trust fund are stated at fair value except for non-negotiable certificates of deposit which are recorded at cost.

Illinois Funds, a money market mutual fund created by the Illinois State Legislature and controlled by the Illinois State Treasurer is reported at a $1 per share value, which equals the fair value in the pool.

Interfund Activity

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "Internal Balances".

Interfund services are accounted for as revenues, expenditures, or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other interfund transactions, except interfund services and reimbursements, are reported as transfers.

Inventories and Prepaid Items

The Village does not maintain inventory material to the financial statements. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as an expenditure/expense when consumed rather than purchased. Also, bond insurance premiums noted under "Long-Term Obligations" below are reported as a prepaid item and amortized over the life of the bonds.

Capital Assets

Capital assets, which includes property, plant, equipment, and infrastructure assets (i.e., roads, bridges, storm sewers and similar items on a prospective basis effective April 1, 2005) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital Assets are defined by the Village as assets with an initial, individual cost of more than $2,500 for equipment, $10,000 for buildings and improvements and $50,000 for infrastructure assets and estimated useful lives in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The costs of normal maintenance and repairs, including street overlays that do not add to the value or service capacity of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. Property, plant, and equipment are depreciated using the straight-line method over the following estimated useful lives:

Buildings	50 years
Infrastructure	30-40 years
Improvements Other than Buildings	5-25 years
Machinery, Furniture and Equipment	3-20 years
Vehicles	7-15 years

In the fund financial statements, capital assets acquired for use in governmental fund operations are accounted for as capital outlay expenditures of the government fund upon acquisition. Capital assets acquired for use in proprietary fund operations are accounted for the same as in the government-wide statements.

Right-of-Use Assets

Right-of-Use assets, which include property or equipment that are rented or leased from a vendor that the Village maintains control of for over a year. Lease obligations are recorded with a Right-of Use Asset offset. The asset is then amortized over the life of the asset in the Village's possession. Right-of-Use Assets are recorded in the applicable governmental or business-type activities columns in the government-wide financial statements.

Lessor Agreements

In June 2017, the Government Accounting Standards Board issued GASB No. 87, Leases. This new standard supersedes previous lease recording standards. The GASB statement increases comparability and transparency by conforming US GAAP with International Lease standards. The new standard requires all lessors to include income expected from leases on the balance sheet as a lease receivable. The receivable is recorded with an offsetting deferred inflow for the remaining expected income as part of the governmental financial statements.

Long-Term Obligations

In the government-wide financial statements and proprietary fund in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statements of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of applicable bond premium or discount.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current year. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Deferred outflows/inflows of resources

In addition to assets, the Statement of Financial Position includes a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

The Village of Crestwood has one item that qualifies for reporting in this category. It is deferred amounts related to pensions - differences between estimated and actual investment earnings, changes in actuarial assumptions and other pension related charges.

In addition to liabilities, the Statement of Financial Position includes a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Village of Crestwood has two items that qualify for reporting in this category. The governmental funds report unavailable revenues from three sources: property taxes, special assessments and leases. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. In the government-wide financial statements the Village of Crestwood reports deferred amounts related to pensions.

Net Position

For government-wide reporting as well as in proprietary funds the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components:

- Net investment in capital assets consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds, notes, and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.

- Restricted net position consists of restricted assets reduced by liabilities and deferred inflow of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either by external parties or by law through constitutional provision or enabling legislation.

- Unrestricted net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that does not meet the definition of the two preceding categories.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Sometimes the Village will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made, about the order in which the resources are considered to be applied. It is in the Village's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance

The Village's fund balances are required to be reported using five separate classifications as listed below. The Village may not necessarily utilize each classification in a given fiscal year.

Non-Spendable – amounts that cannot be spent either because they are in non-spendable form or because they are legally or contractually required to be maintained intact.

Restricted – amounts that can be spent only for specific purposes because of constitutional provisions, charter requirements or enabling legislation or because of constraints that are externally imposed by creditors, grantors, or laws or regulations or other governments.

Committed – amounts that can be used only for specific purposes determined by a formal action of the Board of Trustees of the Village (the highest level of decision-making authority for the Village). Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board of Trustees.

Assigned – amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. Under the Village's adopted policy, only the Village may assign amounts for specific purposes.

Unassigned – all other spendable amounts; positive amounts are reported only in the general fund.

When an expenditure is incurred for which both restricted and unrestricted fund balance is available, the Village considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Village considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the Village's Board of Trustees has provided otherwise in its commitment or assignment actions.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of both the Fire and Police Pension Plans and additions to/deductions from the plans' fiduciary net position have been determined on the same basis as it is reported by those plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Compensated Absences

It is the Village's policy to permit employees to accumulate earned but unused vacation benefits. Upon the employee's separation from the Village, unused vacation days are paid out to the employees. All eligible unused days are accrued in the government-wide financial statements. A liability for these days is reported in the governmental funds only if they are payable and due to the employee.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

2. DEPOSITS AND INVESTMENTS

Governmental

Cash and investments are separately held by each of the Village's funds, including the pension trust fund.

Investment policies of the Village and the pension trust fund are limited by Illinois Compiled Statutes. In that regard, deposits/investments are limited to deposits/investments in insured commercial banks, obligations of the U.S. Treasury and U.S. agencies, certificates of deposit issued by commercial banks that are FDIC insured or collateralized, commercial paper that has the highest rating classifications by at least one of the standard rating agencies and has one of the two highest rating classifications by at least two of the standard rating agencies, the Illinois Public Treasurer's Investment Pool and any money market mutual fund permissible under State law. Repurchase agreements are not permissible under the investment policy.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Village has limited its exposure to interest rate risk by structuring the portfolios to provide liquidity for cash requirements for ongoing operations in money market funds and Illinois Funds.

Credit risk is the risk that the issuer of a debt security will not pay its par value upon maturity. The Village limits its exposure to credit risk with investments to Illinois Funds. The Illinois Funds Money Market has earned Standard & Poor's highest rating (AAAm).

Concentration of credit risk is the risk that the Village or Fire Pension Funds has a high percentage of its investments invested in one type of investment. Neither the Village nor the fire pension trust fund has significant investments.

The policy is to maintain most funds in FDIC insured money market funds and certificates of deposit maturing in one year or less to ensure that proper liquidity is maintained in order to meet ongoing obligations.

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2. DEPOSITS AND INVESTMENTS (continued)

Custodial credit risk for deposits with financial institutions is the risk that in the event of bank failure, the Village's deposits may not be returned to it. The Village's investment policy requires pledging of collateral for all bank balances in excess of federal depository insurance, at an amount not less than 102% of the market value of principal and interest accrued. As of April 30, 2023, the deposits of the Village are either insured by the FDIC or fully collateralized.

Custodial credit risk for investments is the risk that in the event of the failure of the counterparty, the Village will not be able to recover the value of its investments that are in the possession of the outside party. The Village has not maintained a high percentage of its investments in one type of investment.

Assets acquired for sale

During the current fiscal year, the Village bought a property for the purpose of being redeveloped and sold to encourage business expansion in the area. The Village purchased two properties for $3,405,409 with the intent of holding short-term and selling them within the next fiscal year. As of April 30, 2023, the carrying value and the expected net residual value is $3,405,409 .

Fiduciary

Police Pension

Investment Policy

Illinois Compiled Statutes (ILCS) limit the Police Pension Fund's (the Fund) investments to those allowable by ILCS and require the Fund's Board of Trustees to adopt an investment policy which can be amended by a majority vote of the Board of Trustees. The Fund's investment policy authorizes the Fund to make deposits/invest in insured commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. agencies, insured credit union shares, money market mutual funds with portfolios of securities issued or guaranteed by the United States or agreements to repurchase these same obligations, repurchase agreements, short-term commercial paper rated within the three highest classifications by at least two standard rating services, investment grade corporate bonds and Illinois Funds. The Fund may also invest in certain non-U.S. obligations, Illinois municipal corporations tax anticipation warrants, veteran's loans, obligations of the State of Illinois and its political subdivisions, Illinois insurance company general and separate accounts, mutual funds and corporate equity securities and real estate investment trusts.

The long-term expected rate of return on assets shown here is from the State of Illinois Department of Insurance Actuarial Experience Study dated September 26, 2012. The best estimate of future real rates of return are developed for each of the major asset classes. Expected inflation is added back in. Adjustment is made to reflect geometric returns.

ILCS limits the Fund's investment in equities, mutual funds and variable annuities to 65%. Securities in any one company should not exceed 5% of the total fund. The blended asset classes are comprised of all other asset classes to allow for rebalancing the portfolio.

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2. DEPOSITS AND INVESTMENTS (continued)

Investment Valuations

All investments in the plan are stated at fair value and are recorded as of the trade date. Fair value is based on quoted market prices at May 31 for debt securities, equity securities and mutual funds and contract values for insurance contracts. Illinois Funds, an investment pool created by the state legislature under the control of the State Treasurer, is a money market mutual fund that maintains a $1 per share value.

Fair Value Measurement

The Police Pension Fund and Firefighters' Pension Fund categorizes fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The Police Pension and Firefighters' Pension Fund held no investments subject to fair value measurement at April 30, 2023.

Net Asset Value

The Net Asset Value (NAV) of the Police Pension Fund's pooled investment in IPOPIF (Illinois Police Officers' Pension Investment Fund) was $2,495,233 at April 30, 2023. Investments in IPOPIF are valued at IPOPIF's share price, which is the price the investment could be sold. There are no unfunded commitments at April 30, 2023. The fund may redeem shares with a seven day calendar notice. IPOPIF may, at its sole discretion and based on circumstances, process redemption requests with fewer than a seven-calendar day notice. Regular redemptions of the same amount on a particular day of the month may be arranged with IPOPIF.

Investment Rate of Return

For the year ended April 30, 2023, the annual money-weighted rate of return on pension plan investments is 0.65%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the change in amounts invested.

Custodial Credit Risk

For an investment, this is the risk that in the event of failure of the counterparty, the Fund will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. The U.S. Treasury Notes, U.S. agency securities, and insurance contracts are held by the Fund's agent in the Fund's name. The Illinois Funds Investment Pool, Money Market Mutual Funds, and Equity Mutual Funds are not subject to custodial credit risk.

Credit Risk

The Fund limits its exposure to credit risk, the risk that the issuer of a debt security will not pay its par value upon maturity, by primarily investing in obligations guaranteed by the United States Government, securities issued by agencies of the United States Government that are explicitly or implicitly guaranteed by the United States Government, and investment grade corporate bonds rated at or above BBB- by Standard and Poor's, Baa3 by Moody's, and BBB- by Fitch by at least two of the three rating agencies.

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2. DEPOSITS AND INVESTMENTS (continued)

As of April 30, 2023, the Plan's investments in U.S. Government agencies were rated AAA by Standard and Poor's and Aaa by Moody's Investors Service.

Fire Pension

Investment Rate of Return

For the year ended April 30, 2023, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense is .02%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the change in amount invested.

Deposits with Financial Institutions

Custodial credit risk for deposits with financial institutions is the risk that in the event of a bank's failure, the Fund's deposits may not be returned to them. The Fund's investment policy requires all bank balances to be covered by federal depository insurance.

Interest Rate Risk

The Firefighters' Pension Fund has limited its exposure to interest rate risk by structuring the portfolio to provide liquidity for cash requirements for ongoing operations in money market funds. The Firefighters' Pension Fund does not have any debt investments or other investments that are highly sensitive to changes in interest rates.

3. PROPERTY TAX

Property taxes for 2022 attach as an enforceable lien on January 1, 2023, on property values assessed as of the same date. Taxes are levied by December of the subsequent fiscal year (by passage of a Tax Levy Ordinance). Tax bills are prepared by the County and issued on or about February 1, 2023, and are payable in two installments, on or about March 1, 2023, and December 30, 2023. Tax increment financing (TIF) property tax receipts are received in two installments similar to levied taxes described above. TIF property taxes are not levied but are paid by the County from incremental property tax receipts of all taxing bodies within the TIF District. The County collects such taxes and remits them periodically. The 2022 levy is intended to partially fund expenditures for fiscal year 2023 to the extent of collections through April 30, 2023, and 60 days subsequent to that date. The remainder of the 2022 levy is deferred as of April 30, 2023.

