

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4i

Title:

Recommendation to Approve and Execute an Acceptance Resolution for Public Utilities for SC Out Parcels One LLC at 3710 and 3830 E. Main Street.

Presenter:

Chris Bong, P.E.

Meeting: Planning & Development Committee

Date: May 8, 2017

Proposed Cost: \$0

Budgeted Amount: \$

Not Budgeted: ☒**Executive Summary** *(if not budgeted please explain):*

Public watermain, electric and appurtenances were constructed to service the improvements for SC Out Parcels One LLC at 3710 and 3830 E. Main Street, namely Cooper's Hawk and the Quad Retail Building including Starbucks. Said utilities have undergone and passed all required testing and inspection and are found to be acceptable.

The Development Engineering Division has received all required documents including utility easements and as-built drawings depicting the locations of said public improvements.

Attachments *(please list):*

Acceptance Resolution

Bill of Sale

Exhibits

Recommendation/Suggested Action *(briefly explain):*

Staff recommends approval and execution of an acceptance resolution for public utilities for SC Out Parcels One LLC at 3710 and 3830 E. Main Street.

(Sanitary Sewer & Electric)

**City of St. Charles
Kane and DuPage Counties**

ACCEPTANCE RESOLUTION

Subdivision Name: SC Out Parcels One LLC 3710 and 3830 E. Main Street

Whereas SC Out Parcels One LLC, the Developer of
3710 and 3830 E. Main Street, constructed of public sanitary sewer, electric and appurtenances
in easements as described in the attached exhibits in the aforesaid Subdivision; and

Whereas, the Contractor has constructed the public sanitary sewer, electric and
appurtenances in accord with the plans and specifications, as revised, heretofore approved by the City of
St. Charles; and

Whereas, the public sanitary sewer, electric and appurtenances have been inspected by
the Engineer for the sub divider and by a representative for the City of St. Charles and are found to be
satisfactory;

Now, Therefore, Be It Resolved by the City Council of St. Charles, that said Council
hereby approves and accepts the public sanitary sewer, electric and appurtenances. It being understood
that this acceptance and/or approval in no way relieves the Contractor of his Surety of any obligation for
maintenance for a period of one (1) year as provided for in said Contract.

Passed by the City Council of the City of St. Charles, this 15th day of May, 2017, and
APPROVED by the Mayor of said City of St. Charles, this 15th day of May, 2017.

MAYOR

ATTEST:

CITY CLERK

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that SC OUT PARCELS ONE LLC ("Seller"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, does hereby grant, sell, transfer and deliver unto the CITY OF ST. CHARLES, an Illinois municipal corporation in Kane County, Illinois ("City"), the following goods, chattels, or other items of personal property, to wit:

ONE: Each and every part of a Public Watermain, Electric, and Appurtenances, as fully described in a certain set of plans and specifications attached hereto and incorporated herein as Exhibits "A" through "E".

TWO: The object of this Bill of Sale is to grant, sell, transfer and deliver to the CITY, with the exceptions noted, the ownership in all items of personalty which comprise the Public Watermain, Electric, and Appurtenances by SELLER to date within the CITY.

SELLER does hereby covenant and warrant to the CITY that SELLER is the lawful owner of the aforementioned goods, chattels, and personalty; that such items are free and clear from all encumbrances; that SELLER has the absolute right to sell the same as aforesaid; and that SELLER warrants and will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said SELLER.

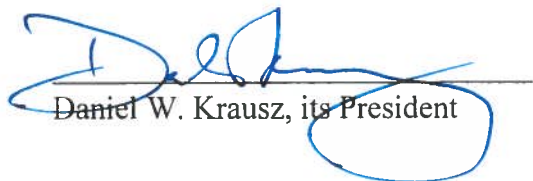
IN WITNESS WHEREOF, SELLER has signed and acknowledged this Bill of Sale on this 18th day of April, 2017.

SELLER:

SC OUT PARCELS ONE LLC,
a Delaware limited liability company

By: IEQ Management Inc.,
a Delaware corporation
its Manager

By:


Daniel W. Krausz, its President

ACKNOWLEDGEMENT

STATE OF DELAWARE }
 }
COUNTY OF NEW CASTLE }

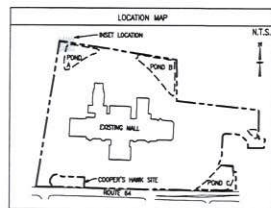
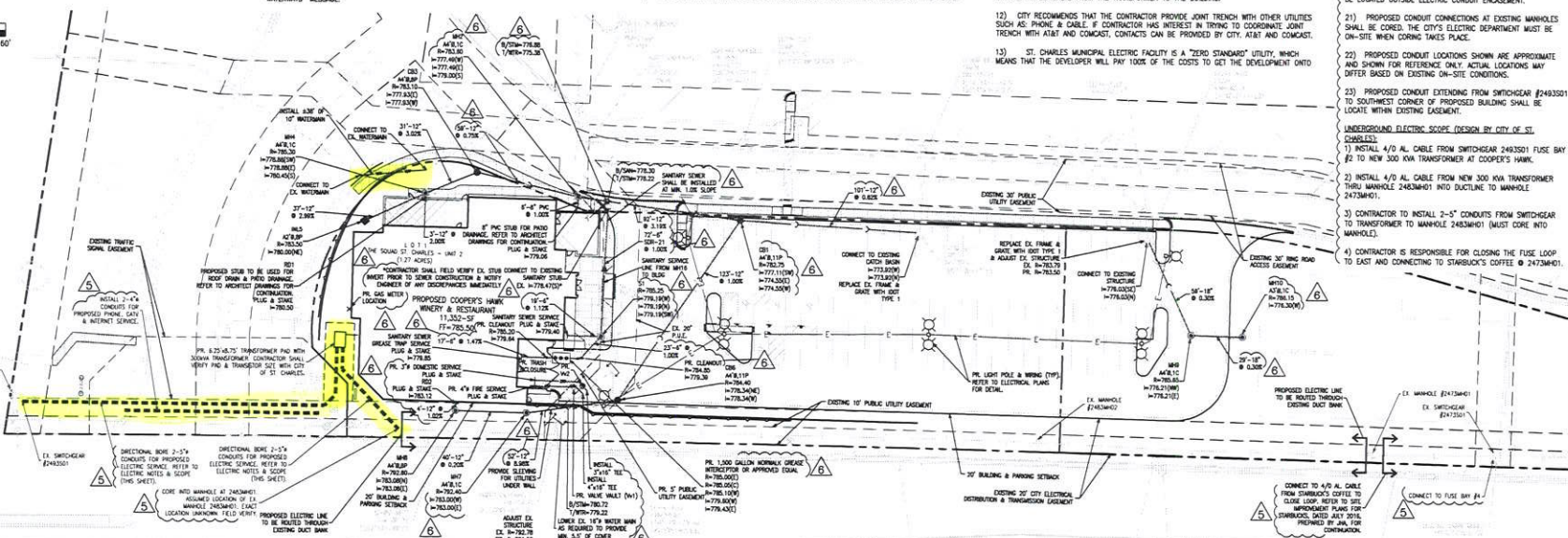
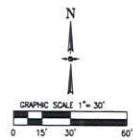
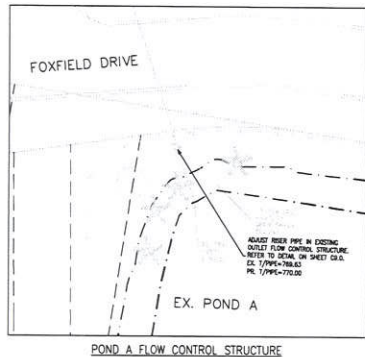
On the 18th day of April, in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Daniel William Krausz, personally known to be or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Steven D Dill

