



#2019-54 Crystal Point Final PUD Amendment - Outlot Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	April 17, 2019
<u>Request:</u>	Final Planned Unit Development Amendment to allow exterior changes to the site, signage and building facade.
<u>Location:</u>	5750 Northwest Highway
<u>Acreage:</u>	4,315 square foot outlot building
<u>Existing Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: B-2 PUD General Commercial South: B-2 PUD General Commercial East: B-2 PUD General Commercial West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The Crystal Point Shopping Center was built and annexed to Crystal Lake in the 1970s. It started as an enclosed mall with various stores and parking on both sides of the buildings. Today it is occupied by big box tenants like Steinhafel's, TJ Maxx, Best Buy, Bed, Bath & Beyond and Ulta.
- The outlot building was previously occupied by Boston Market. The space will now be divided up into two tenant spaces.

Development Analysis:

Land Use/Zoning

- The site is zoned B-2 PUD General Commercial. This is the most appropriate zoning district for retail uses.
- The land use map shows the area as Commerce. This is an appropriate land use designation for retail development.

Building Elevations:

- The façade is currently masonry and EIFS. These materials will remain, but painted with the new color scheme. The EIFS would be repainted Divine White. The masonry would be repainted Tanbark.
- The decorative parapet and banding on the building would remain.

- A larger entrance with a parapet two feet higher than the existing roof top would be constructed at the corner for the main tenant. This would add interest to the building while breaking up the roof plane.
- Awnings would be added over the new front windows and tenant entrances.
- The storefront windows and doors would be a dark bronze anodized aluminum.
- The overall changes to the elevations are a positive for the center.

Site:

- The landscape along the south and east sides, the two sides most visible to Route 14, would be increased by adding hydrangea, feather reed grass, daylilies, dense yew, and catmint.
- A sidewalk would be added along the side of the building to access the second tenant space.
- The parking lot would remain the same.

Signage:

- The wall signage would be divided for two tenants, allowing 75 square feet for each tenant with no more than 50 square feet per sign. The plans illustrate five 30-square-foot signs, which meets the requirements of the UDO and no variation is required.
- The existing free-standing sign would be converted to a two tenant sign with a new sign cabinet. The sign illustrated is 9 feet high and 50 square feet, which meets the UDO and no variation is required.

Floor Plan:

- The existing space would be divided up into two spaces, with one space at 3,032 square feet and the second space at 1,137 square feet.
- The building would house two retail tenants.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow the changes to the exterior façade, site and signage. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. The proposed amendment enhances the character of the center and allows for a new and unique design for this specific tenant.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future homes. The following goals are applicable to this request:

Land Use - Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Economic Development – Grow the City’s Tax Base

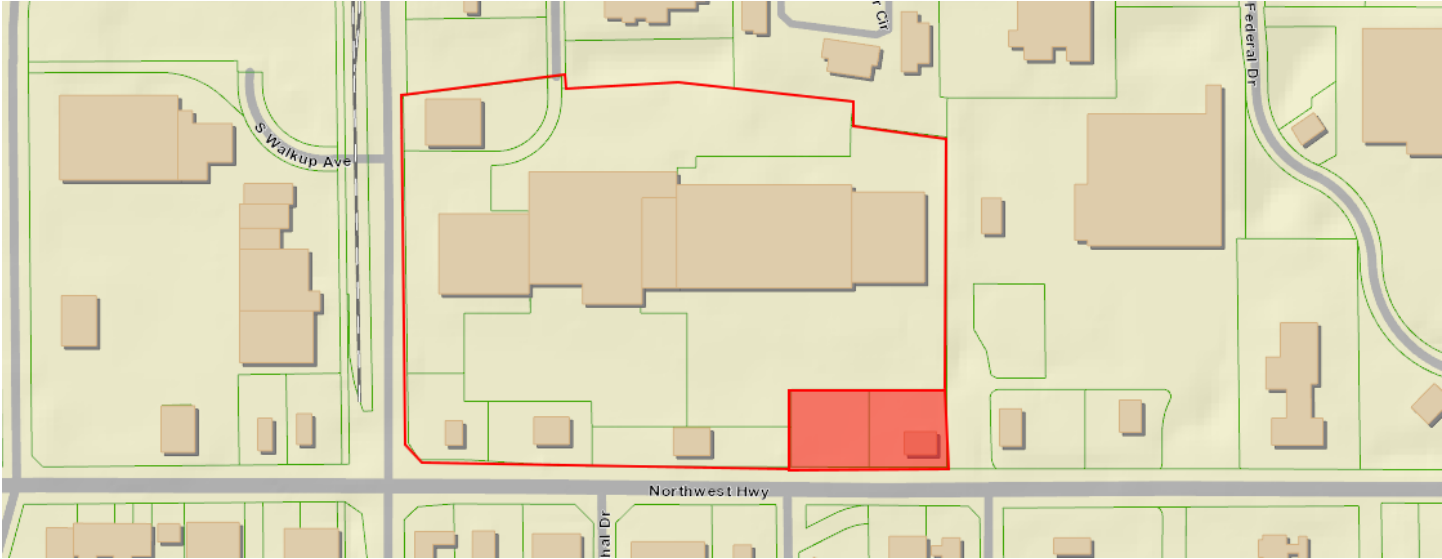
Goal: Establish economic development practices that recruit new businesses and retain existing businesses and allow for the ease to redevelop vacant centers.