The 2022 tax levy, which attached as an enforceable lien on property as of January 1, 2023, has not been recorded as a receivable as of April 30, 2023, as the tax has not yet been levied by the Village and will not be levied until December 2023, and, therefore, the levy is not measurable as of April 30, 2023.

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4. CAPITAL ASSETS

Capital asset activity for the year ended April 30, 2023 is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities:				
Capital Assets, Not Being Depreciated				
Land	$ 18,159,491	$ 10,833,705	$ -	$ 28,993,196
Construction in Progress	15,114,231	1,158,189	11,335,673	$ 4,936,747
Total Capital Assets Not Being Depreciated	33,273,722	11,991,894	11,335,673	33,929,943
Capital Assets being Depreciated				
Land Improvements	1,046,969	2,364	-	1,049,333
Infrastructure	40,931,386	559,800	-	41,491,186
Buildings	15,083,440	-	-	15,083,440
Buildings Improvements	931,657	-	-	931,657
Equipment, Furniture and Fixtures	3,457,496	40,531	-	3,498,027
Vehicles	4,111,876	1,851,054	-	5,962,930
Capital Assets being Depreciated	65,562,824	2,453,749	-	68,016,573
Less: Accumulated Depreciation	34,726,141	2,359,700	-	37,085,841
Capital Assets being Depreciated, Net of Depreciation	30,836,683	94,049	-	30,930,732
Total Governmental Activities, Capital Assets, Net of Depreciation	$ 64,110,405	$ 12,085,943	$ 11,335,673	$ 64,860,675

Right-of-Use Assets	Beginning Balance	Increases	Decreases	Ending Balance
MWRD Land Lease	$ 6,912,756	$ -	$ -	$ 6,912,756
Less: Accumulated Amortization	-	1,082,178	-	1,082,178
Right-of-use Assets, Net of Amortization	$ 6,912,756	$ (1,082,178)	$ -	$ 5,830,578

Depreciation expense was charged to functions as follows:

Governmental Activities:	
General Government	$ 271,433
Public Safety	311,649
Street and Bridge	1,459,964
Recreation	316,654
Total Governmental Activities Depreciation Expense	$ 2,359,700

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4. CAPITAL ASSETS (continued)

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type Activities:				
Capital Assets, Not Being Depreciated				
Construction in Progress	$ 6,743,647	$ -	$ 6,743,647	$ -
Capital Assets being Depreciated				
Water & Sewer System	36,584,559	12,623,907	-	49,208,466
Equipment	270,446	-	-	270,446
Capital Assets, Gross	36,855,005	12,623,907	-	49,478,912
Less: Accumulated Depreciation	13,412,515	1,183,856	-	14,596,371
Capital Assets being Depreciated, Net of Depreciation	23,442,490	11,440,051	-	34,882,541
Total Business-Type Activities, Capital Assets, Net of Depreciation	$30,186,137	$11,440,051	$ 6,743,647	$34,882,541

Business-type Activities:	
Water and Sewer	$ 1,183,856

5. LONG-TERM DEBT

During the year ended April 30, 2023, the following changes occurred in liabilities reported in the Statement of Net Position:

	5/1/2022 Balances	Additions	Reductions	4/30/2023 Balances	Within One year
Governmental Activities:					
Bonds					
TIF Bonds	$27,885,000	$ -	$ 1,450,000	$26,435,000	$1,505,000
GO Bonds	15,240,000	-	1,450,000	13,790,000	1,535,000
Subtotal Bonds	43,125,000	-	2,900,000	40,225,000	3,040,000
Add Unamortized Premium	2,840,116	-	413,810	2,426,306	380,873
Total Bonds	45,965,116	-	3,313,810	42,651,306	3,420,873
Line of Credit	4,343,164	-	-	4,343,164	4,343,164
Notes Payable	-	2,115,418	243,357	1,872,061	402,250
Lease Obligation	6,912,756	-	955,299	5,957,457	917,723
Net Pension Liability (Asset)	(221,656)	1,959,555	-	1,737,899	-
Compensated absences	221,944	-	23,104	198,840	-
Total Long-Term Debt	$57,221,324	$ 4,074,973	$ 4,535,570	$56,760,727	$9,084,010

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5. LONG-TERM DEBT (continued)

Business-Type Activities:					
IEPA Loan	$ 9,440,749	$ 3,877,744	$ 761,664	$ 12,556,829	$ -
Net Pension Liability	120,782	78,144	-	198,926	-
Total Long-Term Debt	$ 9,561,531	$ 3,955,888	$ 761,664	$ 12,755,755	$ -

The following is a summary of long-term debt of the Village of April 30, 2023:

Governmental Activities:

Tax Increment Financing Bonds

On August 24, 2016, the Village issued $33,675,000 tax-exempt General Obligation Bonds (Alternate Revenue), Series 2016B at a premium of $3,760,834. Net proceeds of $26,100,000, and an additional $880,000 cash in the above Series 2004 project fund, (after net payment of $925,834 in bond insurance premium, underwriting fees, issuance costs and interest) were remitted by the Series 2016B trustee to the above Series 2004 trustee for the redemption of the $26,980,000 refunded bonds. The remaining $10,400,000 was deposited with the Village as project revenue to be used in the development of the Route 83 and Cicero Redevelopment Project Area. $2,565,000 serial bonds have an interest rate of 2.00%; $6,180,000 serial bonds have a rate of 4.00%; $24,930,000 serial bonds have a rate of 5.00% with interest paid semi-annually on June 15 and December 15. Principal is paid annually with a final maturity date of December 15, 2035. These bonds, together with interest, are limited obligations of the Village, payable solely from the collection of "tax receipts" (i.e., incremental property taxes distributed to the Village within the 135th and Cicero TIF District, all collections distributed to the Village from Non-Home Rule sales taxes and *ad valorem* taxes, if needed, levied against all of the taxable property in the Village). Bonds outstanding as of April 30, 2023 are $26,435,000 and carries an AA rating by Standard & Poor's.

Alternative Revenue Bonds

On January 28, 2016, the Village issued $9,000,000 tax-exempt General Obligation Bond (Alternate Revenue), Series 2016A at a premium of $757,512. Net proceeds of $8,710,461 (after payment of $289,539 in underwriting fees and issuance costs) were deposited with the Village for the purpose of paying tort judgements and settlements. The bonds are dated February 3, 2016 and have an interest rate of 4.5% with interest payable semi-annually on June 15 and December 15. Principal is paid annually with a final maturity date of December 15, 2029. These bonds, together with interest, are limited obligations of the Village, payable solely from the collection of "tax receipts" (i.e., all collections distributed to the Village from Non-Home Rule sales taxes and *ad valorem* taxes, if needed, levied against all of the taxable property in the Village). Bonds outstanding as of April 30, 2023 are $5,695,000 and carries an AA rating by Standard and Poor's.

On January 16, 2020, the Village issued $4,300,000 tax-exempt General Obligation Bond (Alternate Revenue), Series 2020A at a premium of $368,552. Net proceeds of $4,627,702 (after payment of $91,891 in underwriting fees and issuance costs) were deposited with the Village for the purpose of the current refunding of the 2018 issuance of debt. The bonds are dated February 20, 2020 and have a variable interest rate with interest payable semi-annually on June 15 and December 15. Principal is paid annually with a final maturity date of December 15, 2034. These bonds, together with interest, are limited obligations of the Village, payable solely from the collection of pledged revenues and pledged

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5. LONG-TERM DEBT (continued)

taxes. Bonds outstanding as of April 30, 2023 are $2,790,000 and carries an AA rating by Standard and Poor's.

On January 16, 2020, the Village issued $6,000,000 tax-exempt General Obligation Bonds (Alternate Revenue), Series 2020B at a premium of $130,114. Net proceeds of $6,000,000 (after payment of $130,114 in underwriting fees and issuance costs) were deposited with the Village for the purpose of paying for Village planned construction projects. The bonds are dated February 20, 2020 and have an interest rate of 4% with interest payable semi-annually on June 15 and December 15. Principal is paid annually with a final maturity date of December 15, 2034. These bonds, together with interest, are limited obligations of the Village, payable solely from the collection of pledged revenues and pledged taxes. Bonds outstanding as of April 30, 2023 are $5,305,000 and carries an AA rating by Standard and Poor's.

Debt Service to Maturity

The annual debt service requirements to retire outstanding bonds as of April 30, 2023 are estimated as follows:

Fiscal Year	Principal	Interest	Total
2024	$ 3,040,000	$ 1,808,720	$ 4,848,720
2025	3,185,000	1,682,770	4,867,770
2026	3,365,000	1,536,670	4,901,670
2027	3,490,000	1,386,595	4,876,595
2028	3,675,000	1,228,770	4,903,770
2029-2033	14,785,000	3,990,369	18,775,369
2034-2038	8,685,000	661,400	9,346,400
	$ 40,225,000	$ 12,295,294	$ 52,520,294

Line of Credit

On August 31, 2015, the Village obtained a line of credit from Old National Bank in the amount of $3,000,000 to acquire, construct and install certain public improvements. Interest on the loan is paid on a monthly basis at a variable rate 0.25 percentage points above the Prime Rate. For the fiscal year ended 2023, the rate is 8.25% with the percentage increase. Principal on the line of credit is due on January 10, 2024. As the line of credit can be called due at any time, the entire balance is considered to be due within one year. The balance of the line of credit as of April 30, 2023 is $2,993,164.

On April 21, 2022, the Village obtained a line of credit from Old National Bank in the amount of $1,350,000 to acquire an investment property the Village holds to sell. The Village is looking to encourage business expansion within the Village. Interest on the loan is paid on a monthly basis at a variable rate 0.25 percentage points above the Prime Rate. For the fiscal year ended April 30, 2023, the rate is 8.25% with the percentage increase. Principal on the line of credit is due on April 30, 2024. As the line of credit can be called due at any time, the entire balance is considered to be due within one year. The balance of the line of credit as of April 30, 2023 is $1,350,000. The Seneca investment property has a total balance of $2,900,000 allocated between the two lines of credit.

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5. LONG-TERM DEBT (continued)

Note Payables

On June 27, 2022, the Village obtained a promissory note from Old National Bank in the amount of $1,300,000 to acquire two fire trucks. The Village will pay 60 monthly payments with a fixed interest rate of 5.29%. The promissory note fully matures on June 27, 2027. The balance of the note payable as of April 30, 2023, is $1,106,309.

On June 27, 2022, the Village obtained a promissory note from Old National Bank in the amount of $196,886 to acquire a rescue truck. The Village will pay 60 monthly payments with a fixed interest rate of 5.29%. The promissory note fully matures on June 27, 2027. The balance of the note payable as of April 30, 2023, is $167,551.

On September 22, 2022, the Village obtained a promissory note from Old National Bank in the amount of $37,522 to acquire a police squad car. The Village will pay 48 monthly payments with a fixed interest rate of 5.64%. The promissory note fully matures on September 22, 2026. The balance of the note payable as of April 30, 2023, is $32,562.

On February 27, 2023, the Village obtained a promissory note from Old National Bank in the amount of $385,000 to acquire capital to remodel the police station. The Village will pay 60 monthly payments with a fixed interest rate of 2.25%. The promissory note fully matures on February 27, 2028. The balance of the note payable as of April 30, 2023, is $372,817.

On March 21, 2023, the Village obtained a promissory note from Old National Bank in the amount of $106,374 to acquire a vehicle for the public works department. The Village will pay 48 monthly payments with a fixed interest rate of 6.70%. The promissory note fully matures on March 1, 2027. The balance of the note payable as of April 30, 2023, is $104,450.