Notary Public

My Commission expires





UTILITY NOTES:

- EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE. ONLY ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
- CONTRACTOR TO TERMINATE PROPOSED UTILITIES 5'-FT OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE. PLUG AND STAKE LOCATION AND ELEVATION.
- ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURES IN LINEAR FEET.
- ALL EXISTING UTILITY RIMS, GRADES, RINGS, PEDESTALS, ETC., SHALL BE RAISED OR LOWEDED AS REQUIRED TO MEET PROPOSED GRADES.
- PROPOSED RIM GRADES FOR INLETS ARE FROM EDGE OF PAVEMENT.
- SELECTED GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AS INDICATED ON THE PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS TBF DENOTED BY:
- CONTRACTOR SHALL VERIFY GAS METER LOCATION WITH NODOR PRIOR TO GAS SERVICE/SLEEVE CONSTRUCTION.

STORM SEWER NOTES:

STORM STRUCTURE SYMBOL LEGEND:
IN=INLET
CH=CHIMNEY BASH
MH=MANHOLE

FRAME AND GRATE/ID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), NEWMAN R1713, EJM 105021
1D: IDOT TYPE 1 (CLOSED), NEWMAN R204 (TYPE OF GRATE), EJM 105021 (TYPE M3 GRATE)
1P: IDOT TYPE 1 (CLOSED), NEWMAN R240-15, EJM 105021
1T: IDOT TYPE 11, NEWMAN R3281-A, EJM 7210

EXAMPLE:

MANHOLE #36, TYPE A, 4'-FT DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

- ALL 12-INCH AND 15-INCH STORM SEWER SHALL BE RCP CLASS V. ALL OTHER RCP SHALL BE CLASS R, UNLESS NOTED OTHERWISE ON PLANS.
- ALL UNDERDRAINS SHALL BE PER IDOT STANDARDS OR AS SPECIFIED IN THE DETAIL.
- ALL CASTINGS SHALL BE EMBOSSED WITH A FISH HAZE AND "DUMP NO WASTE-DRAINS TO WATERWAYS" MESSAGE.

WATER MAIN NOTES:

WATERMAIN STRUCTURE SYMBOL LEGEND:
W=WATER VAULT
V=VALVE BOX
H=HYDRANT ASSEMBLY
PC=PRESSURE CONNECTION

- ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL FIRE HYDRANT LEADS SHALL BE 8-INCH, CLASS 52 DIP UNLESS NOTED OTHERWISE ON THE PLANS.
- BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
- MAINTAIN A MINIMUM OF 3.5'-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.
- ALL PROPOSED WATER MAIN INSTALLED WITHIN FILL MATERIAL SHALL BE RESTRAINED USING U.S. PIPE FIELD-LOCK GASKETS OR APPROVED EQUIVALENT TO A POINT 50'-FT PAST ON EACH SIDE THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN FILL.
- CONTRACTOR SHALL MAINTAIN MINIMUM 1'-FT SEPARATION BETWEEN EXISTING/PROPOSED WATERMAIN AND PROPOSED SEWER. WHERE DEPTH OF EXISTING WATERMAIN IS UNKNOWN, CONTRACTOR SHALL FIELD VERIFY SEPARATION PRIOR TO SEWER CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICT. REFER TO DETAILS SHEET FOR WATERMAIN CROSSING DETAIL.
- CONTRACTOR SHALL FIELD VERIFY DEPTH OF EXISTING WATERMAIN IN AREAS WHERE PROPOSED CUTS ARE PROPOSED TO VERIFY THAT MINIMUM 5.5'-FT OF COVER WILL BE PROVIDED BELOW PROPOSED GRADE. IN AREAS WHERE 5.5'-FT OF COVER IS NOT PROVIDED, WATERMAIN SHALL BE LOWEDED TO PROVIDE REQUIRED COVER.
- CONTRACTOR SHALL VERIFY WATERMAIN INSTALLATION WITH APPROVAL FROM PROFESSIONAL PLUMBER/FIRE ENGINEER.

SANITARY SEWER NOTES:

SANITARY STRUCTURE SYMBOL LEGEND:
S=SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME & GRATE:
1C: IDOT TYPE 1 (CLOSED), NEWMAN R1713, EJM 105021

- ALL SANITARY SEWER SHALL BE PVC SDR 25 UNLESS NOTED OTHERWISE ON THE PLANS.

ELECTRIC NOTES:

- ST. CHARLES WILL DESIGN THE GENERAL LOCATION FOR EACH OF THE DISTRIBUTION FACILITIES: PRIMARY CONDUIT, TRANSFORMER PADS, SWITCHGEAR PADS, AND GENERAL MANHOLE/SPUR BOX PLACEMENT. THE ELECTRIC UTILITY SYSTEM WILL COMPRISE OF CONCRETE ENCASED CONDUIT TO REPLACE ANY ANTIQUATED LINES THAT CURRENTLY RUN THROUGH THE SITE.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE FOLLOWING: PRIMARY CONDUIT, TRANSFORMER PAD, ALL SECONDARY CONDUIT & CABLES, AND CT CABINET & METER FITTINGS.
- CONTRACTOR IS RESPONSIBLE FOR RE-LOCATING ANY ELECTRICAL FACILITIES THAT ARE IN CONFLICT WITH THIS PROJECT. RELOCATED FACILITIES WOULD BE BASED ON ST. CHARLES DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY PROVISIONS NECESSARY FOR FUTURE DEVELOPMENT OF THE LOT TO THE EAST. THIS COULD INVOLVE ADDITIONAL POINTS OF CONNECTION THAT WILL BE "LOOPEED" TO MAINTAIN RELIABILITY. CONTRACTOR MAY HAVE TO PLACE FACILITIES OUTSIDE OF THIS LOT TO CONNECT OR COMPLETE THE "LOOP" AT THIS TIME. A PRELIMINARY CONFIGURATION WOULD INCLUDE THE EXISTING SWITCHGEARS ON THE NORTH SIDE OF MAIN STREET (SITE #4) FROM THE SWITCHGEAR TO THE WEST AT 2403501 TO THE SWITCHGEAR TO THE EAST AT 2473501. THE CLOSURE OF THIS LOOP IS THE RESPONSIBILITY OF THE DEVELOPER. THE CITY ELECTRIC UTILITY DOES NOT PERFORM ANY "RECAPTURE" ACCOUNTING EFFORTS.
- CONTRACTOR WILL INSTALL 2"-5" CONDUITS ENCASED IN CONCRETE FROM THE NEAR SWITCH LOCATION (SWITCHGEAR), TO THE TRANSFORMER BASED ON ST. CHARLES DESIGN CRITERIA. ALSO, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR ANY ADDITIONAL CONDUITS, REQUIRED AS SAFE ABOVE, TO MAINTAIN A "LOOPEED" CONFIGURATION.
- THE UTILITY (ST. CHARLES) WILL INSTALL PRIMARY CABLE, PRIMARY TERMINATIONS, SET TRANSFORMER, TERMINATE SECONDARY CABLE AT TRANSFORMER AND INSTALL CT'S & METERS.
- DEVELOPMENT MUST BE WITHIN 8'-FT OF FINAL GRADE BEFORE INSTALLATION OF ANY FACILITIES.
- TRANSFORMER REQUIRES AN 8'-FT LEVEL CLEARANCE FROM THE FRONT FOR SAFE OPERATIONS AND 5'-FT CLEARANCE ON THE REMAINING SIDES.
- SWITCHGEARS REQUIRE A 10'-FT LEVEL CLEARANCE FROM THE FRONT & BACK FOR SAFE OPERATIONS AND 5'-FT CLEARANCE ON THE REMAINING SIDES FOR PERSONNEL.
- PER ST. CHARLES CITY POLICY, THE SECONDARY CONDUITS ARE REQUIRED TO BE ENCASED IN CONCRETE FROM THE TRANSFORMER TO THE BUILDING.
- CITY RECOMMENDS THAT THE CONTRACTOR PROVIDE JOINT TRENCH WITH OTHER UTILITIES SUCH AS PHONE & CABLE. IF CONTRACTOR HAS INTEREST IN TRYING TO COORDINATE JOINT TRENCH WITH AT&T AND COMCAST, CONTACTS CAN BE PROVIDED BY CITY, AT&T AND COMCAST.
- PER ST. CHARLES MUNICIPAL ELECTRIC FACILITY IS A "ZERO STANDARD" UTILITY, WHICH MEANS THAT THE DEVELOPER WILL PAY 100% OF THE COSTS TO GET THE DEVELOPMENT ONTO

CITY'S SYSTEM. CITY WILL WORK COLLABORATIVELY TO PROVIDE SERVICE ALTERNATIVES AND OPTIONS.

- ANY STREET LIGHTING ON PRIVATE ROADS IS PRIVATELY OWNED. IF DEVELOPMENT IS GOING TO HAVE A PRIVATE STREET LIGHTING SYSTEM, SUCH WILL HAVE TO BE ON A METER SEPARATE FROM TENANT UNITS. METER CAN BE SEPARATE SERVICE FROM TRANSFORMER.
- THE FORMAL PROCESS WITH THE ELECTRIC UTILITY BEGINS AT THE BUILDING PERMIT SUBMITTAL STEP. THE DEVELOPER WILL BE REQUIRED TO PROVIDE A COMPLETED ELECTRIC SERVICE REQUEST FORM AS PART OF THE BUILDING PERMIT PROCESS. THE ELECTRIC UTILITY WILL PROVIDE AN ESTIMATE OF THE COST OF THE REQUIRED WORK. THESE WILL BE APPLIED AS CHARGES INCLUDED ON THE BUILDING PERMIT FEES. THE ELECTRIC UTILITY WILL CREATE A JOB TRACKING NUMBER AND ALL LABOR, MATERIAL, EQUIPMENT LEASES, AND CONTRACTOR LABOR USED ON THE JOB WILL BE TRACKED. AFTER WORK IS COMPLETED, THE ELECTRIC UTILITY WILL PERFORM COST RECONCILIATION IF THE ESTIMATED COST EXCEEDED THE ACTUAL COST. A REFUND WILL BE ISSUED IN THE EVENT THAT THE ACTUAL COSTS EXCEED THE ESTIMATED COSTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE ADDITIONAL CHARGES PRIOR TO OCCUPANCY OF THE BUILDING.
- THE INSTALLATION OF THE CT CABINET & METER FITTINGS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE CT SPACING DIFFERS SLIGHTLY FROM OTHER UTILITIES. PLEASE SUBMIT APPROVAL DRAWINGS BEFORE PURCHASING EQUIPMENT.
- THE ELECTRIC UTILITY FOLLOWS THE NEC CODE FOR DOWNGROUND REQUIREMENTS THAT MUST INCLUDE: A DROWN EXTERNAL GROUND RIG, A WATER PIPE CIRCUM A BUILDING STEEL GROUND AND UTILITY GROUND IN THE FOOTER. ALL THE REQUIRED GROUNDS ARE TO BE CONNECTED AT THE FIRST POINT OF DISCONNECT.
- THE FIRST POINT OF DISCONNECT MUST BE AN EXTERNAL MAIN DISCONNECT APPROPRIATELY SIZED FOR THE SERVICE ON A SHANT TRIP DISCONNECT. IF THE SHANT TRIP DISCONNECT IS CHOSEN, CONTACT THE ST. CHARLES FIRE DEPT. TO DETERMINE THE PROPER LOCATION ON THE BUILDING.
- ALL PROPOSED CONDUIT FOR PROPOSED ELECTRIC SHALL BE AT LEAST 3'-DEEP CONDUIT FOR PROPOSED ELECTRIC SHALL BE FIBERGLASS OR STEEL.
- ANY CONDUIT FOR UTILITIES OTHER THAN ELECTRIC SHALL BE LOCATED OUTSIDE ELECTRIC CONDUIT ENCASEMENT.
- PROPOSED CONDUIT CONNECTIONS AT EXISTING MANHOLES SHALL BE COEDED. THE CITY'S ELECTRIC DEPARTMENT MUST BE ON-SITE WHEN CORING TAKES PLACE.
- PROPOSED CONDUIT EXTENDING FROM SWITCHGEAR #2403501 TO SOUTHWEST CORNER OF PROPOSED BUILDING SHALL BE LOCATE WITHIN EXISTING EASEMENT.
- UNDERGROUND ELECTRIC SCOPE (DESIGN BY CITY OF ST. CHARLES):
1) INSTALL 4/0 AL CABLE FROM SWITCHGEAR 2403501 FUSE BUS #2 TO NEW 300 KVA TRANSFORMER AT COOPER'S HOME.
2) INSTALL 4/0 AL CABLE FROM NEW 300 KVA TRANSFORMER TUBS MANHOLE 2450401 INTO DUCTLINE TO MANHOLE 2473401.
3) CONTRACTOR TO INSTALL 2"-5" CONDUITS FROM SWITCHGEAR TO TRANSFORMER TO MANHOLE 2450401 (MUST CORE INTO MANHOLE).
4) CONTRACTOR IS RESPONSIBLE FOR CLOSING THE FUSE LOOP TO EAST AND CONNECTING TO STARBUCKS' COFFEE @ 2473401.