Recommended Conditions:

If a motion to recommend approval of the petitioner’s request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (IRC Retail Centers, received 03/27/19)
 - B. Narrative (PFDA Architects, dated 03/21/19, received 03/27/19)
 - C. Site Plan (PFDA Architects, dated 11/29/17, received 03/27/19)
 - D. Floor Plan (PFDA Architects, dated 03/21/19, received 03/27/19)
 - E. Landscape Plan (PFDA Architects, dated 03/21/19, received 03/27/19)
 - F. Elevations (PFDA Architects, dated 03/21/19, received 03/27/19)
 - G. Signage (Olympik Signs, dated 03/20/19, received 03/27/19)
 - H. Alta Survey (American Surveying & Mapping, dated 03/24/16, received 03/27/19)
2. The overall planned unit development approval and all subsequent amendments are still in effect unless modified by this ordinance.
3. The landscape plan should include some landscape screening for the utility box at the northwest corner of the building and some low landscape material, such as daylilies, in the parking lot island immediately east of the building.
4. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

PLN-2019-00054 CRYSTAL POINT SC – 5750 NORTHWEST HWY – PUD AMENDMENT

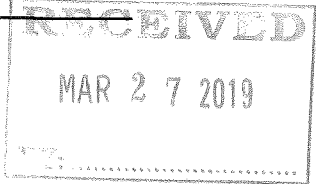


City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: CRYSTAL POINT MALL - Former Boston Market Retrofit



Action Requested

- | | |
|---------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input checked="" type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: JEFFREY BROWNELL - PFDA ARCHITECTS, INC.

Address: 2803 BUTTERFIELD ROAD, SUITE 340

OAK BROOK, IL 60523

Phone: 312.795.1245

Fax: 312.795.6123

E-mail: jbrownell@pfdainc.com

Owner Information (if different)

Name: BOB BOSWELL- IRC RETAIL CENTERS

Address: 814 COMMERCE DRIVE, SUITE 300

OAK BROOK, IL 60523

Phone: 630.451.8551

Fax: 630.812.7999

E-mail: boswell@ircetailcenters.com

Property Information

Project Description: FACADE REMODEL & SPACE RECONFIGURATION FOR FUTURE TENANTS IN A FORMER BOSTON MARKET STORE. REMODEL INCLUDES NEW STOREFRONT, NEW ENTRANCES, NEW SIDEWALK, NEW LANDSCAPPING & A MODIFIED E.I.F.S. SIGN BAND.

Project Address/Location: 5750 NORTHWEST HIGHWAY - FORMER BOSTON MARKET BUILDING,

CRYSTAL POINT MALL - CRYSTAL LAKE, IL 60014

PIN Number(s): 19-04-300-023 & 19-04-300-024

Development Team

Please include address, phone, fax and e-mail

Developer: IRC RETAIL CENTERS - BOB BOSWELL

Architect: PFDA ARCHITECTS, INC. - JEFFREY BROWNELL

Attorney: N/A

Engineer: N/A

Landscape Architect: WENDY SCHULENBERG

Planner: ELIZABETH MAXWELL

Surveyor: AMERICAN SURVEYING & MAPPING

Other: _____

Signatures

JEFFREY BROWNELL, 

3/15/2019

PETITIONER: Print and Sign name (if different from owner)

Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

PETER FORAN 

3/15/2019

OWNER: Print and Sign name

Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

CORPORATION SERVICE COMPANY

www.cscglobal.com

CSC- West Trenton
P.O.Box 77132
830 Bear Tavern Road, Suite
305
West Trenton, NJ 08628-1020
800-631-2155
609-530-0877 (Fax)

Matter# 518996-05178 42S-U
Project Id :

Order# 077663-280
Order Date 03/25/2016

Entity Name: INLAND CRYSTAL POINT, L.L.C.
Jurisdiction: DE - Secretary of State
Request for: Amendment/Correction/Restated/Designation Filing
File#: 3830447
File Date: 03/30/2016
Result: Filed

Ordered by CAROL BUCKALEW at BLANK ROME

Thank you for using CSC. For real-time 24 hour access to the status of any order placed with CSC, access our website at www.cscglobal.com.

If you have any questions concerning this order or CSCGlobal, please feel free to contact us.

Michael Melocchi
mmelocch@cscinfo.com

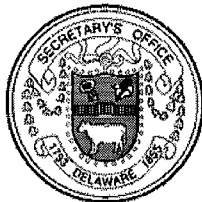
The responsibility for verification of the files and determination of the information therein lies with the filing officer; we accept no liability for errors or omissions.

Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "INLAND CRYSTAL POINT, L.L.C.", CHANGING ITS NAME FROM "INLAND CRYSTAL POINT, L.L.C." TO "IRC CRYSTAL POINT, L.L.C.", FILED IN THIS OFFICE ON THE THIRTIETH DAY OF MARCH, A.D. 2016, AT 4:49 O`CLOCK P.M.




Jeffrey W. Bullock, Secretary of State

3830447 8100
SR# 20161975053

Authentication: 202075580
Date: 03-31-16

You may verify this certificate online at corp.delaware.gov/authver.shtml

STATE OF DELAWARE

CERTIFICATE OF AMENDMENT

OF

CERTIFICATE OF FORMATION

OF

INLAND CRYSTAL POINT, L.L.C.