On March 21, 2023, the Village obtained a promissory note from Old National Bank in the amount of $89,636 to acquire a vehicle for the public works department. The Village will pay 60 monthly payments with a fixed interest rate of 6.30%. The promissory note fully matures on March 1, 2028. The balance of the note payable as of April 30, 2023, is $88,372.

The following table shows the future note payable obligations:

	Principal	Interest	Total
2024	$ 402,151	$ 82,508	$ 484,659
2025	424,242	62,171	486,413
2026	444,957	40,578	485,535
2027	456,515	18,057	474,572
2028	144,196	1,756	145,370
	$ 1,872,061	$ 205,070	$ 2,076,549

Lease Obligations

In June 2017, the Government Accounting Standards Board issued GASB No. 87, Leases. This new standard supersedes previous lease recording standards. The GASB statement increases comparability and transparency by conforming US GAAP with International Lease standards. The new standard

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5. LONG-TERM DEBT (continued)

requires all lessors to include income expected from leases on the balance sheet as a lease receivable. The receivable is recorded with an offsetting deferred inflow for the remaining expected income as part of the governmental financial statements.

Lease Liabilities

The Village has three leases outstanding for property it rents from the Metropolitan Water Reclamation District as follows:

Lease 1 – The term of this lease is sixty years beginning on September 15, 2017 and ending on September 14, 2077. During the ten-year period from September 15, 2017 through September 15, 2027, the annual rental shall be $158,000 payable in annual installments due on the annual commencement date of this lease. Annual adjustments are made by multiplying the rental amount in effect for the previous year by the annual percentage of change in the Consumer Price Index for the Chicago Metropolitan Area for the month of October. Thereafter, on each periodic ten-year anniversary following the effective date of this lease, and every ten-year periodic anniversary thereafter, the fixed annual rental to be paid shall be adjusted and predetermined per a fair market valuation. Due to the difficulty of estimating fair market valuation, the lease is recorded using the ten-year term. The amount of the annual rent payment will be based on the fair market value determined times 6.077%. As of April 30, 2023, the balance of the lease obligation is $501,127.

Lease 2 – The term of this lease is sixty years beginning on January 1, 2019 and ending on December 31, 2079. During the ten-year period from January 1, 2019 through January 31, 2029, the annual rental shall be $169,000 payable in annual installments due on the annual commencement date of this lease. Annual adjustments are made by multiplying the rental amount in effect for the previous year by the annual percentage of change in the Consumer Price Index for the Chicago Metropolitan Area for the month of October. Thereafter, on each periodic ten-year anniversary following the effective date of this lease, and every ten-year periodic anniversary thereafter, the fixed annual rental to be paid shall be adjusted and predetermined per a fair market valuation. Due to the difficulty of estimating fair market valuation, the lease is recorded using the ten-year term. The amount of the annual rent payment will be based on the fair market value determined times 6.0%. As of April 30, 2023, the balance of the lease obligation is $874,633.

Lease 3 - The term of this lease is ninety-nine years beginning on October 15, 2019 and ending on October 14, 2118. During the ten-year period from October 15, 2019 through October 15, 2029, the annual rental shall be $820,626 payable in annual installments due on the annual commencement date of this lease. Annual adjustments are made by multiplying the rental amount in effect for the previous year by the annual percentage of change in the Consumer Price Index for the Chicago Metropolitan Area for the month of October. Thereafter, on each periodic ten-year anniversary following the effective date of this lease, and every ten-year periodic anniversary thereafter, the fixed annual rental to be paid shall be adjusted and predetermined per a fair market valuation. Due to the difficulty of estimating fair market valuation, the lease is recorded using the ten-year term. The amount of the annual rent payment will be based on the fair market value determined times 6.0%. As of April 30, 2023, the balance of the lease obligation is $4,581,701.

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5. LONG-TERM DEBT (continued)

The following table shows the first ten-year commitments of the leases above:

	Lease 1		Lease 2		Lease 3		Total	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2024	$160,582	$16,694	$157,919	$ 40,145	$ 680,507	$192,255	$ 999,008	$249,094
2025	166,958	10,318	165,999	32,066	711,768	160,993	1,044,725	203,377
2026	173,587	3,689	174,492	23,573	744,466	128,294	1,092,545	155,556
2027	-	-	183,419	14,646	778,667	94,093	962,086	108,739
2028	-	-	192,804	5,262	814,439	58,322	1,007,243	63,584
2029-2033	-	-	-	-	851,850	20,904	851,850	20,904
Total	$501,127	$30,701	$874,633	$115,692	$4,581,701	$654,861	$5,957,457	$801,254

Business-Type Activities:

IEPA Loans

During fiscal year 2020, the Village was approved for two loans from the Illinois Environmental Protection Agency (IEPA). The first note carried an amount due of $1,295,794. This loan is to be paid with principal and interest payments semi-annually with an interest rate of 1.38%. Payments are due in February and August and mature February 2040. The balance on the loan as of April 30, 2023 is $938,390.

The second loan during fiscal year 2020 carried an amount due of $5,539,531. This loan is to be paid with principal and interest payments semi-annually with an interest rate of 1.38%. Payments are due in May and November and mature November 2039. In the prior fiscal year, the loan was subject to forgiveness and received $1,500,000 in principal forgiveness. The balance due on the loan as of April 30, 2023 is $3,534,254.

During fiscal year 2021, the Village was approved for a third loan from the Illinois Environmental Protection Agency (IEPA). The note was in the amount of $2,384,400 and as of April 30, 2023, $2,384,400 has been received for this loan, which has been recorded as a note payable. This loan is to be paid with principal and interest payments semi-annually and are due in February and August at an interest rate of 1.50%. The final payment is due February 2041. In the prior fiscal year, the loan was subject to forgiveness and received $348,593 in principal forgiveness. The balance of the loan as of April 30, 2023 is $1,879,938.

During fiscal year 2022, the Village was approved for a fourth loan from the Illinois Environmental Protection Agency (IEPA). The note was in the amount of $5,998,070. This loan is to be paid with principal and interest payments semi-annually and are due in May and November at an interest rate of 1.01%. The final payment is due November 2042. In the current fiscal year, the loan was subject to forgiveness and received $400,000 in principal forgiveness. The balance of the loan as of April 30, 2023 is $5,598,070.

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5. LONG-TERM DEBT (continued)

During the current year, the Village was approved for a fifth loan from the Illinois Environmental Protection Agency (IEPA). The note was in the amount of $756,706 and is to be paid with principal and interest payments semi-annually and are due in March and September at an interest rate of 1.01%. The final payment is due September 2041. In the prior year the loan was subject to forgiveness and received $121,468 in principal forgiveness. The balance of the loan as of April 30, 2023 is $606,177.

Debt Service to Maturity

The annual debt service requirements to retire outstanding bonds as of April 30, 2023 are estimated as follows:

Fiscal Year	Principal	Interest	Total
2024	$ 531,618	$ 126,940	$ 658,558
2025	634,404	144,276	778,680
2026	642,208	136,472	778,680
2027	650,110	128,569	778,679
2028	658,113	120,567	778,680
2029-2033	3,703,811	479,204	4,183,015
2034-2038	3,644,983	263,376	3,908,359
2039-2043	2,091,582	54,289	2,145,871
	$ 12,556,829	$ 1,453,693	$ 14,010,522

The Village's legal debt margin as of April 30, 2023 is as follows:

Equalized Assessed Valuation (EAV)	$ 344,567,164
Maximum Rate (65 ILCS 5/8-5-1)	8.625%
Legal Debt Limit	$ 29,718,918

Since the TIF and Alternate Revenue bonds are neither general obligation bonds nor the subject of a tax levy they are not included in the legal debt limit calculation.

Total Outstanding Bonds	$ 40,225,000
Less: TIF Bonds	(26,435,000)
Less: Alternate Revenue Bonds	(13,790,000)
Net Debt Outstanding	$ -

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6. LESSOR ACTIVITY

In June 2017, the Government Accounting Standards Board issued GASB No. 87, Leases. This new standard supersedes previous lease recording standards. The GASB statement increases comparability and transparency by conforming US GAAP with International Lease standards. The new standard requires all lessors to include income expected from leases on the balance sheet as a lease receivable. The receivable is recorded with an offsetting deferred inflow for the remaining expected income as part of the governmental financial statements.

The Village entered into a lease agreement on January 24, 2016 to lease cell tower space. Payments of $1,361 are due to the Village in monthly installments through January 2026. The agreement includes a provision to reassess every five years. With the included provision, the lease agreement concludes February 2114. The lease agreement was recorded with an incremental borrowing rate of 2.85%. During the fiscal year, the Village collected $16,330 and recognized a $14,905 reduction in the related deferred inflow of resources. The remaining lease receivable and offsetting deferred inflow of resources for this agreement is $41,884, respectively as of April 30, 2023. The following table show the expected revenue to be received:

Year	Principal Amount	Interest	Total
2024	$ 15,335	$ 994	$ 16,329
2025	15,778	552	16,330
2026	10,771	115	10,886
	$ 41,884	$ 1,661	$ 43,545

The Village entered into a lease agreement in March 2021 to sublease property originally leased from the Metropolitan Water Reclamation District. The agreement is for 20 years and was recorded with an incremental borrowing rate of 1.74%. Payments of $10,583 are due to the Village in monthly installments through February 2041. The agreement includes a provision that allows for renewals in five-year increments after the completion of the 20-year lease. The agreement also has a provision to increase rental amounts every five years. During the fiscal year, the Village collected $127,000 and recognized a $86,560 reduction in the related deferred inflow of resources. The remaining lease receivable and offsetting deferred inflow of resources for this agreement is $2,277,117, respectively as of April 30, 2023.

The Village entered into a lease agreement in July 2018 to sublease property originally leased from the Metropolitan Water Reclamation District. The agreement is for 15 years and was recorded with an incremental borrowing rate of 1.58%. Payments of $10,833 are due to the Village in monthly installments through April 2036. The agreement includes a provision that allows for renewals in five-year increments after the completion of the 15-year lease. The agreement also includes a provision to increase rental amounts every five years. During the fiscal year, the Village collected $130,000 and recognized a $102,231 reduction in the related deferred inflow of resources. The remaining lease receivable and offsetting deferred inflow of resources for this agreement is $1,701,997, respectively as of April 30, 2023.

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6. LESSOR ACTIVITY (continued)

The following table show the expected revenue to be received for both leases:

	Principal	Interest	Total
2024	$ 191,936	$ 65,064	$ 257,000
2025	195,134	61,866	257,000
2026	200,503	58,613	259,116
2027	227,625	55,075	282,700
2028	231,418	51,282	282,700
2029-2033	1,276,125	196,243	1,472,368
2034-2038	1,189,377	85,449	1,274,826
2039-2041	466,996	11,944	478,940
	$ 3,979,114	$ 585,536	$ 4,564,650

7. RISK MANAGEMENT

The Village is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; natural disasters; and injuries to the Village's employees. These risks, along with medical claims for employees, are provided for through private insurance coverage. There were no significant changes in insurance coverage from the prior year and settlements did not exceed coverage for the current year and prior three years.

8. CONDUIT DEBT OBLIGATION

In December 2010, the Village issued $24,025,000 Adjustable-Rate Demand Revenue Bonds (Trinity Christian College Association, Series 2010). The proceeds from the sale of the bonds were lent by the Village to Trinity Christian College through a promissory note in the above principal amount. This loan has been supplemented and amended by a first supplemental bond and loan agreement dated as of November 18, 2015. The outstanding balance for the bonds as of April 30, 2023, is not determinable.

