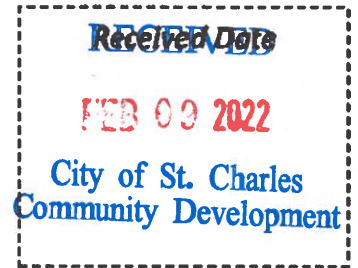




SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	Corporate Reserve Identification Sign
Project Number:	2022 -PR- 002
Cityview Project Number:	PLSU20220004



- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

1. Property Information:	Location: NE CORNER OF IL RT64 & CARDINAL DRIVE ST CHARLES, IL	
	Parcel Number (s): 0929331003	
	Proposed Name: (CORPORATE RESERVE OF ST CHARLES	
2. Applicant Information:	Name: Parvin-Clauss Sign Co	Phone: 630-510-2020X4000
	Address: 165 Tubeway Dr Carol Stream IL 60188	Email: mclauss@parvinclauss.com
3. Record Owner Information:	Name: ST CHARLES, LLC	Phone: (720) 642-7301
	Address: 270 ST PAUL STREET, SUITE 300 DENVER, CO 80206	Email: MSCHNEIDER@CEO-MGMT.COM

4. Identify the Type of Application:

- Special Use for Planned Unit Development - PUD Name:**
 - New PUD
 - Amendment to existing PUD- Ordinance #: *2008-Z-18*
 - PUD Preliminary Plan filed concurrently

- Other Special Use (from list in the Zoning Ordinance):**
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #:

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: Industrial/Business Park

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? BT Transitional Business Overlay (RT-1, RT-2, RT-3, RT-4)

What is the property currently used for?

If the proposed Special Use is approved, what improvements or construction are planned?

The installation of a 105 square foot double face non-illuminated tenant monument sign.

6. For Special Use Amendments only:

Why is the proposed change necessary?

The business tenants within the Corporate Reserve have no visual identification to direct clients. A tenant monument sign would communicate and guide clients effectively.

What are the proposed amendments? (Attach proposed language if necessary)

Amendment to the PUD Ordinance: 2008-Z-18, requesting a tenant sign larger than previously approved as a part of the PUD.

Note for existing buildings: If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

7. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE: Special Use for PUD: \$1,000
All other Special Use requests: \$750

REIMBURSEMENT OF FEES AGREEMENT: An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT: Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

PROOF OF OWNERSHIP: a) A current title policy report; or
b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

OWNERSHIP DISCLOSURE: Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

LETTER OF AUTHORIZATION: If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

PLAT OF SURVEY: A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

FINDINGS OF FACT: Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.

LIST OF PROPERTY OWNERS WITHIN 250 FT.: Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html

SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION: As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

- ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.
- PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

Site Plan or plans shall show the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

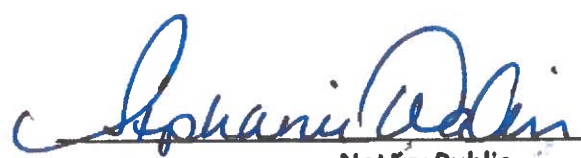
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, DANIEL GRYZMALA, being first duly sworn on oath depose and say that I am
Manager of ST CHARLES, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- SANDRA GRYZMALA _____
- JUNNY GRYZMALA _____
- AVA GRYZMALA _____
- SAMANTHA GRYZMALA _____
- JACOB GRYZMALA _____
- _____
- _____

By: , Manager

Subscribed and Sworn before me this 11th day of
December, 20 21.


Notary Public

STEPHANIE WALLIS
Notary Public
State of Colorado
Notary ID # 20054012221
My Commission Expires 04-02-2025

 _____ 12-16-21
Record Owner Date

 _____ 1/31/22
Applicant or Authorized Agent *SEW CO* Date

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

Use this form for PUD or PUD Amendment applications

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether the proposed Planned Unit Development is in the public interest. As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

PUD Name:

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

We believe this new sign will satisfy number 1 (site improvement) & 5 (promote economic development)

ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The tenant monument sign will not affect community amenities or impact open space. Landscaping will be installed around the sign once it is installed.

iii. **The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330.C.2):**

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

This tenant monument sign will effectively direct clients to the nine businesses within the campus.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.

This tenant sign will not impact utilities, access roads, drainage or utilities.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

Corporate Reserve owns the adjacent properties. This tenant sign will not impair neighboring property values.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This tenant sign will not have a negative effect on surrounding properties.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

This tenant sign will not have a negative effect on the general welfare within the community.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

This amendment to the PUD is a unique and necessary request for the tenants within The Corporate Reserve.

- iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

This amendment to the PUD will be beneficial to the community as it improves the way-finding to the nine tenant on the campus. The

- v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

This tenant sign conforms to the purposes of the Comprehensive Plan.

FINDINGS OF FACT – SPECIAL USE

Use this form for all Special Uses, except for PUDs or PUD Amendments

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council. As the applicant, the "burden of proof" is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to "make your case" by explaining specifically how your project meets each of the following standards.

Project Name or Address:

From the St. Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

There is no existing tenant sign directing people to these businesses currently. This section of businesses in St. Charles has grown over the years and a sign is now needed for directional purposes and advertisement.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.

The businesses / access road is already in existence here.

- C. Effect on Nearby Property: That the Special Use will not be Injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

We see no affect on any other businesses. We coordinated this with the current Corporate Reserve sign in order to give it a pleasing & unified look.

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

We have taken in to consideration that additional businesses may be added- so designed the sign to accomodate additional tenant as needed.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

We don't believe this is an issue here.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The request for a tenant monument sign will be as an amendment to the PUD.

Corporate Reserve Lot 2B

LOT 2 IN THE FINAL PLAT OF RESUBDIVISION OF THE CORPORATE RESERVE OF ST. CHARLES LOT 2, BEING A RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 29 TOWNSHIP 40 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 2017 AS DOCUMENT NUMBER 2017K055171, IN KANE COUNTY, ILLINOIS.



AFTER RECORDING RETURN TO:
 Thomas G. Moffitt
 Stahl Cowen Crowley Addis LLC
 55 West Monroe Street, Suite 1200
 Chicago, Illinois 60603

2018K014608
SANDY WEGMAN
 RECORDER - KANE COUNTY, IL

RECORDED: 4/2/2018 11:11 AM
 REC FEE: 49.00 RHSPS FEE: 9.00
 STATE TAX: 1,300.00
 COUNTY TAX: 650.00
 PAGES: 5

Above space for Recorder's use only

SPECIAL WARRANTY DEED

PINEWOOD CAPITAL, LLC, a Colorado limited liability company ("Grantor"), of 100 Saint Paul Street, Suite 300, Denver, Colorado 80206, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto ST. CHARLES, LLC, a Colorado limited liability company ("Grantee"), of 270 Saint Paul Street, Suite 300, Denver, Colorado 80206, the real estate situated in the County of Kane, State of Illinois, which is legally described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD said premises forever. And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its heirs, successors and assigns, that Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under the Grantor, but none other.

SUBJECT TO: (a) the Permitted Matters listed on Exhibit B to this Deed; (b) building restrictions, zoning regulations and all other applicable laws heretofore or hereafter adopted by any public authority relating to the above described premises; (c) taxes and assessments for the year 2018 and subsequent years; and (d) any matters arising by, through or under Grantee.

DATED March 26, 2018.

[Signature Page Follows]


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IN WITNESS WHEREOF, this Grantor is executing this Special Warranty Deed to be effective as of the date set forth above.

GRANTOR:

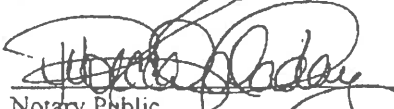
PINEWOOD CAPITAL, LLC,
a Colorado limited liability company

By: 
Name: Paul Powers
Title: Authorized Signatory

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Powers, personally known to me to be the Authorized Signatory of PINEWOOD CAPITAL, LLC, a Colorado limited liability company, and to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Authorized Representative he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal on March 23, 2018.


Notary Public

**REBECCA TALADAY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034020980
MY COMMISSION EXPIRES 07/14/2019**

This instrument prepared by:
Benjamin P. Parrott
Campbell Killin Brittan & Ray, LLC
270 Saint Paul Street, Suite 300
Denver, CO 80206

Mail tax bills to:
St. Charles, LLC
270 Saint Paul Street, Suite 300
Denver, Colorado 80206

EXHIBIT A
TO
SPECIAL WARRANTY DEED
LEGAL DESCRIPTION

Parcel 1:

LOT 2 IN THE FINAL PLAT OF RESUBDIVISION OF THE CORPORATE RESERVE OF ST. CHARLES LOT 2. BEING A RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 29 TOWNSHIP 40 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 2017 AS DOCUMENT NUMBER 2017K055171, IN KANE COUNTY, ILLINOIS.

PIN: 09-29-331-003

Parcel 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED OCTOBER 20, 2017 AS DOCUMENT NO. 2017K055174, IN KANE COUNTY ILLINOIS.

Parcel 3:

LOTS 3 AND 5 IN THE CORPORATE RESERVE OF ST. CHARLES BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2009 AS DOCUMENT NUMBER 2009K005931, IN KANE COUNTY, ILLINOIS.