IT IS HEREBY CERTIFIED THAT:

1. The name of the Limited Liability Company is Inland Crystal Point, L.L.C.
2. The Certificate of Formation of the Limited Liability Company is hereby amended by changing Article 1 so that, as amended, said Article 1 shall be read as follows:

“The name of the Limited Liability Company is IRC Crystal Point, L.L.C.”

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Amendment to the Certificate of Formation of Inland Crystal Point, L.L.C. as of the 30th day of March, 2016.

By: Beth Sprecher Brooks
BETH SPRECHER BROOKS
AUTHORIZED PERSON



PTAX-203 Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at www.revenue.state.il.us/retd.

Step 1: Identify the property and sale information.

1 1800 Northwest Highway
Street address of property (or 911 address, if available)

Crystal Lake Crystal Lake
City or village Township

2 Write the total number of parcels to be transferred. 2

3 Write the parcel identifying numbers and lot sizes or acreage.*
Parcel identifying number Lot size or acreage
a 19-04-300-024 33.36 acres
b 19-04-300-023
c
d
Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of deed/trust document: 0 / 7 / 2 0 / 0 / 4
Month Year

5 Type of deed/trust document* (Mark with an "X"):
 Quit claim deed Executor deed Trustee deed
 Other (specify) Special warranty deed

6 Yes No Will the property be the buyer's principal residence?*

7 Yes No Was the property advertised for sale or sold using a real estate agent?*

8 Identify the property's current and intended primary use.
Current Intended (Mark only one item per column with an "X")

a Vacant land/lot
b Residence (single-family, condominium, townhome, or duplex)
c Mobile home residence
d Apartment building (8 units or less) No. of units: _____
e Apartment building (over 8 units) No. of units: _____
f Office
g Retail establishment
h Commercial building (specify)*: _____
i Industrial building
j Farm
k Other (specify)*: _____

Do not write in this area.
This space is reserved for the County Recorder's Office use.

County: MCHENRY COUNTY RECORDER
PHYLLIS K. WALTERS

Date: 2004R0069427

Doc. No.: 07/30/2004 12:42PM

Vol.: PAGES 9

Page: RECORDING FEE 23.00
COUNTY STAMP FEE 18650.00
STATE STAMP FEE 37300.00

Received by: _____

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.
(Mark with an "X")
 Demolition/damage Additions Major remodeling
 New construction Other (specify): _____
Date of significant change*: _____ / _____ / _____
Month Year

10 Identify only the items that apply to this sale. (Mark with an "X.")

a Fulfillment of installment contract — year contract initiated*: 2004

b Sale between related individuals or corporate affiliates

c Transfer of less than 100 percent interest*

d Court-ordered sale*

e Sale in lieu of foreclosure

f Condemnation

g Auction sale

h Seller/buyer is a relocation company

i Seller/buyer is a financial institution* or government agency

j Buyer is a real estate investment trust

k Buyer is a pension fund

l Buyer is an adjacent property owner

m Buyer is exercising an option to purchase*

n Trade of property (simultaneous)*

o Sale-leaseback

p Other (specify)*: _____

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 17 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A.

11 Full actual consideration* \$ 37,300,000

12a Amount of personal property included in the purchase* \$ -

12b Was the value of a mobile home included on Lines 11 and 12a? Yes X No

13 Subtract Line 12a from Line 11. This is the net consideration for real property. \$ 37,300,000

14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11* \$ -

15 Outstanding mortgage amount to which the transferred real property remains subject* \$ -

16 If this transfer is exempt, use an "X" to identify the provision. b k m

17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. \$ 37,300,000

18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61,002 rounds to 62). 74600

19 Illinois tax stamps — multiply Line 18 by 0.50. \$ 37,300.00

20 County tax stamps — multiply Line 18 by 0.25. \$ 18,850.00

21 Add Lines 19 and 20. This is the total amount of transfer tax due. \$ 55,950.00

* See instructions.

PTAX-203 (R-7/00)

ID:NT

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

Page 1 of 2

04-45-6135

2004R0069427

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

Step 4: Complete the requested information;

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

CRYSTAL POINT CENTER LLC, an Illinois limited liability company

Seller's or trustee's name

220 North Smith Street, Suite 300,

Street address (after sale) By JLC Crystal Lake Corporation
By CEO, JLC Corporation

Seller's or agent's signature

Seller's trust number (if applicable)

Palatine IL 60067

City State ZIP

(847) -215-3500

Seller's daytime phone

Buyer Information (Please print.)

INLAND CRYSTAL POINT LLC

Buyer's or trustee's name

2901 Butterfield Road

Street address (after sale)

By Daniel J. Kasper V.P.

Buyer's or agent's signature

Buyer's trust number (if applicable)

Oak Brook IL 60523

City State ZIP

(830) -218-8000

Buyer's daytime phone

Mall tax bill to:

Inland Real Estate Company

2901 Butterfield Road

Name or company

Street address

Oak Brook

IL 60523

City

State ZIP

Preparer Information (Please print.)