The college used the bonds to refund prior debt and finance, refinance or reimburse itself for all or a portion of the costs of the acquisition, construction, renovation, improvement, remodeling and equipping of certain educational facilities. RBS Citizens Bank (now U. S. Bank National Association) has issued, on behalf of the owners of the bonds, an irrevocable transferable direct pay letter of credit securing the bonds. Neither the Village, nor the State nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

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9. COMMITMENTS AND CONTINGENCIES

General Litigation

The Village monitors all claims and lawsuits on a case-by-case basis. If a claim is asserted and a probable loss is reasonably estimable, the Village recognizes a liability in the financial statements. The Village is currently a defendant in multiple cases. Although the outcome of these cases is not presently determinable, in the opinion of the Village, the resolution of these matters will not have a material adverse effect on the financial condition of the Village.

Commitments

In December 2023, the Village approved an Ordinance declaring surplus funds in the General Fund in an amount equal to the Village's portion of 2022 property tax bills. It is estimated that $400,000 will be refunded in accordance with 35 ILCS 200/30-20.

10. GRANTS

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, especially the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the Village expects such amounts, if any, to be immaterial.

11. INDIVIDUAL FUND DISCLOSURES

Internal (interfund) balances as of April 30, 2023 were as follows:

	Internal Balances	
Fund	Receivable	Payable
General Fund	$ 2,886,491	$ -
135th & Cicero TIF Fund	58,643	-
Route 83 & Cicero TIF Fund	826,810	-
Motor Fuel Tax Fund	239,978	-
Debt Service	218,216	950
Route 83 Debt Service Fund	213,392	719,925
Water & Sewer	-	3,721,903
Police Pension	-	752
Grand Total	$ 4,443,530	$ 4,443,530

The outstanding balances between funds result mainly from the time lag between the dates that interfund goods and services are provided or reimbursable expenditures occur, transactions are recorded in the accounting system, and payments between funds are made. These funds are expected to be paid back within the subsequent year.

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11. INDIVIDUAL FUND DISCLOSURES (continued)

Transfers

Internal (interfund) transfer balances as of April 30, 2023 were as follows:

Fund	Transfers Out	Transfers In
General Fund	$ 1,274,140	$ -
Motor Fuel Tax Fund	-	118,128
Water & Sewer	-	950,000
Police Pension	-	184,584
Fire Pension	-	21,428
Grand Total	$ 1,274,140	$ 1,274,140

12. EMPLOYEE RETIREMENT PLANS

The Village contributes to three defined benefit pension plans, the Police Pension Plan, the Firefighters' Pension Plan, which are single-employer pension plans, and the Illinois Municipal Retirement Fund (IMRF), an agent multiple-employer's public employee retirement system. The benefits, benefit levels, employee contributions and employer contributions for all three plans are governed by Illinois Compiled Statutes (ILCS) and can only be amended by the Illinois General Assembly. IMRF issues a publicly available Comprehensive Annual Financial report that includes financial statements, detailed information about the pension plan's fiduciary net position, and required supplementary information (RSI). That report may be obtained online at www.imrf.org .

	Net Pension Liability (Asset)	Deferred Outflows of Resources	Deferred Inflows of Resources
Police Pension	$ 967,398	$ 1,806,853	$ 728,754
Firefighters' Pension	(49,394)	17,121	36,991
IMRF Pension	1,018,821	854,358	172,396
	$ 1,936,825	$ 2,678,332	$ 938,141

POLICE PENSION

Plan Description

The Police Pension Plan is a defined benefit single-employer pension plan. Although this is a single-employer pension plan, the defined benefits as well as the employee and employer contribution levels are governed by Illinois Compiled Statutes and may be amended only by the Illinois legislature. The plan provides retirement benefits as well as death and disability benefits. The plan does not issue a separate stand-alone report.

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12. EMPLOYEE RETIREMENT PLANS (continued)

POLICE PENSION (continued)

Plan Membership

As of April 30, 2023, the measurement date, membership consisted of:

Inactive Plan Members:	
Currently Receiving Benefits	4
Entitle to, but not yet Receiving Benefits	5
Active Plan Members	14
Total	23

Benefits Provided

The Police Pension Plan provides retirement benefits through two tiers of benefits as well as death and disability benefits. Tier 1 employees (those hired prior to January 1, 2011) attaining the age of 50 or older with 20 or more years of creditable service are entitled to receive an annual retirement benefit equal to one-half of the salary attached to the rank held on the last day of service, or for one year prior to the last day, whichever is greater.

The annual benefit shall be increased by 2.50% of such salary for each additional year of service over 20 years up to 30 years to a maximum of 75.00% of such salary. Employees with at least eight years but less than 20 years of credited service may retire at or after age 60 and receive a reduced benefit. The monthly benefit of a police officer who retired with 20 or more years of service after January 1, 1977 shall be increased annually, following the first anniversary date of retirement, and be paid upon reaching the age of at least 55 years, by 3.00% of the original pension and 3.00% compounded annually thereafter.

Tier 2 employees (those hired on or after January 1, 2011) attaining the age of 55 or older with ten or more years of creditable service are entitled to receive an annual retirement benefit equal to the average monthly salary obtained by dividing the total salary of the police officer during the 96 consecutive months of service within the last 120 months of service in which the total salary was the highest by the number of months of service in that period.

Police officers' salary for pension purposes is capped at $106,800, plus the lesser of 1/2 of the annual change in the Consumer Price Index or 3.00% compounded. The annual benefit shall be increased by 2.50% of such salary for each additional year of service over 20 years up to 30 years to a maximum of 75.00% of such salary. Employees with at least ten years may retire at or after age 50 and receive a reduced benefit (i.e., 1/2% for each month under 55). The monthly benefit of a Tier 2 police officer shall be increased annually at age 60 on the January 1st after the police officer retires, or the first anniversary of the pension starting date, whichever is later. Non-compounding increases occur annually, each January thereafter. The increase is the lesser of 3.00% or 1/2 of the change in the Consumer Price Index for the proceeding calendar year.

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12. EMPLOYEE RETIREMENT PLANS (continued)

POLICE PENSION (continued)

Contributions

Employees are required by ILCS to contribute 9.91% of their base salary to the Police Pension Plan. If an employee leaves covered employment with less than 20 years of service, accumulated employee contributions may be refunded without accumulated interest. The Village is required to contribute the remaining amounts necessary to finance the plan and the administrative costs as actuarially determined by an enrolled actuary. Effective January 1, 2011, the Village has until the year 2040 to fund 90% of the past service cost for the Police Pension Plan. For the year ended April 30, 2023, the Village's contribution was 18.43% of covered payroll.

Net Pension Liability

Changes in the Net Pension Liability (Asset) are derived from the changes in the total pension liability and changes in the plan net position as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability/(Asset) (a) - (b)
Balances Beginning at 5/1/2022	$ 2,158,863	$ 2,809,465	$ (650,602)
Charges for the year:			
Service Cost	301,379	-	301,379
Interest	155,841	-	155,841
Actuarial Experience	1,519,471	-	1,519,471
Assumptions Changes	-	-	-
Plan Changes	-	-	-
Contributions - Employer	-	249,491	(249,491)
Contributions - Employee	-	131,533	(131,533)
Net Investment Income	-	18,225	(18,225)
Benefit Payments from Trust	(336,933)	(336,933)	-
Administrative Expenses	-	(40,558)	40,558
Other (Net Transfer)	-	-	-
Net Changes	1,639,758	21,758	1,618,000
Balances Ending at 4/30/2023	$ 3,798,621	$ 2,831,223	$ 967,398

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12. EMPLOYEE RETIREMENT PLANS (continued)

POLICE PENSION (continued)

Actuarial Assumptions

The total pension liability above was determined by an actuarial valuation performed as of April 30, 2023 using the following actuarial methods and assumptions.

Actuarial valuation date	4/30/23
Actuarial cost method	Entry-age, normal
Amortization period	Level percentage of pay
Remaining amortization period	17 years
Asset valuation period	Market Value
Inflation	2.50%
Significant actuarial investment rate of return	6.80%
Projected salary increases	3.5% - 11.00%
Cost-of-living adjustments	Tier 1 - 3% per year Tier 2 – 1.25% per year

Mortality rates were based on the Pub-2010 Public Safety Employee Mortality Table with generational Improvement Scale MP-2021 applied from 2010.

Discount Rate

The discount rate used to measure the total pension liability is 6.80%. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that the Village contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rates. Based on those assumptions, the Fund's fiduciary net position was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine total pension liability.

Discount Rate Sensitivity

The following is a sensitive analysis of the net pension liability to changes in the discount rate. The table below presents the pension liability of the Village calculated using the discount rate of 6.80% as well as what the Village's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.80%) and 1 percentage point higher (7.80%) than the current rate:

	1% Decrease (5.80%)	Current Discount Rate (6.80%)	1% Increase (7.80%)
Net Pension Liability	$ 1,503,106	$ 967,398	$ 536,946

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12. EMPLOYEE RETIREMENT PLANS (continued)

POLICE PENSION (continued)

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Police Pension

For the year ended April 30, 2023, the Village recognized Police Pension expense of $130,925. As of April 30, 2023, the Village reported deferred outflows of resources and deferred inflows of resources related to the Police Pension from the following sources:

Deferred Amounts Related to Pensions	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,467,363	$ 238,312
Assumption Changes	18,935	418,075
Net difference between the projected and actual earnings on pension plan investments	320,555	72,367
Total Calculated Deferred Amounts Related to Pensions	$ 1,806,853	$ 728,754

Amounts reported as deferred outflows of resources and deferred inflows of resources related to Police Pension will be recognized in pension expense (benefit) in future periods as follows:

Year Ending April 30,	Net Deferred Inflows of Resources
2024	$ 202,700
2025	199,276
2026	237,036
2027	188,369
2028	153,782
Thereafter	96,936
Total	$ 1,078,099

FIREFIGHTERS' PENSION

The Firefighters' Pension Plan is a defined benefit single-employer pension plan. Although this is a single-employer pension plan, the defined benefits as well as the employee and employer contributions levels are governed by Illinois Compiled Statutes and may be amended only by the Illinois legislature. The plan provides retirement benefits as well as death and disability benefits. The plan does not issue a separate stand-alone report.

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12. EMPLOYEE RETIREMENT PLANS (continued)

FIREFIGHTERS' PENSION (continued)

Plan Membership

Membership in the plan consisted of the following as of April 30, 2023:

Inactive Plan Members:	
Currently Receiving Benefits	-
Entitle to, but not yet Receiving Benefits	-
Active Plan Members	1
Total	1

Benefits Provided

The Firefighters' Pension Plan provides retirement benefits through two tiers of benefits as well as death and disability benefits. Employees attaining the age of 50 or older with 20 or more years of creditable service are entitled to receive an annual retirement benefit equal to one-half of the salary attached to the rank held on the last day of service, or for one year prior to the last day, whichever is greater. The annual benefit shall be increased by 2.50% of such salary for each additional year of service over 20 years not to exceed 75.00% of such salary.

The monthly benefit of a Firefighters' officer who retired with 20 or more years of service after January 1, 1977 shall be increased annually, following the first anniversary date of retirement, and be increased annually, following the first anniversary date of retirement, and be paid upon reaching the age of at least 55 years, by 3.00% of the original pension and 3.00% compounded annually thereafter.

Contributions

Costs of administering the plan are financed through employee and employer contributions. Covered employees are required to contribute 9.455% of their base salary to the Firefighters' Pension Plan. The member rate is determined by state statute. The Village is required to contribute at an actuarially determined rate. The employer contribution is funded by property taxes. Administrative costs are funded by investment earnings. Contributions and benefits are recognized when due and payable. Refunds are recognized as paid.

Investment Policy

Illinois Compiled Statutes (ILCS) limit the Firefighters' Pension Fund's (the Fund) investments to those allowable by ILCS and require the Fund's Board of Trustees to adopt an investment policy which can be amended by a majority vote of the Board of Trustees. The Fund's investment policy authorizes the Fund to make deposits/invest in insured commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. agencies insured credit union shares, money market mutual funds with portfolios of securities issued or guaranteed by the United States or agreements to repurchase these same obligations, repurchase agreements, short-term commercial paper rated within the three highest classifications by at least two standard rating services, investment grade corporate bonds and Illinois

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12. EMPLOYEE RETIREMENT PLANS (continued)

FIREFIGHTERS' PENSION (continued)

Funds. The Fund may also invest in certain non-U.S. obligations, Illinois municipal corporations tax anticipation warrants, veteran's loans, obligations of the State of Illinois and its political subdivisions, Illinois insurance company general and separate accounts, mutual funds and corporate equity securities and real estate investment trusts.