| DATE | DESCRIPTION |
|---------|---------------------------------|
| 8/16/16 | ISSUED FOR CONSTRUCTION |
| 7/26/16 | REVISED ELECTRIC SERVICE |
| 6/21/16 | REVISED PER CITY OF ST. CHARLES |
| 5/16/16 | REVISED PER CITY OF ST. CHARLES |
| 4/28/16 | REVISED PER CITY OF ST. CHARLES |
| 4/16/16 | ISSUED FOR REVIEW |
| | DATE |

JACOB & HEFNER
A S O C I A T E S
1015 S. Highland Avenue, Suite 100, Lombard, IL 60148
TEL: 630-942-6666 FAX: 630-942-6881
www.jacobandhefner.com



UTILITY PLAN
THE QUAD ST. CHARLES - COOPER'S HAWK
SC OUT PARCEL OWN, LLC
ST. CHARLES, ILLINOIS

F021c
1"=30'
C6.0

UTILITY NOTES

- EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
- CONTRACTOR TO TERMINATE PROPOSED UTILITIES 5'-FT OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE. PLUG AND STAKE LOCATION AND ELEVATION.
- ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURES IN LINEAR FEET.
- ALL EXISTING UTILITY RINGS, GRADES RINGS, PEDESTALS, ETC., SHALL BE BASED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.
- PROPOSED RIM GRADES FOR INLETS ARE FROM EDGE OF PAVEMENT.
- SELECTED GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AS INDICATED ON THE PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS. TBF IDENTIFIED BY:

6) CONTRACTOR SHALL VERIFY GAS METER LOCATIONS WITH NCCOR PRIOR TO GAS SERVICE/SLEEVE CONSTRUCTION.

STORM SEWER NOTES

STORM STRUCTURE SYMBOL LEGEND:
IN=INLET
CB=CHATCH BASIN
MH=MANHOLE

FRAME AND GRATE/LOD SYMBOL LEGEND:

- 1C: DOTT TYPE 1 (CLOSED), NEENAH R1713, EAIN 105021
- 1P: DOTT TYPE 1 (OPEN), NEENAH R2504 (TYPE D GRATE), EAIN 105021 (TYPE M3 GRATE)
- 1PP: DOTT TYPE 1 (OPEN), NEENAH R2504 (TYPE C GRATE), EAIN 105021 (TYPE M1 GRATE)
- 11P: DOTT TYPE 11, NEENAH R3281-A, EAIN 7210

EXAMPLE:
MH=1P
MANHOLE #36, TYPE A, 4'-FT DIAMETER, DOTT TYPE 1 FRAME AND GRATE (OPEN)

- ALL 12-INCH AND 15-INCH STORM SEWER SHALL BE RCP CLASS V. ALL OTHER RCP SHALL BE CLASS N, UNLESS NOTED OTHERWISE ON PLANS.

- ALL UNDERDRAINS SHALL BE PER DOTT STANDARDS OR AS SPECIFIED IN THE DETAIL.
- ALL CASTINGS SHALL BE EMBOSSED WITH A FISH WAGE AND "DUMP NO WASTE-DRAINS TO WATERWAYS" MESSAGE.

WATER MAIN NOTES

WATERMAIN STRUCTURE SYMBOL LEGEND:

- W=VALVE/VALVE BOX
- W=VALVE BOX
- PH=HYDRANT ASSEMBLY
- PC=HYDRANT CONNECTION

- ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL FIRE HYDRANT LEADS SHALL BE 6-INCH CLASS 52 DIP UNLESS NOTED OTHERWISE ON THE PLANS.
- BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
- MAINTAIN A MINIMUM OF 5.5'-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER EPA REQUIREMENTS.
- ALL PROPOSED WATER MAIN INSTALLED WITHIN FILL MATERIAL SHALL BE RESTRAINED USING U.S. PIPE FIELD-LOCK GASKETS OR APPROVED EQUIVALENT TO A POINT 50'-FT PAST ON EACH SIDE THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN FILL.
- CONTRACTOR SHALL VERIFY WATERMAIN INSTALLATION WITH APPROVAL FROM PROFESSIONAL PLUMBER/PIPE ENGINEER.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:

- S=SANITARY MANHOLE

- ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME & GRATE:

- 1C: DOTT TYPE 1 (CLOSED), NEENAH R1713, EAIN 105021

- ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE ON THE PLANS.