Denise Paradis Krasnow Saunders Cornblath LLP

Preparer's and company's name

500 North Dearborn Street Second Fl

Street address

Denise Paradis Krasnow Saunders Cornblath LLP

Preparer's signature

denise@ksc-law.com

Preparer's e-mail address (if available)

Freed

Preparer's file number (if applicable)

Chicago IL 60610

City State ZIP

(312) 755 5700

Preparer's daytime phone

Identify any required documents submitted with this form. (Mark with an 'X')

Extended legal description Form PTAX-203-A
 Itemized list of personal property

To be completed by the Chief County Assessment Officer

County	Township	Class	Cook-Minor	Code 1	Code 2	3 Year prior to sale
						4 Does the sale involve a mobile home assessed as real estate? Yes No
2 Board of Review's final assessed value for the assessment year prior to the year of sale.						5 Comments
Land						
Buildings						
Total						

To be completed by the Illinois Department of Revenue

Full consideration	Tab number
Adjusted consideration	

04-45-6138

2004R0069427

EXHIBIT A
LEGAL DESCRIPTION

STREET ADDRESS: 1600 Northwest Highway
CITY: Crystal Lake, Illinois
COUNTY: McHenry
TAX NUMBERS: 19-04-300-024, 19-04-300-023

PARCEL 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 4; THENCE NORTH 0 DEGREES 54' 29" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1044.58 FEET TO THE SOUTHWEST CORNER OF CRYSTAL LAKE BUSINESS CENTER UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1988, AS DOCUMENT NO. 88R0019918 IN MCHENRY COUNTY, ILLINOIS; THENCE NORTH 82 DEGREES 30' 03" EAST ALONG THE SOUTH LINE OF SAID CRYSTAL LAKE BUSINESS CENTER UNIT NO. 1, 43.49 FEET TO A POINT ON EAST RIGHT-OF-WAY LINE OF MAIN STREET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 82 DEGREES 30' 03" EAST ALONG THE LAST DESCRIBED COURSE, 390.98 FEET; THENCE SOUTH 1 DEGREE 17' 58" EAST, 56.78 FEET TO A POINT OF CURVATURE; THENCE OUTEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET, AS SAID CURVE IS CONVEXED TO THE SOUTHEAST, FOR AN ARC DISTANCE OF 223.15 FEET (SAID CURVE HAVING A CHORD BEARING SOUTH 44 DEGREES 21' 49" WEST AND A CHORD DISTANCE OF 200.27 FEET) TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 58' 23" WEST, 246.15 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTH 1 DEGREE 03' 27" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 148.82 TO THE POINT OF BEGINNING, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 4; THENCE NORTH 0 DEGREES 54' 29" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1044.58 FEET TO THE SOUTHWEST CORNER OF CRYSTAL LAKE BUSINESS CENTER UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1988, AS DOCUMENT NO. 88R0019918 IN MCHENRY COUNTY, ILLINOIS; THENCE NORTH 82 DEGREES 30' 03" EAST ALONG THE SOUTH LINE OF SAID CRYSTAL LAKE BUSINESS CENTER UNIT NO.

04-45-6137

2004R0069427

1, FOR A DISTANCE OF 472.19 FEET; THENCE SOUTH 1 DEGREE 17' 58" WEST 33.89 FEET THENCE NORTH 86 DEGREES 30 MINUTES 46 SECONDS EAST 307.18 FEET; THENCE SOUTH 84 DEGREES 13 MINUTES 15 SECONDS EAST, 481.54 FEET; THENCE SOUTH 5 DEGREES 22 MINUTES 22 SECONDS WEST, 64.97 FEET; THENCE SOUTH 82 DEGREES 55 MINUTES 25 SECONDS EAST, 261.67 FEET TO THE MONUMENTED EAST LINE OF LANDS DESCRIBED IN DOCUMENT 787732, AS RECORDED JANUARY 21, 1980 IN MCHENERY COUNTY, ILLINOIS; THENCE SOUTH 0 DEGREES 14 MINUTES 13 SECONDS EAST ALONG SAID MONUMENTED EAST LINE., 943.05 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4, 1495.17 FEET TO THE POINT OF BEGINNING (EXCEPTING THAT PART DEDICATED FOR HIGHWAY PURPOSES BY DOCUMENT 613784 AND CIRCUIT COURT CASE 98ED1 AS RECORDED IN MCHENERY COUNTY, ILLINOIS AND ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 4; THENCE 0 DEGREES 54 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1044.58 FEET TO THE SOUTHWEST CORNER OF CRYSTAL LAKE BUSINESS CENTER UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1988 AS DOCUMENT 88R0019918 IN MCHENERY COUNTY, ILLINOIS THENCE NORTH 82 DEGREES 30 MINTUES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID CRYSTALLAKE BUSINESS CENTER UNIT NUMBER 1, 43.49 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 82 DEGREES 30 MINUTES 03 SECONDS EAST ALONG THE LAST DESCRIBED COURSE, 390.98 FEET; THENCE SOUTH 1 DEGREES 17 MINUTES 58 SECONDS EAST, 56.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 140 FEET; AS SAID CURVE IS CONVEXED TO THE SOUTHEAST, FOR AN ARC DISTANCE OF 223.15 FEET (SAID CURVE HAVING A CHORD BEARING OF SOUTH 44 DEGREES 21 MINUTES 49 SECONDS WEST AND A CHORD DISTANCE OF 200.27 FEET) TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 58 MINUTES 23 SECONDS WEST, 246.15 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH 1 DEGREE 03 MINTUES 27 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 148.82 FEET TO THE POINT OF BEGINNING, IN THE CITY OF CRYSTAL LAKE, MCHENERY COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART CORRECTED BY DOCUMENT 92R040512 RECORDED JULY 24, 1992, IN MCHENERY COUNTY, ILLINOIS.