Asset Class	Target	Long-Term Expected Real Rate of Return
Illinois Firefighters Consolidated Investment Fund	100%	4.50%
Cash and Cash Equivalents	0%	0.00%
Total	100%	

ILCS limit the Fund's investments in equities, mutual funds, and variable annuities to 65%. Securities in any one company should not exceed 5% of the total fund.

The long-term expected rate of return on assets shown here is from the State of Illinois Department of Insurance Actuarial Experience Study dated September 26, 2012. The best estimate of future real rates of return are developed for each of the major asset classes. Expected inflation is added back in. Adjustment is made to reflect geometric returns.

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12. EMPLOYEE RETIREMENT PLANS (continued)

FIREFIGHTERS' PENSION (continued)

Net Pension Liability

Changes in the Net Pension Liability (Asset) are derived from the changes in the total pension liability and changes in the plan net position as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability/(Asset) (a) - (b)
Balances Beginning at 5/1/2022	$ 93,285	$ 154,656	$ (61,371)
Charges for the year:			
Service Cost	22,080	-	22,080
Interest	8,220	-	8,220
Change in Benefit Terms	-	-	-
Actuarial Experience	406	-	406
Assumptions Changes	217	-	217
Plan Changes	-	-	-
Contributions - Employer	-	15,285	(15,285)
Contributions - Employee	-	6,143	(6,143)
Contributions - Other	-	-	-
Net Investment Income	-	31	(31)
Benefit Payments from Trust	-	-	-
Administrative Expenses	-	(2,513)	2,513
Other (Net Transfer)	-	-	-
Net Changes	30,923	18,946	11,977
Balances Ending at 4/30/2023	$ 124,208	$ 173,602	$ (49,394)

See the schedule of changes in the employer's net pension liability and related ratios in the required supplementary information for additional information related to the funded status of the Fund.

Actuarial Assumptions

The total pension liability above was determined by an actuarial valuation performed as of April 30, 2023, using the following actuarial methods and assumptions.

Actuarial valuation date	4/30/23
Actuarial cost method	Entry-age, normal
Amortization period	Level percentage of pay
Remaining amortization period	17 years
Asset valuation period	Market Value
Inflation	2.50%
Expected Long-Term Rate of Return	7.125%
Projected salary increases	4.00% - 12.50%
Cost-of-living adjustments	Tier 1 - 3% per year Tier 2 – 1.25% per year

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12. EMPLOYEE RETIREMENT PLANS (continued)

FIREFIGHTERS' PENSION (continued)

Mortality rates are based on rates developed in the Pub-2010 Public Safety Employee Mortality Table without adjustment, with generational improvements scale MP-2021 applied from 2010.

Discount Rate

The discount rate used to measure the total pension liability is 7.125%. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that the Village contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rates. Based on those assumptions, the Fund's fiduciary net position was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine total pension liability.

Discount Rate Sensitivity

The following is a sensitive analysis of the net pension liability to changes in the discount rate. The table below presents the pension liability of the Village calculated using the discount rate of 7.125% as well as what the Village's net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.125%) of 1 percentage point higher (8.125%) than the current rate:

	1% Decrease (6.125%)	Current Discount Rate (7.125%)	1% Increase (8.125%)
Net Pension Liability	$ (35,713)	$ (49,394)	$ (61,161)

Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Firefighters' Pension

For the year ended April 30, 2023, the Village recognized Firefighters' Pension benefit of $13,890. As of April 30, 2023, the Village reported deferred outflows of resources and deferred inflows of resources related to the Firefighters' Pension from the following sources:

Deferred Amounts Related to Pensions	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 304	$ 23,350
Assumption Changes	588	13,641
Net difference between the projected and actual earnings on pension plan investments	16,229	-
Total Calculated Deferred Amounts Related to Pensions	$ 17,121	$ 36,991

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12. EMPLOYEE RETIREMENT PLANS (continued)

FIREFIGHTERS' PENSION (continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to Firefighters' Pension will be recognized in pension expense in future periods as follows:

Year Ending April 30,	Net Deferred Inflows of Resources
2024	$ (13,818)
2025	(12,266)
2026	3,880
2027	2,334
2028	-
Thereafter	-
Total	$ (19,870)

ILLINOIS MUNICIPAL RETIREMENT FUND

IMRF Plan Description

The Village's defined benefit pension plan for regular employees provides retirement and disability benefits, post-retirement increases, and death benefits to plan members and beneficiaries. All employees (other than those covered by the Police or Firefighters' Pension Plans) hired in positions that meet or exceed the prescribed annual hourly standard must be enrolled in IMRF as participating members. IMRF provides two tiers of pension benefits. The Village's plan is managed by the Illinois Municipal Retirement Fund (IMRF), the cost-sharing defined benefit multiple-district public pension fund. A summary of IMRF's pension benefits is provided in the "Benefits Provided" section of this document.

Details of all benefits are available from IMRF. Benefit provisions are established by statute and may only be changed by the General Assembly of the State of Illinois. IMRF issues a publicly available Comprehensive Annual Financial Report that includes financial statements, detailed information about the pension plan's fiduciary net position, and required supplementary information. The report is available for download at www.imrf.org.

Benefits Provided

Employees hired prior to January 1, 2011 are eligible for Tier 1 benefits. Tier 1 employees are vested for pension benefits when they have at least eight years of qualifying service credit. Tier 1 employees who retire at age 55 (at reduced benefits) or after age 60 (at full benefits) with eight years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any consecutive 48 months within the last 10 years of service, divided by 48. Under Tier 1, the pension is increased by 3% of the original amount on January 1 every year after retirement.

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12. EMPLOYEE RETIREMENT PLANS (continued)

ILLINOIS MUNICIPAL RETIREMENT FUND (continued)

Employees hired on or after January 1, 2011 are eligible for Tier 2 benefits. For Tier 2 employees, pension benefits vest after ten years of service. Participating members who retire at age 62 (reduced benefits) or after age 67 (full benefits) with ten years of credited service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of their final rate of earnings, for each year of credited service up to 15 years of service credit, and 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. The final rate of earnings is the highest total earnings during any 96 consecutive months within the last 10 years of service, divided by 96. Under Tier 2, the pension is increased on January 1 every year after retirement, upon reaching age 67, by the lesser of (a) 3% of the original pension amount, or (b) ½ the increase in the Consumer Price Index of the original pension amount.

Employees Covered by Benefit Terms

As of December 31, 2022, the following employees were covered by the benefit terms:

Retirees and Beneficiaries currently receiving benefits	2
Inactive Plan Members entitled to but not yet receiving benefits	25
Active Plan Members	56
Total	83

Contributions

As set by statute, the Village's Regular Plan Members are required to contribute 4.5% of their annual covered salary. The statute requires employers to contribute the amount necessary, in addition to member contributions, to finance the retirement coverage of its own employees. The Village's annual contribution rate for calendar year 2022 is 7.80%. For the year ended December 31, 2022, the Village contributed $227,252 to the plan. The Village also contributes for disability benefits, death benefits, and supplemental retirement benefits, all of which are pooled at the IMRF level. Contribution rates for disability and death benefits are set by IMRF's Board of Trustees, while the supplemental retirement benefits rate is set by statute.

Net Pension Liability

The Village's net pension liability was measured as of December 31, 2022. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

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12. EMPLOYEE RETIREMENT PLANS (continued)

ILLINOIS MUNICIPAL RETIREMENT FUND (continued)

Actuarial Assumptions

The following are the methods and assumptions used to determine total pension liability as of December 31, 2022:

- The Actuarial Cost Method used was Entry Age Normal.
- The Asset Valuation Method used was Market Value of Assets.
- The Inflation Rate was assumed to be 2.25%.
- Salary Increases were expected to be 2.85% to 13.75%, including inflation.
- The Investment Rate of Return was assumed to be 7.25%.
- Projected Retirement Age was from the Experience-based Table of Rates, specific to the type of eligibility condition, last updated for the 2020 valuation according to an experience study from years 2017 to 2019.
- For non-disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Retiree, Male (adjusted 106%) and Female (adjusted 105%) tables, and future mortality improvements projected using MP-2020.
- For Disabled Retirees, the Pub-2010, Amount-Weighted, below-median income, General Disabled Retirees, Male and Female (both unadjusted) tables, and future mortality improvements projected using MP-2020.
- For Active Members, the Pub-2010, Amount-Weighted, below-median income, General, Employee, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020.

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12. EMPLOYEE RETIREMENT PLANS (continued)

ILLINOIS MUNICIPAL RETIREMENT FUND (continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return to the target asset allocation percentage and adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Portfolio Target Percentage	Long-Term Expected Real Rate of Return
Domestic Equity	35.50%	6.50%
International Equity	18.00%	7.60%
Fixed Income	25.50%	4.90%
Real Estate	10.50%	6.20%
Alternative Investments	9.50%	6.25%-9.90%
Cash Equivalents	1.00%	4.00%
	100.00%	

Single Discount Rate

Single Discount Rate of 7.25% was used to measure the total pension liability. The projection of cash flow used to determine this Single Discount Rate assumed that the plan members' contributions will be made at the current contribution rate, and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate.

The Single Discount Rate reflects:

1. The long-term expected rate of return on pension plan investments (during the period in which the fiduciary net position is projected to be sufficient to pay benefits), and
2. The tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating (which is published by the Federal Reserve) as of the measurement date (to the extent that the contributions for use with the long-term rate of return are not met).

For the purpose of the most recent valuation, the expected rate of return on plan investments is 7.25%, the municipal bond rate is 4.05%, and the resulting single discount rate is 7.25%.

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12. EMPLOYEE RETIREMENT PLANS (continued)

ILLINOIS MUNICIPAL RETIREMENT FUND (continued)

Changes in the Net Pension Liability

Changes in the Net Pension Liability are derived from the changes in total pension liability and changes in the plan net position. The Schedule of Changes in Net Pension Liability and Related Ratios, presents as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability/(Asset) (a) - (b)
Balances Beginning at 1/1/2022	$ 2,731,637	$ 2,120,538	$ 611,099
Charges for the year:			
Service Cost	240,003	-	240,003
Interest	205,221	-	205,221
Actuarial Experience	132,523	-	132,523
Contributions - Employer	-	227,252	(227,252)
Contributions - Employee	-	131,075	(131,075)
Net Investment Income	-	(145,426)	145,426
Benefit Payments	(42,011)	(42,011)	-
Other (Net Transfer)	-	(42,876)	42,876
Net Changes	535,736	128,014	407,722
Balances Ending at 12/31/2022	$ 3,267,373	$ 2,248,552	$ 1,018,821

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the plan's net pension liability, calculated using a Single Discount Rate of 7.25%, as well as what the plan's net pension liability would be if it were calculated using a Single Discount Rate that is 1% lower or 1% higher:

		Current Single Discount	
	1% Decrease 6.25%	Rate Assumption 7.25%	1% Increase 8.25%
Total Pension Liability	$ 3,722,404	$ 3,267,373	$ 2,940,934
Less: Plan Fiduciary Net Position	2,248,552	2,248,552	2,248,552
Net Pension Liability (Asset)	$ 1,473,852	$ 1,018,821	$ 692,382

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12. EMPLOYEE RETIREMENT PLANS (continued)

ILLINOIS MUNICIPAL RETIREMENT FUND (continued)

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

For the year ended April 30, 2023, the Village recognized pension expense of $189,909. As of April 30, 2023, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Deferred Amounts Related to Pensions	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 519,037	$ 49,757
Assumption Changes	21,648	45,485
Net difference between the projected and actual earnings on pension plan investments	247,262	77,154
Total	$ 787,947	$ 172,396
Pension Contributions made subsequent to the Measurement Date	66,411	-
Total Calculated Deferred Amounts Related to Pensions	$ 854,358	$ 172,396

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Year Ending December 31,	Net Deferred Outflows of Resources
2023	$ 218,679
2024	179,974
2025	115,465
2026	85,890
2027	15,119
Thereafter	424
Total	$ 615,551

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13. TAX INCREMENT FINANCING DISTRICT

On May 2, 2002, the Village adopted ordinances establishing the 135th and Cicero Tax Increment Financing Redevelopment Project Area. This area is located within a parcel of property bounded by 135th Street, Cicero Avenue and Cal Sag Road and developed with retail stores. The TIF was set to expire in 2023. However, by statute it has been extended through 2035 to correspond with repayment of the General Obligation Bonds, Series 2016B.