PIN: 09-29-384-001 (Lot 3)
09-29-326-004 (Lot 5)

PA 37W750 Rte 6 E
St. Charles IL 60175

EXHIBIT A
TO
SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2017 and subsequent years, a lien not yet due and payable.
2. Declaration of Easements, Covenants, Conditions and Restrictions for The Corporate Reserve of St. Charles made by St. Charles Fairgrounds Office Park Investors, LLC, an Illinois limited liability company, relating to among other things uses, easements, association, assessments and other matters, recorded January 28, 2009 as document 2009K005932, and the further terms and provisions contained therein.

Assignment of Declarant's Rights made by St. Charles Fairgrounds Office Park Investors, LLC, an Illinois limited liability company and Corporate Reserve Development Partners, LLC, a Colorado limited liability company, recorded October 8, 2014 as document 2014K050389.

First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for The Corporate Reserve of St. Charles recorded June 1, 2015 as document 2015K027893.

Assignment of Declarant's Rights dated September 18, 2017, made by Corporate Reserve Development Partners, LLC to Pinewood Capital LLC recorded September 20, 2017, Document 2017K049238.

Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for The Corporate Reserve of St. Charles recorded October 20, 2017 as Document No. 2017K055175.
3. P.U.D. Final Plan - Phase I The Corporate Reserve of St. Charles Main Street (IL Route 64) St. Charles, Illinois, recorded January 28, 2009 as document 2009K005933.
4. Annexation Agreement March 23, 1990 as document 90K14660, and the terms and provisions contained therein; Amendment and Restatement recorded April 29, 1997 as document 97K027005; Second Amendment and Restatement recorded August 19, 1997 as document 97K055025; Third Amendment and Restatement recorded May 4, 1998 as document 98K037700; further amended by instruments recorded December 8, 1998 as documents 98K113766 and 98K113767; Thirteenth Amendment and Restatement recorded May 7, 2008 as document 2008K039004.

First Amendment to and Termination of Annexation Agreement recorded July 21, 2016 as document 2016K003225, as to Lot 8 only.
5. Ordinance No. 2008-Z-18 rezoning property and granting a special use as a Planned Unit Development for Corporate Reserve of St. Charles PUD recorded May 7, 2008 as document 2008K039003, and the terms and provisions contained therein.
6. West Gateway Property Owners Agreement recorded March 27, 1990 as document 90K15135, relating to school and park contributions by the owners, and the further terms and provisions contained therein.

7. West Gateway Property Owners Agreement recorded March 27, 1990 as document 90K15136, relating to payments to City of St. Charles for various contemplated improvements, and the further terms and provisions contained therein.
8. Roadway easement, and the easement provisions and grantees as set forth on the plat of The Corporate Reserve of St. Charles recorded January 28, 2009 as document 2009K005931. (Affects underlying Lot 2 as depicted on plat)
9. Easement Legend as shown on the plat of The Corporate Reserve of St. Charles recorded January 28, 2009 as document 2009K005931, as follows:

The Land is covered by a blanket easement for public utilities, sidewalks and drainage. (See sheet 2 of 2 for provisions)

The lots within this subdivision are covered by access easement, landscape and stormwater management easement. (See sheet 2 of 2 for provisions)

The lots within this subdivision are covered by bicycle and pedestrian easement. (See sheet 2 of 2 for provisions)
10. Surveyor's Notes as shown on the plat of The Corporate Reserve of St. Charles recorded January 28, 2009 as document 2009K005931, as follows:

There shall be no access to Illinois Route 64 from Lot 2. All other access shall be via the proposed subdivision street system, including Woodward Drive, Corporate Reserve Boulevard and Cardinal Drive.

There shall be at most one full access to N. Route 64, Corporate Reserve Boulevard. There shall be at most one right-in/right-out access to N. Route 64, Cardinal Drive, as depicted on the plat. All other access shall be via internal circulation.
11. Shared access easement, and the easement provisions and grantees as set forth on Final Plat of Resubdivision The Corporate Reserve of St. Charles Lot 2 recorded October 20, 2017 as document 2017K055174. (Affects the Land as depicted on plat)
12. Terms, provisions and conditions, as set forth and defined in that certain access easement and maintenance agreement made by and between Pinewood Capital, LLC, a Colorado limited liability company ("lot 2 owner"), and St. Charles, II (nec main and corporate reserve) LLC an Illinois limited liability company ("lot 1 owner"), dated October 16, 2017 and recorded October 20, 2017 as document no. 2017K055174, in Kane County, Illinois.