04-45-6138



PTAX-203-A

Illinois Real Estate Transfer Declaration Supplemental Form A

(Non-residential: sale price over \$1 million)

File this form with Form PTAX-203, Illinois Real Estate Transfer Declaration, and the original deed or trust document at the County Recorder's office within the county where the property is located if the following conditions are met:

- On Form PTAX-203, Line 11 the sale price is over \$1 million, and
- On Form PTAX-203, Line 8 the property's current use is marked "Apartment building (over 6 units)," "Office," "Retail establishment," "Commercial building," "Industrial building," or "Other."

Please read the instructions on the back of this form.

Do not write in this area. This space is reserved for the County Recorder's Office use.

County: **MCHENRY COUNTY RECORDER
PHYLLIS K. WALTERS**

Date: **2004R0069427**

Doc. No.: **07/30/2004 12:42PM**

Vol.: **PAGES 9**

Page: **RECORDING FEE 23.00
COUNTY STAMP FEE 18650.00
STATE STAMP FEE 37300.00**

Received by:

Step 1: Identify the property and sale information.

- 1 Write the property's street address, city or village, and township. (From Line 1 of Form PTAX-203)
1600 Northwest Highway Crystal Point Lake, IL Crystal Lake
 Street address of property (or 911 address, if available) City or village Township
- 2 Write the parcel identifying number from Line 3a of Form PTAX-203. Parcel Identifier: 19-04-300-024, 19-04-300-023
- 3 Write the total number of months the property was for sale on the market.* 0 2 Months
- 4a Was the improvement occupied on the sale date? * A "No" response means that all improvements were totally unoccupied. Yes No
 If the answer is "No," write the total number of months all improvements were unoccupied before the sale date. Go to Line 5. Months
- 4b Write the approximate percentage of total square footage of improvements occupied or leased on the sale date. Include all improvements. 100 Percent
- 4c Did the buyer occupy the property on the sale date? Yes No
 If the answer is "No," go to Line 5.
- 4d Will the buyer continue to occupy part or all of the property after the sale? Yes No
- 4e Write the beginning and ending dates of the buyer's lease agreement. Lease dates: / to /
 Month Year Month Year
- 4f Briefly describe any renewal options.

- 5 If the buyer owns other properties within an approximate one-half mile radius of the property, complete the following information for the two closest properties owned by the buyer.
- | Property | Street address | City or village | Parcel identifying number |
|------------|----------------|-----------------|---------------------------|
| Property 1 | _____ | _____ | _____ |
| Property 2 | _____ | _____ | _____ |
- 6 Did Line 12a of Form PTAX-203 include an amount for a transfer of personal property? Yes No
 If the answer is "Yes," submit a list of personal property transferred.*
- 7 Did the seller's financing arrangements affect the sale price on Line 11 of Form PTAX-203? * Yes No
 If the answer is "Yes," please explain how the financing affected the sale price.
- 8 In your opinion, is the net consideration for real property entered on Line 13 of Form PTAX-203 a fair reflection of the market value on the sale date? Yes No
 If the answer is "No," please explain.

Step 2: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the facts stated in this form are true and correct. Any person who willfully falsifies or omits any information required in this form shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

Seller's or trustee's name: Crystal Point Center LLC Seller's daytime phone: (847) 215-5414

Address: 220 N. Smith St., Palatine, IL 60067
 Street address City State ZIP

Seller's or agent's signature: [Signature] Date: 7/20/04
 City State ZIP

Buyer's or trustee's name: Inland Crystal Point LLC Buyer's daytime phone: (630) 218-7366

Address: 2901 Butterfield Rd., Oak Brook, IL 60523
 Street address City State ZIP

Buyer's or agent's signature: [Signature] Date: 7/24/04
 City State ZIP

* See Instructions.
 PTAX-203-A (N-9/99)
 Reorder Form No. 2550

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227

04-45-6139 Page 1 of 2
 Recorder's Office

Instructions for Completing Form PTAX-203-A

Step 1: Identify the property and sale information.

Line 3

Write the total number of months that the property was advertised for sale by a real estate agent, newspaper, trade publication, radio/electronic media, or a sign. If the property has been advertised for sale for more than 99 months, enter "99."

Lines 4a through 4f

Line 4a — Answer "Yes" or "No" (indicate with an "X") depending on whether or not the improvement (*i.e.*, structure) was occupied on the sale date. If the property has more than one improvement, answer "No" only if all the improvements were totally unoccupied on the sale date.

If the answer to Line 4a is "No," write the total number of months that all improvements were totally unoccupied before the sale date and go to Line 5. If the property has been unoccupied for more than 99 months, enter "99." If the answer to Line 4a is "Yes," go to Lines 4b and 4c.

Line 4b — Write the approximate percentage of the total square footage of all the improvements that was occupied or leased on the sale date. This applies to the improvements only, not the land.

Line 4c — Answer "Yes" or "No" (indicate with an "X") depending on whether or not the buyer was a current occupant of the property at the time of the sale. If the answer is "No," go to Line 5. If the answer is "Yes," go to Line 4d.

Line 4d — Answer "Yes" or "No" (indicate with an "X") depending on whether or not the buyer will continue to occupy part or all of the property after the sale. If the answer is "No," go to Line 5. If the answer is "Yes," go to Line 4e.