On August 24, 2014, the Village adopted ordinances establishing the Route 83 and Cicero Tax Increment Financing Redevelopment Project Area. This area is located within the parcels of property north of Route 83, divided by Cicero Avenue into a west section and east section. Currently, the bond proceeds of $12,000,000 (Series 2016B and 2016C) are being used to develop the area with retail businesses.

14. SUBSEQUENT EVENTS

On December 1, 2023, the Village approved an Ordinance declaring surplus funds in the General Fund in an amount equal to the Village's portion of 2022 property tax bills. It is estimated that $400,000 will be refunded in accordance with 35 ILCS 200/30-20.

On May 5, 2023, the Village purchased a building in the amount of $225,000. The purpose of the purchase is to provide additional storage for the Village.

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REQUIRED SUPPLEMENTARY INFORMATION

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Village of Crestwood, Illinois
General Fund
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
For The Year Ended April 30, 2023

	Original and Final Budget	Actual	Variance From Final Budget Over (Under)
Revenues	$ 18,452,700	$ 16,597,121	$ (1,855,579)
Expenditures			
Current			
General Government			
General and Administrative	1,912,000	2,490,928	578,928
Legal, Litigation and Audit	385,000	376,256	(8,744)
Public Transportation	111,110	78,568	(32,542)
Information Technology	110,000	184,710	74,710
Other	555,000	255,235	(299,765)
Total General Government	3,073,110	3,385,697	312,587
Public Safety			
Police	4,234,200	3,552,288	(681,912)
Fire	6,673,818	3,455,852	(3,217,966)
Emergency Services	44,226	61,475	17,249
School Crossing Guards	30,900	12,129	(18,771)
Total Public Safety	10,983,144	7,081,744	(3,901,400)
Other Expenditures			
Parks and Recreation	1,429,701	1,412,379	(17,322)
Streets and Bridge	1,732,300	1,537,312	(194,988)
Garbage Disposal	875,000	961,797	86,797
Surplus Fund Expenditures	450,000	407,435	(42,565)
Total Other Current Expenditures	4,487,001	4,318,923	(168,078)
Total Current Expenditures	18,543,255	14,786,364	(3,756,891)
Debt Service			
Principal Expense	-	243,357	243,357
Interest Expense	-	284,289	284,289
Total Debt Service Expenditures	-	527,646	527,646
Capital Outlay			
General Government			
Information Technology	230,000	34,579	(195,421)
Other	50,000	14,975	(35,025)
Public Safety			
Police	284,000	114,133	(169,867)
Fire	1,577,444	1,508,989	(68,455)
Emergency Services	20,000	-	(20,000)
Other Expenditures			
Parks and Recreation	365,000	-	(365,000)
Streets and Bridge	765,000	222,501	(542,499)
Total Capital Outlay	3,291,444	1,895,177	(1,396,267)
Total Expenditures	21,834,699	17,209,187	(4,625,512)

(Continued)

See the accompanying notes to the required supplementary information.

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Village of Crestwood, Illinois
General Fund
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
For The Year Ended April 30, 2023

	Original and Final Budget	Actual	Variance From Final Budget Over (Under)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,381,999)	(612,066)	2,769,933
Other Financing Sources (Uses)			
Sale of Capital Asset	2,800,000	-	(2,800,000)
Bank Loan Proceeds	3,829,944	2,115,418	(1,714,526)
Transfers Out	(256,000)	(1,274,140)	(1,018,140)
Total Other Financing Sources (Uses)	6,373,944	841,278	(5,532,666)
Net Changes in Fund Balance	$ 2,991,945	229,212	$ (2,762,733)
Fund Balance, Beginning of the Year		9,163,618	
Fund Balance, End of the Year		$ 9,392,830	

See the accompanying notes to the required supplementary information.

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Village of Crestwood, Illinois
General Fund
Schedule of Revenues
Budget and Actual
For The Year Ended April 30, 2023

	Original and Final Budget	Actual	Variance Over (Under)
Taxes			
Property Tax	$ 2,010,100	$ 1,631,693	$ (378,407)
Sales Tax	6,800,000	7,408,960	608,960
State Income Tax	500,000	-	(500,000)
Miscellaneous Taxes:			
Video Poker Tax	765,000	723,993	(41,007)
Off-Track Betting Tax	260,000	191,024	(68,976)
Replacement Tax	75,000	111,779	36,779
Hotel-Motel Tax	150,000	159,595	9,595
Foreign Fire Insurance Tax	18,000	23,919	5,919
Theater Rental Tax	150,000	197,445	47,445
Total Tax Revenue	10,728,100	10,448,408	(279,692)
Intergovernmental			
Regional Transportation Authority	10,500	31,853	21,353
Grants	3,000,000	1,472,049	(1,527,951)
Total Intergovernmental Revenue	3,010,500	1,503,902	(1,506,598)
Licenses and Permits			
Vehicle Stickers	80,000	68,365	(11,635)
Building Permits & Subcontractor Fees	160,000	152,468	(7,532)
Business and Liquor Licenses	235,000	284,797	49,797
Franchise Fees	209,000	183,276	(25,724)
Miscellaneous	12,500	7,306	(5,194)
Total Licenses and Permits Revenue	696,500	696,212	(288)
Fines and Penalties			
Police Fines	2,550,000	2,092,385	(457,615)
Forfeitures	2,000	-	(2,000)
Total Fines and Penalties	2,552,000	2,092,385	(459,615)
Charges for Services			
Biela Center	60,000	61,745	1,745
Recreational	514,200	621,483	107,283
Rental Income	7,500	5,850	(1,650)
Total Charges for Services	581,700	689,078	107,378
Miscellaneous			
Advanced Life Support	500,000	822,765	322,765
Miscellaneous	382,900	341,880	(41,020)
Total Miscellaneous Revenue	882,900	1,164,645	281,745
Interest			
Interest Revenue	1,000	2,491	1,491
Total Revenues	$ 18,452,700	$ 16,597,121	$ (1,855,579)

See the accompanying notes to the required supplementary information.

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Village of Crestwood, Illinois
135th and Cicero Tax Increment Financing Fund
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
For The Year Ended April 30, 2023

	Original and Final Budget	Actual	Variance Over (Under)
Revenues			
Taxes			
Property Tax	$ 1,800,000	$ 1,550,423	$ (249,577)
Sales Tax	1,500,000	1,456,861	(43,139)
Interest	1,000	655	(345)
Total Revenues	3,301,000	3,007,939	(293,061)
Expenditures			
Current:			
General Government			
General and Administrative	5,000	227,651	222,651
Debt Service			
Principal	1,390,000	1,450,000	60,000
Interest and Fees	1,420,300	1,364,700	(55,600)
Total Expenditures	2,815,300	3,042,351	227,051
Net Change in Fund Balance	$ 485,700	(34,412)	$ (520,112)
Fund Balance, Beginning of Year		2,861,680	
Fund Balance, End of Year		$ 2,827,268	

See the accompanying notes to the required supplementary information.

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Village of Crestwood, Illinois
Route 83 and Cicero Tax Increment Financing Fund
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
For The Year Ended April 30, 2023

	Original and Final Budget	Actual	Variance Over (Under)
Revenues			
Taxes			
Property Taxes	$ 500,000	$ 118,915	$ (381,085)
Sale of Stone	1,000	1,577	577
Rental Income	260,000	199,488	(60,512)
Interest	1,000	70,800	69,800
Total Revenues	762,000	390,780	(371,220)
Expenditures			
Current:			
General Government			
General and Administrative	4,000	1,019	(2,981)
Debt Service			
Principal	1,220,412	955,299	(265,113)
Interest and Fees	-	336,790	336,790
Capital Outlay	900,000	-	(900,000)
Total Expenditures	2,124,412	1,293,108	(831,304)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,362,412)	(902,328)	460,084
Other Financing Sources (Uses)			
Net Change in Fund Balance	$ (1,362,412)	(902,328)	$ 460,084
Fund Balance, Beginning of Year		3,380,309	
Fund Balance, End of Year		$ 2,477,981	

See the accompanying notes to the required supplementary information.

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Village of Crestwood
Police Pension Fund
Schedule of Employer Contributions
Last Ten Fiscal Years
(schedule to be built prospectively from 2015)

Calendar Year Ending April 30,	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency	Covered Valuation Payroll	Actual Contribution as a % of Covered Valuation Payroll
2015	$ 48,281	$ 164,611	$ (116,330)	$ 286,120	57.53 %
2016	86,310	201,573	(115,263)	325,840	61.86 %
2017	109,485	237,680	(128,195)	514,125	46.23 %
2018	140,938	308,936	(167,998)	557,710	55.39 %
2019	169,463	293,671	(124,208)	548,642	53.53 %
2020	177,667	239,944	(62,277)	821,642	29.20 %
2021	292,804	367,134	(74,330)	1,116,811	32.87 %
2022	328,466	413,594	(85,128)	1,345,071	30.75 %
2023	123,952	249,491	(125,539)	1,353,491	18.43 %

The information directly above is formatted to comply with the requirements of GASB Statement No. 67. The schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10 year trend is compiled, information is presented for those years for which information is available.

See accompanying notes to the required supplementary information.

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Village of Crestwood, Illinois
Police Pension Fund
Schedule of Changes in the Employer's Net Pension Liability and Related Ratios
April 30, 2023
(schedule to be built prospectively from 2016)

Total Pension Liability	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
Service Cost	$ 301,379	$ 395,225	$ 319,291	$ 203,800	$ 169,927	$ 164,562	$ 110,686	$ 93,048
Interest	155,841	139,474	107,128	91,475	79,445	69,953	65,088	49,495
Change of Benefit Terms	-	-	-	1,009	-	-	-	-
Differences Between Expected and Actual Experience	1,519,471	(221,927)	235,657	(19,501)	(23,902)	(140,894)	69,632	99,980
Changes of Assumptions	-	(512,544)	(20,239)	(9,470)	49,709	908	(62,151)	159,421
Benefit Payments Including Refunds	(336,933)	(71,229)	(70,469)	(69,034)	(67,886)	(81,312)	(90,616)	(89,565)
Net Change in Total Pension Liability	1,639,758	(271,001)	571,368	198,279	207,293	13,217	92,639	312,379
Total Pension Liability - Beginning	2,158,863	2,429,864	1,858,496	1,660,217	1,452,924	1,439,707	1,347,068	1,034,689
Total Pension Liability - Ending	$ 3,798,621	$ 2,158,863	$ 2,429,864	$ 1,858,496	$ 1,660,217	$ 1,452,924	$ 1,439,707	$ 1,347,068
Plan Fiduciary Net Position								
Contributions - Employer	$ 249,491	$ 413,594	$ 367,134	$ 239,944	$ 293,671	$ 308,936	$ 237,680	$ 201,573
Contributions - Employee	131,533	132,156	363,334	61,457	55,122	51,338	37,629	29,822
Net Investment Income	18,225	(161,134)	275,960	53,361	42,661	(3,066)	637	96
Benefit Payments, Including Refunds	(336,933)	(71,229)	(70,469)	(69,034)	(67,886)	(81,312)	(90,616)	(89,565)
Administrative Expense	(40,558)	(6,645)	(8,248)	(8,409)	(3,554)	(6,100)	(6,017)	(5,483)
Other	-	-	-	-	-	-	-	(40,281)
Net Change in Plan Fiduciary Net Position	21,758	306,742	927,711	277,319	320,014	269,796	179,313	96,162
Plan Fiduciary Net Position - Beginning	2,809,465	2,502,723	1,575,012	1,297,693	977,679	707,883	528,570	432,408
Plan Fiduciary Net Position - Ending	$ 2,831,223	$ 2,809,465	$ 2,502,723	$ 1,575,012	$ 1,297,693	$ 977,679	$ 707,883	$ 528,570
Employer's Net Pension Liability/(Asset)	$ 967,398	$ (650,602)	$ (72,859)	$ 283,484	$ 362,524	$ 475,245	$ 731,824	$ 818,498
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	74.53%	130.14%	103.00%	84.75%	78.16%	67.29%	49.17%	39.24%
Covered-Valuation Payroll	$ 1,353,491	$ 1,345,071	$ 1,116,811	$ 821,642	$ 548,642	$ 557,710	$ 514,125	$ 325,840
Employer's Net Pension Liability as a Percentage of Covered Valuation Payroll	71.47%	(48.37%)	(6.52%)	34.50%	66.08%	85.21%	142.34%	251.20%

See accompanying notes to the required supplementary information.