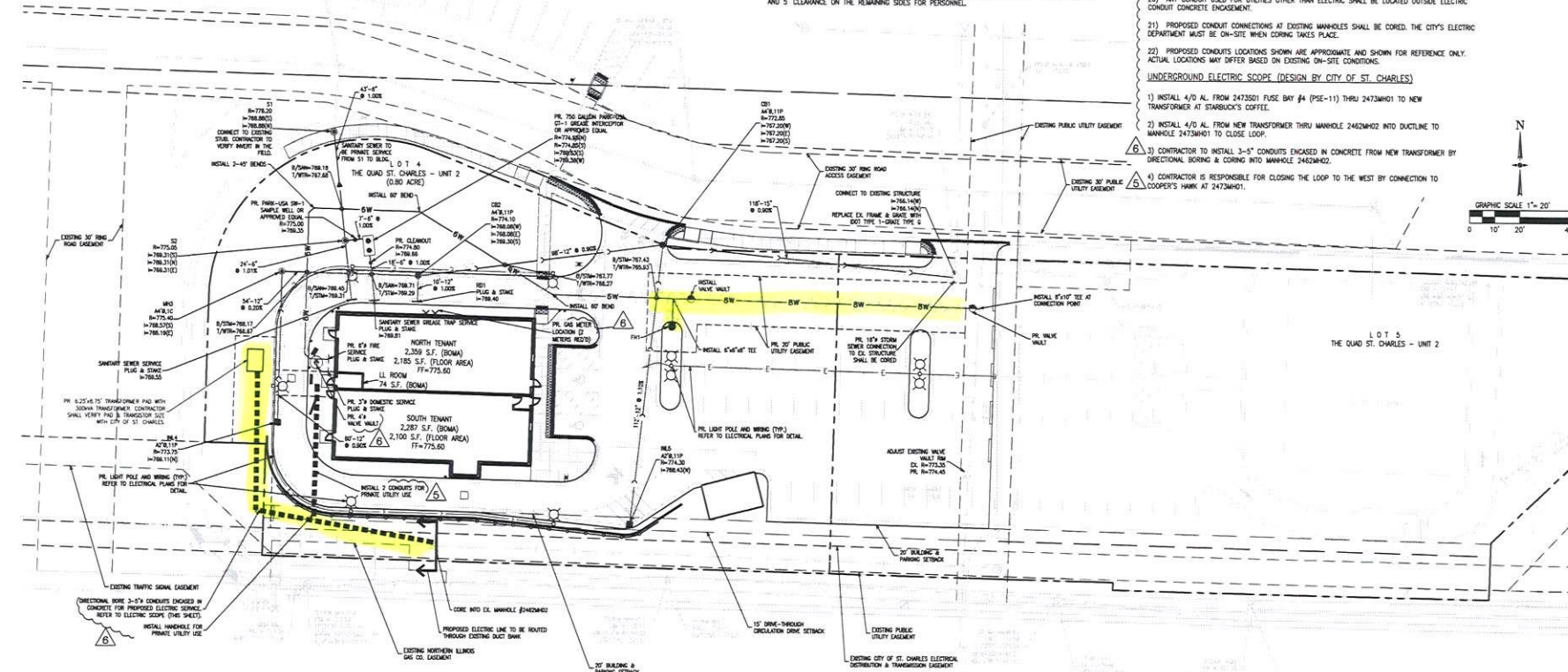
ELECTRIC NOTES

- ST. CHARLES WILL DESIGN THE GENERAL LOCATION FOR EACH OF THE DISTRIBUTION FACILITIES: PRIMARY CONDUIT, TRANSFORMER PAD, SWITCHGEAR PAD, AND GENERAL MANHOLE/SPURCE BOX PLACEMENT. THE ELECTRIC UTILITY SYSTEM WILL COMPREHEND CONCRETE ENCASED CONDUIT TO REPLACE ANY ANTIQUATED LINES THAT CURRENTLY RUN THROUGH THE SITE.
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- CONTRACTOR IS RESPONSIBLE FOR RE-LOCATING ANY ELECTRIC FACILITIES THAT ARE IN CONFLICT WITH THIS PROJECT. RELOCATED FACILITIES WOULD BE BASED ON ST. CHARLES DESIGN CRITERIA.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY PROVISIONS NECESSARY FOR FUTURE DEVELOPMENT OF THE LOT TO THE EAST. THIS COULD INVOLVE ADDITIONAL CONDUITS TO THE LOT LINE AND/OR A SPLICE BOX BASED ON ST. CHARLES DESIGN CRITERIA.
- FINAL DESIGN WILL INCORPORATE PRIMARY CONDUIT & CABLE FOR TWO POINTS OF CONNECTION THAT WILL BE "LOOPE" TO MAINTAIN RELIABILITY. CONTRACTOR MAY HAVE TO PLACE FACILITIES OUTSIDE OF THIS LOT TO CONNECT OR COMPLETE THE "LOOP" AT THIS TIME. A PRELIMINARY CONFIGURATION WOULD INCLUDE THE EXISTING SWITCHGEAR ON THE NORTH SIDE OF MAIN STREET (PTE. 64) FROM THE SWITCHGEAR TO THE WEST AT 243501 TO THE SWITCHGEAR TO THE EAST AT 247301. THERE IS ALSO A POSSIBILITY TO CLOSE THE "LOOP" BY CONNECTING TO THE PROPOSED DEVELOPMENT FOR THE OUTLET LOCATED TO THE WEST ON THE NORTHEAST CORNER OF PTE. 64 & WEST MAIN ENTRANCE. THE CLOSURE OF THIS LOOP IS THE RESPONSIBILITY OF THE DEVELOPMENT. THE CITY ELECTRIC UTILITY DOES NOT PERFORM ANY "RECONFIGURE" ACCORDING EFFORTS.
- CONTRACTOR WILL INSTALL 2"-5" CONDUITS ENCASED IN CONCRETE FROM THE NEAR SWITCH LOCATION (SWITCHGEAR), TO THE TRANSFORMER BASED ON ST. CHARLES DESIGN CRITERIA. ALSO, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR ANY ADDITIONAL CONDUITS, REQUIRED AS SAFE ABOVE, TO MAINTAIN A "LOOPE" CONFIGURATION.
- THE UTILITY (ST. CHARLES) WILL INSTALL: PRIMARY CABLE, PRIMARY TERMINATIONS, SET TRANSFORMER, TERMINATE SECONDARY CABLE AT TRANSFORMER AND INSTALL CTS & METERS.
- DEVELOPMENT MUST BE WITHIN 8" OF FINAL GRADE BEFORE INSTALLATION OF ANY FACILITIES.
- TRANSFORMER REQUIRES AN 8" LEVEL CLEARANCE FROM THE FRONT FOR SAFE OPERATIONS AND 5' CLEARANCE ON THE REMAINING SIDES.
- SWITCHGEARS REQUIRE A 10' LEVEL CLEARANCE FROM THE FRONT & BACK FOR SAFE OPERATIONS AND 5' CLEARANCE ON THE REMAINING SIDES FOR PERSONNEL.