Line 4e — Write the beginning and ending dates of the buyer's lease agreement, if applicable.

Line 4f — Briefly describe in the space provided any options to renew the lease agreement between the seller and the buyer.

Example: "10-year lease agreement with two 5-year options to renew; rental amount to be renegotiated at the time of renewal."

Line 5

If the buyer owns other properties within an approximate one-half mile radius of the property, write the street addresses, the names of the cities or villages (if applicable), and the parcel identifying numbers of the two closest properties owned by the buyer. The PIN is printed on the real estate tax bill and assessment notice. The chief county assessment officer can assist you with this information.

Line 6

Answer "Yes" or "No" (indicate with an "X") depending on whether or not Line 12a of Form PTAX-203 included an amount for personal property. If the answer is "Yes," you **must** submit an itemized list of personal property transferred from the seller to the buyer. Include the value attributed to each item and on Form PTAX-203, Step 4, mark "Itemized list of personal property." If you prepared a list for Line 12a of Form PTAX-203, do not prepare an additional list.

Line 7

Answer "Yes" or "No" (indicate with an "X") depending on whether or not the amount on Line 11 of the Form PTAX-203 was affected by the seller monetarily participating in the financing arrangements. This includes, but is not limited to, seller paying points, seller providing all or a portion of the financing, *etc.* If the answer is "No," go to Line 8.

If the answer is "Yes," please explain, in the space provided, how the financing affected the sale price.

Line 8

Answer "Yes" or "No" (indicate with an "X") depending on whether or not, in your opinion, the net consideration for real property entered on Line 13 of the Form PTAX-203 is a fair reflection of the market value on the sale date. If the answer is "Yes," go to Step 2 of this form. If the answer is "No," please provide an explanation in the space provided.

Step 2: Complete the requested information.

Write the requested information for the seller and the buyer. Write the addresses and daytime phone numbers where the seller and buyer can be contacted **after** the sale. The seller and the buyer (or their agents) must sign this form. By signing the form, the parties involved in the real estate transfer verify that

- they have examined the completed Form PTAX-203-A;
- the information provided on this form is true and correct; and
- they are aware of the criminal penalties of law (printed in the instructions for Form PTAX-203) associated with falsifying or omitting any information on this form.

9

①
48 00009560288
X 560000 8X

STATE OF ILLINOIS
STATE & COUNTY TAX
JUL. 30.04
MC HENRY COUNTY

0000023095
REAL ESTATE TRANSFER TAX
5595000
FP351022

MCHENRY COUNTY RECORDER
PHYLLIS K. WALTERS
2004R0069427
07/30/2004 12:42PM
PAGES 9
RECORDING FEE 23.00
COUNTY STAMP FEE 18650.00
STATE STAMP FEE 37300.00

Prepared by:
Sue Ann Fishbein
Krasnow Saunders Cornblath, LLP
500 N. Dearborn Street - 2nd Floor
Chicago, IL 60610

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of July, 2004, between CRYSTAL POINT CENTER LLC, an Illinois limited liability company, grantor, and INLAND CRYSTAL POINT LLC, a Delaware limited liability company, grantee.

WITNESSETH, that the grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid by the grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the grantee, and to his heirs and assigns, FOREVER, all of the following described real estate, situated in the County of McHenry, State of Illinois, known and described as follows, to-wit:

See Exhibit A attached hereto

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all 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 the said premises as above described, with the appurtenances, unto the grantee, his heirs and assigns forever.

And the grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee, his heirs and assigns, that it 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to: the Permitted Exceptions attached hereto as Exhibit B.

IN WITNESS WHEREOF, said grantor has hereto affixed its name the day and year first above written.

TICOR - 5K

TICOR

04-45-6141

EXHIBIT A
LEGAL DESCRIPTION

STREET ADDRESS: 1600 Northwest Highway
CITY: Crystal Lake, Illinois
COUNTY: McHenry
TAX NUMBERS: 19-04-300-024, 19-04-300-023

PARCEL 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 4; THENCE NORTH 0 DEGREES 54' 29" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1044.58 FEET TO THE SOUTHWEST CORNER OF CRYSTAL LAKE BUSINESS CENTER UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1988, AS DOCUMENT NO. 88R0019918 IN MCHENRY COUNTY, ILLINOIS; THENCE NORTH 82 DEGREES 30' 03" EAST ALONG THE SOUTH LINE OF SAID CRYSTAL LAKE BUSINESS CENTER UNIT NO. 1, 43.49 FEET TO A POINT ON EAST RIGHT-OF-WAY LINE OF MAIN STREET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 82 DEGREES 30' 03" EAST ALONG THE LAST DESCRIBED COURSE, 390.98 FEET; THENCE SOUTH 1 DEGREE 17' 58" EAST, 56.78 FEET TO A POINT OF CURVATURE; THENCE OUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET, AS SAID CURVE IS CONVEXED TO THE SOUTHEAST, FOR AN ARC DISTANCE OF 223.15 FEET (SAID CURVE HAVING A CHORD BEARING SOUTH 44 DEGREES 21' 49" WEST AND A CHORD DISTANCE OF 200.27 FEET) TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 58' 23" WEST, 246.15 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTH 1 DEGREE 03' 27" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 148.82 TO THE POINT OF BEGINNING, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 4; THENCE NORTH 0 DEGREES 54' 29" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1044.58 FEET TO THE SOUTHWEST CORNER OF CRYSTAL LAKE BUSINESS CENTER UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1988, AS DOCUMENT NO. 88R0019918 IN MCHENRY COUNTY, ILLINOIS; THENCE NORTH 82 DEGREES 30' 03" EAST ALONG THE SOUTH LINE OF SAID CRYSTAL LAKE BUSINESS CENTER UNIT NO.