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Village of Crestwood
Police Pension Fund
Schedule of Investment Returns
Last Ten Fiscal Years
(schedule to be built prospectively from 2015)

	2023	2022	2021	2020	2019	2018	2017	2016	2015
Annual Money-Weighted Rate of Return									
Net of Investment Expense	0.65%	(5.89%)	14.52%	3.80%	3.38%	(0.35%)	0.10%	0.08%	0.20%

See accompanying notes to the required supplementary information.

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PURPOSES ONLY

Village of Crestwood, Illinois
Fire Pension Fund
Schedule of Employer Contributions
Last Ten Fiscal Years
(schedule to be built prospectively from 2017)

Calendar Year Ending April 30,	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency	Covered Valuation Payroll	Actual Contribution as a % of Covered Valuation Payroll
2017	$ -	$ 5,000	$ (5,000)	$ 51,158	9.77 %
2018	23,536	18,515	5,021	54,000	34.29 %
2019	27,160	27,160	-	59,500	45.65 %
2020	31,181	31,181	-	61,285	50.88 %
2021	30,261	30,261	-	63,285	47.82 %
2022	26,973	26,973	-	64,806	41.62 %
2023	15,285	15,285	-	72,029	21.22 %

The information directly above is formatted to comply with the requirements of GASB Statement No. 67. The schedule is presented to illustrate the requirement to show informatoin for 10 years. However, until a full 10 year trend is compiled, information is presented for those years for which information is available.

See the accompanying notes to the required supplementary information.

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Village of Crestwood, Illinois
Fire Pension Fund
Schedule of Changes in the Employer's Net Pension Liability and Related Ratios
April 30, 2023
(schedule to be built prospectively from 2017)

Total Pension Liability	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**
Service Cost	$ 22,080	$ 30,370	$ 30,079	$ 27,703	$ 22,599	$ 27,879	$ -
Interest	8,220	6,245	5,234	3,897	3,178	1,385	-
Change of Benefit Terms	-	-	-	6,818	-	-	-
Differences Between Expected and Actual Experience	406	(14,926)	(14,692)	(13,861)	(17,971)	(1,945)	-
Changes of Assumptions	217	(22,926)	(698)	(202)	1,485	(14,057)	-
Benefit Payments Including Refunds	-	-	-	-	-	-	-
Net Change in Total Pension Liability	30,923	(1,237)	19,923	24,355	9,291	13,262	-
Total Pension Liability - Beginning	93,285	94,522	74,599	50,244	40,953	27,691	-
Total Pension Liability - Ending	$ 124,208	$ 93,285	$ 94,522	$ 74,599	$ 50,244	$ 40,953	$ 27,691
Plan Fiduciary Net Position							
Contributions -Employer	$ 15,285	$ 26,973	$ 30,261	$ 31,181	$ 27,160	$ 18,515	$ 5,000
Contributions - Employee	6,143	6,124	5,966	5,872	5,868	5,015	4,837
Net Investment Income	31	28	21	1,081	-	-	-
Benefit Payments Including Refunds	-	-	-	-	-	-	-
Administrative Expense	(2,513)	(3,868)	(3,571)	(5,749)	(5,508)	(374)	(176)
Net Change in Plan Fiduciary Net Position	18,946	29,257	32,677	32,385	27,520	23,156	9,661
Plan Fiduciary Net Position - Beginning	154,656	125,399	92,722	60,337	32,817	9,661	-
Plan Fiduciary Net Position - Ending	$ 173,602	$ 154,656	$ 125,399	$ 92,722	$ 60,337	$ 32,817	$ 9,661
Employer's Net Pension Liability/(Asset)	$ (49,394)	$ (61,371)	$ (30,877)	$ (18,123)	$ (10,093)	$ 8,136	$ 18,030
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	139.77%	165.79%	132.67%	124.29%	120.09%	80.13%	34.89%
Covered-Valuation Payroll	$ 72,029	$ 64,806	$ 63,285	$ 61,285	$ 59,500	$ 54,000	$ 51,158
Employer's Net Pension Liability as a Percentage of Covered Valuation Payroll	(68.58%)	(94.70%)	(48.79%)	(29.57%)	(16.96%)	15.07%	35.24%

See the accompanying notes to the required supplementary information.

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Village of Crestwood, Illinois
Fire Pension Fund
Schedule of Investment Returns
Last Ten Fiscal Years
(schedule to be built prospectively from 2017)

	2023	2022	2021	2020	2019	2018	2017
Annual Money-Weighted Rate of Return							
Net of Investment Expense	0.02 %	0.02 %	0.02 %	1.48 %	- %	- %	- %

See the accompanying notes to the required supplementary information.

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Village of Crestwood, Illinois
Schedule of Employer Contributions - Illinois Municipal Retirement Fund
Last Ten Fiscal Years
(schedule to be built prospectively from 2016)

Calendar Year Ending April 30,	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Valuation Payroll	Actual Contribution as a % of Covered Valuation Payroll
2016	$ -	$ 54,570	$ (54,570)	$ 494,287	11.04 %
2017	-	183,673	(183,673)	1,663,716	11.04 %
2018	137,236	144,543	(7,307)	2,220,653	6.51 %
2019	202,574	202,574	-	2,607,127	7.77 %
2020	209,243	209,243	-	2,645,298	7.91 %
2021	220,854	220,855	(1)	2,764,128	7.99 %
2022	220,788*	227,252	(6,464)	2,912,765	7.80 %

* Estimated based on contribution rate of 7.80% and covered valuation payroll of $2,912,765.

See the accompanying notes to the required supplementary information.

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Village of Crestwood, Illinois
Illinois Municipal Retirement Fund
Schedule of Changes in the Employer's Net Pension Liability and Related Ratios
April 30, 2023
(schedule to be built prospectively from 2016)

Total Pension Liability	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
Service Cost	$ 240,003	$ 241,643	$ 251,631	$ 232,116	$ 173,378	$ 125,671	$ 113,529
Interest	205,221	182,201	153,520	124,001	78,859	13,778	4,257
Differences Between Expected and Actual Experience	132,523	(69,511)	84,578	64,560	409,776	845,043	3,084
Changes of Assumptions	-	-	(54,734)	-	60,153	(51,837)	-
Benefit Payments Including Refunds	(42,011)	(29,984)	(38,808)	(7,744)	(177,523)	-	-
Net Change in Total Pension Liability	535,736	324,349	396,187	412,933	544,643	932,655	120,870
Total Pension Liability - Beginning	2,731,637	2,407,288	2,011,101	1,598,168	1,053,525	120,870	-
Total Pension Liability - Ending	$ 3,267,373	$ 2,731,637	$ 2,407,288	$ 2,011,101	$ 1,598,168	$ 1,053,525	$ 120,870
Plan Fiduciary Net Position							
Contributions -Employer	$ 227,252	$ 220,855	$ 209,243	$ 202,574	$ 144,543	$ 183,673	$ 54,570
Contributions - Employee	131,075	146,454	159,280	117,321	273,560	251,931	22,243
Net Investment Income	(145,426)	222,851	125,277	101,939	2,773	11,639	-
Benefit Payments Including Refunds	(42,011)	(29,984)	(38,808)	(7,744)	(177,523)	-	-
Other	(42,876)	(36,128)	(5,704)	(27,323)	16,188	(18,173)	(4,989)
Net Change in Plan Fiduciary Net Position	128,014	524,048	449,288	386,767	259,541	429,070	71,824
Plan Fiduciary Net Position - Beginning	2,120,538	1,596,490	1,147,202	760,435	500,894	71,824	-
Plan Fiduciary Net Position - Ending	$ 2,248,552	$ 2,120,538	$ 1,596,490	$ 1,147,202	$ 760,435	$ 500,894	$ 71,824
Employer's Net Pension Liability	$ 1,018,821	$ 611,099	$ 810,798	$ 863,899	$ 837,733	$ 552,631	$ 49,046
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	68.82%	77.63%	66.32%	57.04%	47.58%	47.54%	59.42%
Covered-Valuation Payroll	$ 2,912,765	$ 2,764,128	$ 2,645,298	$ 2,607,127	$ 2,220,653	$ 1,663,716	$ 494,287
Employer's Net Pension Liability as a Percentage of Covered Valuation Payroll	34.98%	22.11%	30.65%	33.14%	37.72%	33.22%	9.92%

See the accompanying notes to the required supplementary information.

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A. BUDGETS/APPROPRIATIONS

Annual budgets and appropriations are adopted for all governmental, proprietary and fiduciary funds. Budgets and appropriations are adopted on a basis consistent with generally accepted accounting principles. The budget and appropriation ordinances are the same except for additional contingency amounts that are included in the appropriation which does not exceed the budgeted amounts by 10%.

All departments of the Village submit requests for appropriations to the Village Manager so that the budget and appropriations may be prepared. The budget is prepared by fund, department and account, and includes information on the past year and current year estimates. As noted, the appropriations are then prepared based on the budget. All annual appropriations lapse at fiscal year-end.

The proposed budget and appropriations are presented to the governing body for review. The governing body holds public hearings and may add to, subtract from or change the budget and appropriation amounts, but may not change the form of the budget. The budget may be amended throughout the year by the governing body. The appropriation may be amended in accordance with Illinois Statutes.

Expenditures may not legally exceed budgeted appropriations at the fund level. There were no budget or appropriation amendments adopted during the year ended April 30, 2023. In addition, appropriations for debt service are established by bond ordinance.

The following funds have expenditures/deductions in excess of budgeted appropriations and related excess amounts.

	Amount in Excess of		
Fund	Budget	Actual	Excess Over Budget
135th and Cicero TIF	$ 2,815,300	$ 3,042,351	$ 227,051
Debt Service	837,225	863,325	26,100

B. ACTUARIAL ASSUMPTIONS

For the Police Pension Plan, the actuarial assumptions used for determining the contribution rate for 2023 are as follows.

Valuation Date:	April 30, 2023
Actuarial Cost Method:	Entry-age, normal
Amortization Period:	Level percentage of pay
Remaining Amort. Period:	17-years
Asset Valuation Method:	5-year smoothing
Investment Return:	6.8% net of expenses
Projected Salary Increases:	3.50% - 11.00%
Inflation:	2.50%
Mortality:	Pub-2010 Public Safety Mortality Table*

*Mortality Table without adjustments, with improvement scale MP-2021 applied generationally from 2010.

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B. ACTUARIAL ASSUMPTIONS (continued)

For the Fire Pension Plan, the actuarial assumptions used for determining the contribution rate for 2023 are as follows.