- PER ST. CHARLES CITY POLICY, THE SECONDARY CONDUITS ARE REQUIRED TO BE ENCASED IN CONCRETE FROM THE TRANSFORMER TO THE BUILDING.
- CITY RECOMMENDS THAT THE CONTRACTOR PROVIDE JOINT TRENCH WITH OTHER UTILITIES SUCH AS PHONE & CABLE. IF CONTRACTOR HAS INTEREST IN TRYING TO COORDINATE JOINT TRENCH WITH AT&T AND COMCAST, CONTACTS CAN BE PROVIDED BY CITY. AT&T AND COMCAST CONDUITS CAN BE PLACED ABOVE THE ELECTRIC, BUT NOT ENCASED IN THE CONCRETE WITH ELECTRIC.
- ST. CHARLES MUNICIPAL ELECTRIC FACILITY IS A "ZERO STANDARD" UTILITY, WHICH MEANS THAT THE DEVELOPER WILL PAY 100% OF THE COSTS TO GET THE DEVELOPMENT ONTO CITY'S SYSTEM. CITY WILL WORK COLLABORATIVELY TO PROVIDE SERVICE ALTERNATIVES AND OPTIONS.
- ANY STREET LIGHTING ON PRIVATE ROADS IS PRIVATELY OWNED. IF DEVELOPMENT IS GOING TO HAVE A PRIVATE STREET LIGHTING SYSTEM, SUCH WILL HAVE TO BE ON A METER SEPARATE FROM TENANT UNITS. METER CAN BE SEPARATE SERVICE FROM TRANSFORMER.
- THE FINAL PROCESS WITH THE ELECTRIC UTILITY BEGINS AT THE BUILDING PERMIT SUBMITTAL STEP. THE DEVELOPER WILL BE REQUIRED TO PROVIDE A COMPLETED ELECTRIC SERVICE APPLICATION, AS PART OF THE BUILDING PERMIT PROCESS. THE ELECTRIC UTILITY WILL PROVIDE AN ESTIMATE OF THE COST OF THE REQUIRED WORK. THESE WILL BE APPLIED AS CHARGES INCLUDED ON THE BUILDING PERMIT FEES. THE ELECTRIC UTILITY WILL CREATE A JOB TRACKING NUMBER AND ALL LABOR, MATERIAL, EQUIPMENT USAGE, AND CONTRACTOR LABOR, USED ON THE JOB WILL BE TRACKED. AFTER WORK IS COMPLETED, THE ELECTRIC UTILITY WILL PERFORM COST RECONCILIATION. IF THE ESTIMATED COST EXCEEDED THE ACTUAL COST, A REFUND WILL BE ISSUED. IN THE EVENT THAT THE ACTUAL COSTS EXCEED THE ESTIMATED COSTS, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE ADDITIONAL CHARGES PRIOR TO OCCUPANCY OF THE BUILDING.
- THE INSTALLATION OF THE CT CABINET & METER FITTINGS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE CT SPACING OFFERS SLIGHTLY FROM OTHER UTILITIES. PLEASE SUBMIT APPROVAL DRAWINGS BEFORE PURCHASING EQUIPMENT.
- THE ELECTRIC UTILITY FOLLOWS THE NEC CODE FOR GROUNDING REQUIREMENTS THAT MUST INCLUDE: A GROUND EXTERNAL GROUND ROD, A WATER PIPE GROUND, A BUILDING STEEL GROUND AND UFER GROUND IN THE FOOTER. ALL THE REQUIRED GROUNDS ARE TO BE CONNECTED AT THE FIRST POINT OF DISCONNECT.
- THE FIRST POINT OF DISCONNECT MUST BE AN EXTERNAL MAIN DISCONNECT APPROPRIATELY SIZED FOR THE SERVICE OR A SHUNT TRIP DISCONNECT. IF THE SHUNT TRIP DISCONNECT IS CHOSEN, CONTACT THE ST. CHARLES FIRE DEPARTMENT TO DETERMINE THE PROPER LOCATION ON THE BUILDING.
- ALL PROPOSED ELECTRIC SHALL BE AT LEAST 5" DEEP CONDUIT FOR PROPOSED ELECTRIC SHALL BE FIBERGLASS OR STEEL.
- ANY CONDUIT USED FOR UTILITIES OTHER THAN ELECTRIC SHALL BE LOCATED OUTSIDE ELECTRIC CONDUIT CONCRETE ENCASEMENT.
- PROPOSED CONDUIT CONNECTIONS AT EXISTING MANHOLES SHALL BE CORED. THE CITY'S ELECTRIC DEPARTMENT MUST BE ON-SITE WHEN CORING TAKES PLACE.
- PROPOSED CONDUITS LOCATIONS SHOWN ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. ACTUAL LOCATIONS MAY DIFFER BASED ON EXISTING ON-SITE CONDITIONS.

UNDERGROUND ELECTRIC SCOPE (DESIGN BY CITY OF ST. CHARLES)

- INSTALL 4"/O AL FROM 2473501 FUSE BAY #4 (PSE-11) THRU 2473401 TO NEW TRANSFORMER AT STARBUCKS'S COFFEE.
- INSTALL 4"/O AL FROM NEW TRANSFORMER THRU MANHOLE 24620402 INTO DUCTLINE TO MANHOLE 2473401 TO CLOSE LOOP.
- CONTRACTOR TO INSTALL 3"-5" CONDUITS ENCASED IN CONCRETE FROM NEW TRANSFORMER BY DIRECTIONAL BORING & CORING INTO MANHOLE 24620402.
- CONTRACTOR IS RESPONSIBLE FOR CLOSING THE LOOP TO THE WEST BY CONNECTION TO COOPER'S HARK AT 2473401.



ILLINOIS STATE ROUTE NO. 64

| NO. | DESCRIPTION | DATE |
|-----|---------------------------------|---------|
| 1 | ISSUED FOR CONSTRUCTION | 8/10/16 |
| 2 | REVISED ELECTRIC SERVICE | 7/6/16 |
| 3 | REVISED PER CITY OF ST. CHARLES | 6/21/16 |
| 4 | REVISED PER CITY OF ST. CHARLES | 5/9/16 |
| 5 | REVISED PER CITY OF ST. CHARLES | 4/26/16 |
| 6 | ISSUED FOR CONSTRUCTION | 8/10/16 |

UTILITY PLAN
THE QUAD ST. CHARLES - STARBUCKS
SC OUT. PARCEL ONE, LLC
ST. CHARLES, ILLINOIS

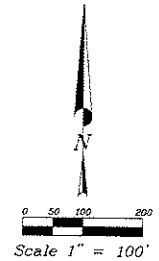
JACOB & HEFFNER
A S O C I A T E S
1115 S. BROADWAY, SUITE 100, ST. CHARLES, IL 62206
TEL: 618.455.4545 FAX: 618.455.4541
www.jacobandheffner.com



F021d
1"=20'
C6.0

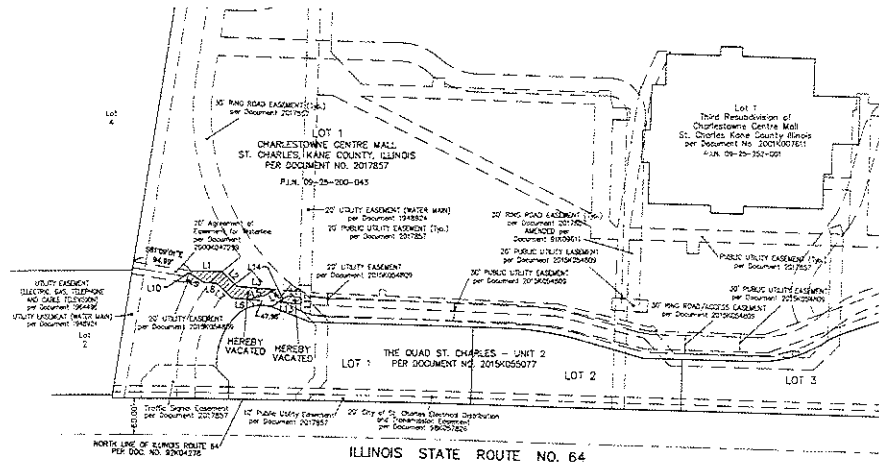
PLAT OF VACATION

OF PART OF A 20 FOOT PUBLIC UTILITY EASEMENT PER DOCUMENT 2015K054809 IN PART OF LOT 1 OF CHARLESTOWN CENTRE MALL, ST. CHARLES, KANE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2017857, IN KANE COUNTY, ILLINOIS.