04-45-6143

1, FOR A DISTANCE OF 472.19 FEET; THENCE SOUTH 1 DEGREE 17' 58" WEST 33.89 FEET THENCE NORTH 86 DEGREES 30 MINUTES 46 SECONDS EAST 307.18 FEET; THENCE SOUTH 84 DEGREES 13 MINUTES 15 SECONDS EAST, 481.54 FEET; THENCE SOUTH 5 DEGREES 22 MINUTES 22 SECONDS WEST, 64.97 FEET; THENCE SOUTH 82 DEGREES 55 MINUTES 25 SECONDS EAST, 261.67 FEET TO THE MONUMENTED EAST LINE OF LANDS DESCRIBED IN DOCUMENT 787732, AS RECORDED JANUARY 21, 1980 IN MCHENRY COUNTY, ILLINOIS; THENCE SOUTH 0 DEGREES 14 MINUTES 13 SECONDS EAST ALONG SAID MONUMENTED EAST LINE., 943.05 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4, 1495.17 FEET TO THE POINT OF BEGINNING (EXCEPTING THAT PART DEDICATED FOR HIGHWAY PURPOSES BY DOCUMENT 613784 AND CIRCUIT COURT CASE 98ED1 AS RECORDED IN MCHENRY COUNTY, ILLINOIS AND ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 4; THENCE 0 DEGREES 54 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1044.58 FEET TO THE SOUTHWEST CORNER OF CRYSTAL LAKE BUSINESS CENTER UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1988 AS DOCUMENT 88R0019918 IN MCHENRY COUNTY, ILLINOIS THENCE NORTH 82 DEGREES 30 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID CRYSTAL LAKE BUSINESS CENTER UNIT NUMBER 1, 43.49 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAIN STREET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 82 DEGREES 30 MINUTES 03 SECONDS EAST ALONG THE LAST DESCRIBED COURSE, 390.98 FEET; THENCE SOUTH 1 DEGREES 17 MINUTES 58 SECONDS EAST, 56.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 140 FEET; AS SAID CURVE IS CONVEXED TO THE SOUTHEAST, FOR AN ARC DISTANCE OF 223.15 FEET (SAID CURVE HAVING A CHORD BEARING OF SOUTH 44 DEGREES 21 MINUTES 49 SECONDS WEST AND A CHORD DISTANCE OF 200.27 FEET) TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 58 MINUTES 23 SECONDS WEST, 246.15 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH 1 DEGREE 03 MINUTES 27 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 148.82 FEET TO THE POINT OF BEGINNING, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART CORRECTED BY DOCUMENT 92R040512 RECORDED JULY 24, 1992, IN MCHENRY COUNTY, ILLINOIS.

04-45-6144

EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES, GENERAL AND SPECIAL ASSESSMENTS AND ANY SIMILAR TAXES OR CHARGES INCLUDED ON THE GENERAL REAL ESTATE TAX BILL, IMPOSED WITH RESPECT TO THE PROPERTY WHICH ARE NOT DUE AND OWING;
2. EXISTING LEASES AND PARTIES IN POSSESSION; AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.
3. ACTS OF GRANTEE.
4. RIGHTS OF K-MART CORPORATION UNDER A MEMORANDUM OF LEASE MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST # 44121 TO ROBERT HALL VILLAGE AT CRYSTAL LAKE, INC., DATED NOVEMBER 10, 1972 AND RECORDED SEPTEMBER 18, 1973 AND DATED NOVEMBER 10, 1972 AS DOCUMENT NUMBER 603522, ASSIGNED TO K-MART CORP. BY DOCUMENT NO. 750764 AND OF ALL PARTIES CLAIMING THEREUNDER.
5. LEASE MADE BY GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY, AS LESSOR AND, TO B. C. CHICAGO, INC. (BOSTON CHICKEN), AS LESSEE, DATED MAY 26, 1994, A MEMORANDUM OF WHICH WAS RECORDED JUNE 23, 1994 AS DOCUMENT NO. 94R36440 AND DUPLICATE ORIGINAL OF SAID MEMORANDUM RECORDED JUNE 23, 1994 AS DOCUMENT NO. 94R38546.
6. RIGHT OF DEDICATION RECORDED AS DOCUMENT NO. 613784 IN MCHENRY COUNTY, ILLINOIS;
7. ASSIGNMENT AND ASSUMPTION OF LEASE DATED JUNE 11, 1995 BETWEEN BC CHICAGO, INC. AND BC GREAT LAKES, L.L.C. ASSIGNMENT OF LEASE DATED MAY 26, 2000 BETWEEN BC GREAT LAKES, L.L.C. AND GOLDEN RESTAURANT OPERATIONS, INC., RECORDED JUNE 2, 2000 AS DOCUMENT 2000R28234.
8. LEASE MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 21, 1994 AND KNOWN AS TRUST NUMBER 119090 TO BORDERS, INC. DATED JANUARY 13, 1998, A MEMORANDUM OF WHICH WAS RECORDED AUGUST 11, 1998 AS DOCUMENT NO. 98R52634