Valuation Date:	April 30, 2023
Actuarial Cost Method:	Entry-age, normal
Amortization Period:	Level percentage of pay
Remaining Amort. Period:	17-years
Asset Valuation Method:	5-Year Smoothing
Investment Return:	7.125%, net of expenses
Projected Salary Increases:	4.07% - 12.50%
Inflation:	2.50%
Mortality:	Pub-2010 Public Safety Mortality Table *

*See Police Pension on prior page.

For the IMRF Pension Plan, the actuarial assumptions used for determining the contribution rate for 2022 are as follows.

Valuation Date:	December 31, 2022
Actuarial Cost Method:	Aggregate Entry-age, normal
Amortization Period:	Level percentage of payroll
Remaining Amort. Period:	21- year closed period
Asset Valuation Method:	5-year smoothed market, 20% corridor
Investment Return:	7.25% net of expenses
Projected Salary Increases:	2.85% to 13.75% including inflation
Inflation:	2.25%
Mortality:	For non-disabled retirees, the Pub-2010, Amount Weighted, below-median income, General, Retiree, Male (adjusted 106%) and Female (adjusted 105%) tables, and future mortality improvements projected using scale MP-2020. For disabled retirees, the Pub-2010, Amount Weighted, below-median income, General, Disabled Retiree, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020. For active members, the Pub-2010, Amount Weighted, below-median income, General, Employee, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020.

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Combining and Individual Fund Statements and Schedules

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Village of Crestwood, Illinois
Combining Balance Sheet
Nonmajor Governmental Funds
April 30, 2023

	Motor Fuel	Debt Service	Route 83 Debt Service	Total Nonmajor Governmental Funds
Assets:				
Cash and Investments	$ 1,321,386	$ 884,449	$ 809,104	$ 3,014,939
Receivables				
Sales Tax	-	160,710	-	160,710
State Income Tax	-	-	382,536	382,536
Motor Fuel Tax	56,482	-	-	56,482
Due From Other Funds	239,978	218,216	213,392	671,586
Total Assets	$ 1,617,846	$ 1,263,375	$ 1,405,032	$ 4,286,253
Liabilities:				
Accounts Payable	$ 57,134	$ -	$ -	$ 57,134
Due to Other Funds	-	950	719,925	720,875
Total Liabilities	57,134	950	719,925	778,009
Fund Balances:				
Restricted				
Debt Service	-	1,262,425	685,107	1,947,532
Motor Fuel	1,560,712	-	-	1,560,712
Total Fund Balances	1,560,712	1,262,425	685,107	3,508,244
Total Liabilities, Deferred Inflows and Fund Balance	$ 1,617,846	$ 1,263,375	$ 1,405,032	$ 4,286,253

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Village of Crestwood, Illinois
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
Year Ended April 30, 2023

	Motor Fuel	Debt Service	Route 83 Debt Service	Total Nonmajor Governmental Funds
Revenues				
Taxes				
Motor Fuel Tax	$ 850,310	$ -	$ -	$ 850,310
Sales Tax	-	1,046,884	-	1,046,884
Income Tax	-	-	1,788,144	1,788,144
Interest	532	-	-	532
Miscellaneous	275,988	-	-	275,988
Total Revenues	1,126,830	1,046,884	1,788,144	3,961,858
Expenditures				
Current:				
Street & Sidewalk Maintenance	150,944	-	-	150,944
Miscellaneous	-	950	-	950
Debt Service				
Principal	-	580,000	870,000	1,450,000
Interest	-	282,375	316,745	599,120
Capital Outlay	1,163,794	-	-	1,163,794
Total Expenditures	1,314,738	863,325	1,186,745	3,364,808
Excess (Deficiency) of Revenues Over (Under) Expenditures	(187,908)	183,559	601,399	597,050
Other Financing Sources (Uses)				
Transfers In	118,128	-	-	118,128
Net Change in Fund Balance	(69,780)	183,559	601,399	715,178
Fund Balance, Beginning of the Year	1,630,492	1,078,866	83,708	2,793,066
Fund Balance, End of the Year	$ 1,560,712	$ 1,262,425	$ 685,107	3,508,244

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Village of Crestwood, Illinois
Motor Fuel Tax Fund
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Year Ended April 30, 2023

	Original and Final Budget	Actual	Variance Over (Under)
Revenues			
Motor Fuel Tax	$ 860,000	$ 850,310	$ (9,690)
Interest Income	500	532	32
Miscellaneous Income	240,000	275,988	35,988
Total Revenues	1,100,500	1,126,830	26,330
Expenditures			
Current:			
Street & Sidewalk Maintenance	270,000	150,944	(119,056)
Capital Outlay	1,700,000	1,163,794	(536,206)
Total Expenditures	1,970,000	1,314,738	(655,262)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(869,500)	(187,908)	681,592
Other Financing Sources (Uses)			
Transfers from General Fund	-	118,128	118,128
Net Change in Fund Balance	$ (869,500)	(69,780)	$ 799,720
Fund Balance, Beginning of Year		1,630,492	
Fund Balance, End of Year		$ 1,560,712	

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Village of Crestwood, Illinois
Debt Service Fund
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Year Ended April 30, 2023

	Original and Final Budget	Actual	Variance Over (Under)
Revenues			
Sales Tax	$ 1,000,000	$ 1,046,884	$ 46,884
Total Revenues	1,000,000	1,046,884	46,884
Expenditures			
Current:			
Miscellaneous	1,000	950	(50)
Debt Service			
Principal	530,000	580,000	50,000
Interest and Fees	306,225	282,375	(23,850)
Total Expenditures	837,225	863,325	26,100
Net Change in Fund Balance	$ 162,775	183,559	$ 20,784
Fund Balance, Beginning of Year		1,078,866	
Fund Balance, End of Year		$ 1,262,425	

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Village of Crestwood, Illinois
Route 83 Debt Service Fund
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Year Ended April 30, 2023

	Original and Final Budget	Actual	Variance Over (Under)
Revenues			
Income Tax	$ 600,000	$ 1,788,144	$ 1,188,144
Total Revenues	600,000	1,788,144	1,188,144
Expenditures			
Current:			
Administrative Costs	450	-	(450)
Debt Service			
Principal	840,000	870,000	30,000
Interest and Fees	350,345	316,745	(33,600)
Total Expenditures	1,190,795	1,186,745	(4,050)
Net Change in Fund Balance	$ (590,795)	601,399	$ 1,192,194
Fund Balance, Beginning of Year		83,708	
Fund Balance, End of Year		$ 685,107	

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Village of Crestwood, Illinois
Water and Sewer Fund
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Year Ended April 30, 2023

	Original and Final Budget	Actual	Variance Over (Under)
Operating Revenues			
Charges for Services			
Water and Sewer	$ 3,000,000	$ 3,134,692	$ 134,692
Penalties	50,000	29,527	(20,473)
Tap-In and Connection Fees	15,000	8,000	(7,000)
Capital Improvements	700,000	634,196	(65,804)
Miscellaneous	18,500	13,990	(4,510)
Total Revenues	3,783,500	3,820,405	36,905
Operating Expenses			
Operations	11,873,420	3,342,936	(8,530,484)
Depreciation	-	1,183,856	1,183,856
Total Expenditures	11,873,420	4,526,792	(7,346,628)
Operating Income (Loss)	(8,089,920)	(706,387)	7,383,533
Nonoperating Revenues (Expenses)			
Interest Income	600	1,170	570
Interest Payments	-	(99,273)	(99,273)
Total Nonoperating Revenues	600	(98,103)	(98,703)
Related Funding			
Proceeds from Loan	8,000,000	-	(8,000,000)
Loan Forgiveness	-	400,000	400,000
Transfer from General Fund	-	950,000	950,000
	8,000,000	1,350,000	(6,650,000)
Net Change in Fund Balance	$ (89,320)	545,510	$ 634,830
Fund Balance, Beginning of Year, as restated		21,859,694	
Fund Balance, End of Year		$ 22,405,204	

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Supplementary Information

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH THE REQUIREMENTS APPLICABLE TO TAX INCREMENT FINANCING DISTRICTS

December 26, 2023

To the Honorable Mayor and
Board of Trustees
Village of Crestwood, Illinois

We have examined management's assertion, included in its representation letter dated December 26, 2023, that the Village of Crestwood, Illinois (Crestwood), complied with the provisions of subsection (q) of Section 11-74-4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2023. Management is responsible for the Village's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village's compliance with statutory requirements.

In our opinion, management's assertion that the Village of Crestwood, Illinois, complied with the aforementioned requirements for the year ended April 30, 2023 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, the Board of Trustees, management of the Village, the Illinois State Comptroller's Office, and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,

Hearne & Associates, P.C.
Certified Public Accountants

Village of Crestwood, Illinois
Schedule of Assessed Valuations, Tax Rates, Tax Extensions,
Tax Collections and Tax Receivable
Last Three Levy Years

	2022	2021	2020
Equalized Assessed Valuations	$ 344,567,164	$ 346,199,892	$ 376,153,861
Tax Rates			
General Fund	0.4894	0.4570	0.4434
Recreation Fund	0.0900	0.0900	0.0706
Total Rate	0.5794	0.5470	0.5140
Tax Extensions	$ 1,995,241	$ 1,890,479	$ 1,931,654
Tax Collections	$ 868,546	$ 1,728,533	$ 1,710,665
Tax receivable at 4-30-2023	$ 1,126,695	$ -	$ -
Percent of Extension Collected	43.53%	91.43%	88.56%

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OTHER SUPPLEMENTARY INFORMATION

Village of Crestwood, Illinois

Schedule of Direct and Overlapping Debt
As of April 30, 2023

	(1) 2022 Equalized Assessed Valuation	(2) General Obligation Debt Outstanding		Percentage Applicable To Village	Amount Applicable to Village
Overlapping Debt					
Cook County	$ 184,114,928,598	$ 2,620,545,000		0.19%	$ 4,904
South Cook County Mosquito Abatement	18,329,302,185	-		1.88%	-
Metropolitan Water Reclamation District	181,143,172,014	1,758,435		0.19%	3,345
Crestwood Public Library	321,845,090	-		100.00%	-
Moraine Valley Community College District 524	10,498,969,421	61,025,000	(5)	3.28%	2,002,788
Oak Lawn Community High School District 218	2,441,715,486	40,155,000	(4)	14.11%	5,666,547
School District 130	571,843,863	18,813,925		60.26%	11,336,418
Town of Worth	3,399,759,361	-		0.00%	-
Town of Bremen	1,682,566,471	-	(5)	0.00%	-
Cook County Forest Preserve	184,114,928,598	119,775,000	(4)	0.23%	274,045
Subtotal, overlapping debt		244,147,905			19,288,047
Direct Debt					
Village of Crestwood	344,567,164	-	(6)	100.00%	-
Total Direct and Overlapping Debt		$ 244,147,905			$ 19,288,047
		Population of Village (3)			$ 10,483
		Per Capita Debt			$ 1,840

(1) Source: Cook County Clerk - Agency equalized valuation report for tax year 2022. (https://www.cookcountyclerkil.gov/property-taxes/tax-agency-reports)

(2) Source: Cook County Treasurer - Taxing district financial statements - Most recent audit report on file for that agency. (https://www.cookcountytreasurer.com/taxingdistrictsearchbyname.aspx)

(3) Current estimate based on the 2021 Census.

(4) Excludes principal amounts of outstanding General Obligation (Alternative Revenue Source) Bonds which are expected to be paid from sources other than general taxation. Excludes self-supporting bonds. Excludes debt certificates and TIF bonds. Includes original principal amounts of outstanding Capital Appreciation Bonds.

(5) Excludes General Obligation limited tax debt bonds paid from sources other than general taxation.

(6) Pursuant to the Debt Reform Act, bonds issued as alternative revenue bonds do not count against a governmental entity's statutory debt limit so long as the debt service is abated annually. With respect to the Village of Crestwood all bonds issued are alternative revenue bonds.