BASE OF MEASUREMENT
NAD 83, ILLINOIS STATE PLANE, EAST ZONE (1201)

| NO. | BEARING | LENGTH |
|-----|-------------|--------|
| L1 | S89°00'50"E | 50.86 |
| L2 | S46°17'37"E | 34.50 |
| L3 | S28°23'07"E | 67.53 |
| L4 | S88°40'15"W | 16.65 |
| L5 | S74°34'33"W | 72.75 |
| L6 | N85°23'12"W | 78.44 |
| L7 | N48°17'07"W | 35.09 |
| L8 | N89°20'52"W | 90.64 |
| L9 | N38°04'47"W | 25.30 |
| L10 | N33°26'13"E | 4.36 |
| L11 | S24°45'46"E | 22.28 |
| L12 | S01°33'00"W | 11.09 |
| L13 | N45°23'07"W | 38.47 |
| L14 | N36°49'57"E | 18.27 |



OWNERS CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF Napa) SS

THIS IS TO CERTIFY THAT E. Ron Krausz IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATED AND RECORDED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 3rd DAY OF March 2017

SC 3800 MAIN LLC,
a Delaware limited liability company

By: Krausz Management One, LLC,
a Delaware limited liability company,
its Manager

By: E. Ron Krausz, its Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Napa)
On March 3, 2017, before me, Martha R. Mulendy, Notary Public,
State Here insert Name and Title of the Officer
Personally appeared E. Ron Krausz,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Martha R. Mulendy
Signature of Notary Public



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS
APPROVED AND ACCEPTED THIS ____ DAY OF _____ A.D. 2017
CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS
BY _____ MAYOR
ATTEST _____ CITY CLERK

NOTE

20' PUBLIC UTILITY EASEMENT PER DOCUMENT 2015K054809 AND AS SHOWN HEREON ARE HEREBY VACATED.

Approved: The City of St. Charles
Approved: John J. Mulendy 3/21/17
Approved: John J. Mulendy 4/11/17
Approved: John J. Mulendy 3/21/17
Contract: R.A.W. ENGINEER

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT FOR THE PURPOSE OF VACATING EASEMENTS.

DATED THIS 28TH DAY OF DECEMBER, 2016.

Carl J. Cook
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-1545



JACOB & HEFNER ASSOCIATES
1310 Riverfront Plaza, Suite 200, Naperville, Illinois 60563
PHONE: (630) 652-4400, FAX: (630) 652-4401
www.jacobandhefner.com
Illinois Professional Land Surveyor License No. 144-064877 Exp. 03/31

REVISED 02-15-17

| | |
|----------------|----------------------|
| Survey No. | FD21c |
| Ordered By: | THE KRAUSZ COMPANIES |
| Description: | PLAT OF VACATION |
| Date Prepared: | DECEMBER 26, 2016 |
| Scale: | 1" = 100' |
| Field Notes: | N/A |
| Prepared By: | CC/2016 |

PLAT OF EASEMENT GRANT

OF

PART OF LOT 1 IN THE QUADS ST. CHARLES - UNIT 2 BEING A RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 08, 2015 AS DOCUMENT NUMBER 20150650077, AND PART OF LOT 1 OF CHARLESTONVILLE CENTRE HALL ST. CHARLES, KANE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2017065, ALL IN KANE COUNTY, ILLINOIS.

BEARING COURSES FOR LOT 1 IN THE QUADS ST. CHARLES - UNIT 2

| LINE | BEARING | DISTANCE | ARC | RADIUS | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|------|-----------------|----------|-----|---------|------------|-----------------|----------------|
| 1 | N 10° 15' 27" E | 10.20' | C1 | 111.50' | 111.50' | N 10° 15' 27" E | 34.57' |
| 2 | N 74° 10' 15" W | 27.90' | C2 | 56.00' | 56.00' | N 74° 10' 15" W | 34.57' |
| 3 | S 88° 28' 45" E | 27.00' | C3 | 56.00' | 56.00' | S 88° 28' 45" E | 34.57' |

- C1 = DENOTES CHORD BEARING
- C2 = DENOTES CHORD DISTANCE
- C3 = DENOTES CHORD BEARING
- L = DENOTES ARC LENGTH
- P.B.C. = DENOTES POINT OF BEGINNING
- P.C.C. = DENOTES POINT OF COMMENCEMENT
- R = DENOTES RADIUS

OWNERS CERTIFICATE

STATE OF Delaware)
COUNTY OF New Castle) SS

THIS IS TO CERTIFY THAT SC OUT PARCELS ONE LLC IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATED AND RECORDED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 21st DAY OF March, 2017.

SC OUT PARCELS ONE LLC,

a Delaware limited liability company,

By: KG Management Inc.

a Delaware corporation,

its Manager

By: Robert M. Kraus, President

ACKNOWLEDGEMENT

STATE OF Delaware)
COUNTY OF New Castle)

On the 21st day of March, A.D. 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Robert M. Kraus, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on this instrument, the individual, or the person upon behalf of whom the individual acted, executed the instrument.

Sandra P. Boudin
Notary Public
My Commission expires: Feb 23, 2018

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 2017.

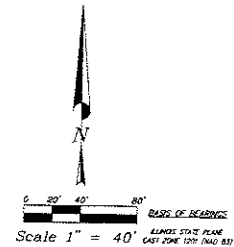
CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING, BUT NOT LIMITED TO, AMERICAN AND MIDCO AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, IMPROVING, OPERATING, REPLACING, REPAIRING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, STEAM, WATER DETENTION AND RESTORATION WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, OR UNDER, UNDER OR THROUGH SAID EASEMENTS, IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH THE RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MAINTAIN WORKMANLIKE CONDITION, NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, FENCING, FENCES, SIDEWALKS, CLADDING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE ABOVE SAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRANTY FLOW IN SAID SEWER OR SEWERS UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.



OWNERS CERTIFICATE

STATE OF California)
COUNTY OF Napa) SS

THIS IS TO CERTIFY THAT F. Ron Kraus IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATED AND RECORDED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 2nd DAY OF MARCH, 2017.

SC 3800 MAIN LLC,

a Delaware limited liability company,

By: KG Management Inc.

a Delaware corporation,

its Manager

By: Robert M. Kraus, its Manager

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Napa)

ON MARCH 3, 2017 BEFORE ME, Martha A. Mulcahy, Notary Public

DATE F. Ron Kraus
PERSONALLY APPEARED F. Ron Kraus
NAME(S) OF SIGNER(S)

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Martha A. Mulcahy
SIGNATURE OF NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT FOR THE PURPOSE OF GRANTING EASEMENTS.

DATED THIS 7TH DAY OF NOVEMBER, A.D. 2016.

Carl J. Cook
CARL J. COOK
JACOBS & HEFNER ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3543
MY LICENSE EXPIRES NOVEMBER 30, 2018



| | |
|----------------|-----------------------|
| Survey No. | FD21C |
| Ordered By: | The Kraus Corporation |
| Completed: | |
| Date Prepared: | NOVEMBER 2, 2016 |
| Revised: | 1" = 40' |
| Prepared By: | SW |

REVISED 02-27-17
REPLACED 02-13-17



PLAT OF EASEMENT GRANT

OF
PART OF LOTS 4 AND 5 IN THE QUADS ST. CHARLES - UNIT 2 BEING A RECONSIDERATION OF PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 04, 2015 AS DOCUMENT NUMBER 201504050077, IN KANE COUNTY, ILLINOIS.

DB = DENOTES CHORD BEARING
D = DENOTES CHORD DISTANCE
DOC = DENOTES DOCUMENT
L = DENOTES LOT LENGTH
N = DENOTES NORTH
P.O.B. = DENOTES POINT OF BEGINNING
P.O.C. = DENOTES POINT OF COMMENCEMENT
R = DENOTES RADIUS

OWNERS CERTIFICATE

STATE OF Delaware
COUNTY OF New Castle

THIS IS TO CERTIFY THAT SC Out Reach Center IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 24 DAY OF March 2017

SC OUT REACHES ONE LLC,
a Delaware limited liability company

By: IEO Management Inc.
a Delaware corporation,
its Manager

By: [Signature]
Carol K. Krause, President

ACKNOWLEDGMENT

STATE OF Delaware
COUNTY OF New Castle

On the 24 day of March in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Carol K. Krause, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public
My Commission expires: Feb 23, 2018

CITY COUNCIL CERTIFICATE

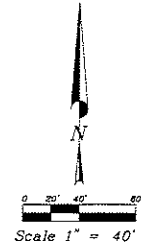
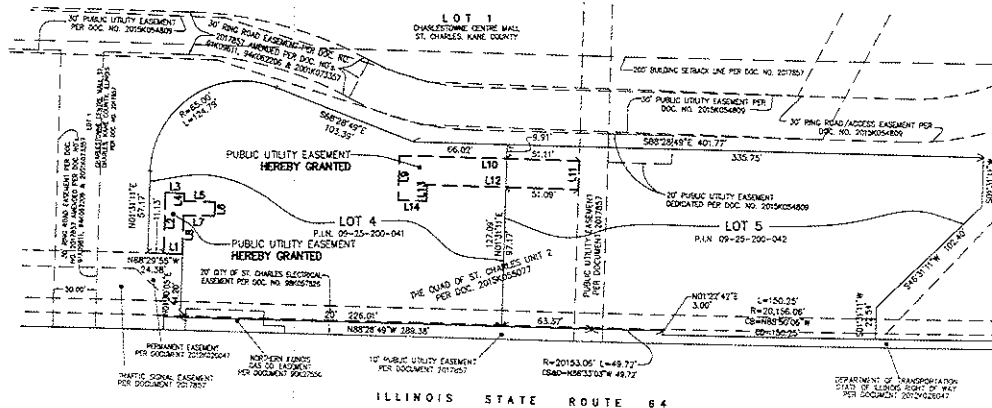
STATE OF (ILLINOIS) } SS
COUNTY OF (KANE)

APPROVED AND ADOPTED THIS _____ DAY OF _____, A.D. 201__

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS.

BY _____
MAYOR

ATTEST _____
CITY CLERK



BASIS OF BEARINGS

ILLINOIS STATE PLANE
(GAST ZONE 1001 (GAST 83))

| NO. | BEARING | LENGTH |
|-----|-------------|--------|
| 1 | N88°29'55"W | 13.25 |
| 2 | N88°29'55"W | 43.31 |
| 3 | S88°29'48"W | 13.25 |
| 4 | S88°31'11"W | 5.47 |
| 5 | S88°29'48"W | 21.83 |
| 6 | S88°31'11"W | 10.00 |
| 7 | N88°29'48"W | 21.83 |
| 8 | S88°31'11"W | 28.89 |
| 9 | N88°29'48"W | 31.22 |
| 10 | S88°29'48"W | 126.67 |
| 11 | S88°31'11"W | 22.92 |
| 12 | N88°29'48"W | 106.66 |
| 13 | S88°31'11"W | 11.22 |
| 14 | N88°29'48"W | 22.92 |

PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING, BUT NOT LIMITED TO, AMERITON AND NCCOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"). IN UPON ADDRESS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWER DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON, ADDRESS, UNDER OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENTS, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH THE RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK TO BACKFILL AND MAINTAIN SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PARKING, FENCES, SIDEWALKS, CURBS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PROOF APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE QUANTITY FLOW IN SAID SEWER OR SEWERS UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF (DUPAGE)

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT FOR THE PURPOSE OF GRANTING EASEMENTS.

DATED THIS 28TH DAY OF DECEMBER, A.D. 2016.

[Signature]
CARL J. COOK
JACOB & HEFNER ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2543
MY LICENSE EXPIRES NOVEMBER 30, 2018



JACOB & HEFNER ASSOCIATES
1233 Westfield Road, Suite 200, Downers Grove, IL 60155
PHONE: (630) 474-0000, FAX: (630) 474-0001
www.jacobandhefner.com
Illinois Professional Surveyor License No. 004-0000077 Exp. 03/01/18

REVISED 02-17-17
REVISED 02-15-17

| | |
|----------------|------------------------|
| Survey No. | FD21d |
| Ordered By: | THE KRAUSE COMPANIES |
| Description: | PLAT OF EASEMENT GRANT |
| Date Prepared: | DECEMBER 28, 2016 |
| Scale: | 1" = 40' |
| Drawn By: | JK |
| Printed By: | JK |