04-45-6145

9. LEASE MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 21, 1994 AND KNOWN AS TRUST NUMBER 119090 TO BED, BATH AND BEYOND OF CRYSTAL LAKES DATED JANUARY 9, 1998, A MEMORANDUM OF WHICH WAS RECORDED FEBRUARY 2, 1998 AS DOCUMENT NO. 98R5887.
10. LEASE MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 119090 TO OFFICE DEPOT, INC., DATED AUGUST 16, 1999, A MEMORANDUM OF WHICH WAS RECORDED AUGUST 20, 1999 AS DOCUMENT NO. 1999R59217.
11. LEASE MADE BY CRYSTAL POINT CENTER, LLC, (LANDLORD) AND COST PLUS, INC. (TENANT) DATED FEBRUARY 3, 2003 A MEMORANDUM OF WHICH WAS RECORDED APRIL 15, 2003 AS DOCUMENT NO. 2003R0048424.
12. EXISTING UNRECORDED LEASES IN FAVOR OF ACE HARDWARE; WILD ORCHARD THAI BISTRO; PELLA WINDOWS & DOORS; BEST BUY; THE SPORTS AUTHORITY; GUARANTY BANK, SSB; COLONIAL CAFE; PANERA BREAD; RITZ CAMERA, AND ARBY'S, AS DISCLOSED BY RENT ROLL DATED JULY 15, 2004.
13. ORDINANCE ESTABLISHING CITY OF CRYSTAL LAKE SPECIAL SERVICE AREA NO. 2 RECORDED MAY 15, 1990 AS DOCUMENT NUMBER 90R017471, TO PROVIDE SPECIAL MUNICIPAL SERVICE TO SAID AREA IN ADDITION TO OTHER SERVICES PROVIDED TO THE CITY OF CRYSTAL LAKE AND THE PROVISIONS AND CONDITIONS THEREIN CONTAINED.
14. RIGHTS OF PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, ITS SUCCESSORS AND ASSIGNSAS ACQUIRED BY PERMIT FROM SARAH COWLIN, RECORDED SEPTEMBER 11, 1912 IN BOOK 1 OF MISCELLANEOUS RECORDS, PAGE 380.
15. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RECORDED/FILED AS DOCUMENT NO. 643360.
16. RIGHTS OF THE CITY OF CRYSTAL LAKE, A MUNICIPAL CORPORATION TO CONSTRUCT, OPERATE AND MAINTAIN WATER AND SEWER MAINS UPON THE LAND AND OTHER LAND ACQUIRED BY GRANT OF EASEMENT FROM SHOPPING POINT MALL, B.V., RECORDED JANUARY 21, 1980 AS DOCUMENT NUMBER 788542, AND THE PROVISIONS THEREIN CONTAINED.

04-45-6146

17. EASEMENT FOR WATER MAIN AND SANITARY SEWER AS DISCLOSED BY PLAT OF SURVEY MADE BY W. L. SAMBARSKI, DATED APRIL 2, 1976, ALSO AS DISCLOSED BY WARRANTY DEED RECORDED JUNE 14, 1980 AS DOCUMENT NUMBER 883684 AND AS SHOWN ON THE PLAT OF SURVEY BY CHARLES A. MIONSKE INC. DATED JUNE 2, 2004 AND REVISED JUNE 25, 2004 NUMBER 2004-164.
18. EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING TRAFFIC CONTROL DEVICES AS DISCLOSED BY EASEMENT AGREEMENT RECORDED MARCH 22, 1990 AS DOCUMENT NO. 90R009991 FROM 100 WALL STREET ASSOCIATES TO THE CITY OF CRYSTAL LAKE.
19. EASEMENT RECORDED JULY 24, 1992 AS DOCUMENT NO. 92R040513 FROM 100 WALL STREET ASSOCIATES TO THE CITY OF CRYSTAL LAKE.
20. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO USE, CONTAINED IN THE DOCUMENT RECORDED MARCH 29, 1999 AS DOCUMENT NO. 1999R23298, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
21. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RECORDED/FILED AS DOCUMENT NO. 1999R66473.
22. TERMS AND PROVISIONS OF CRYSTAL LAKE WATER MAIN MAINTENANCE AGREEMENT BETWEEN THE CITY OF CRYSTAL LAKE AND LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 21, 1994 AND KNOWN AS TRUST NUMBER 119098 RECORDED AS DOCUMENT 1999R83835.
23. EASEMENT IN FAVOR OF THE CITY OF CRYSTAL LAKE, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 2001R27215, AFFECTING THAT PART OF THE LAND AS DEPICTED ON EXHIBIT 'B' ATTACHED THERETO.
24. BLANKET EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS RECORDED/FILED AS DOCUMENT NO. 605803, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, AS SHOWN ON PLAT OF SURVEY

04-45-6147

PREPARED BY CHARLES A. MIONSKE INC., JOB NO. 2002-047, DATED MARCH 4, 2002.

25. UNRECORDED EASEMENT FOR TELEPHONE, AS DISCLOSED BY UNDERGROUND TELEPHONE LINES DEPICTED ON PLAT OF SURVEY PREPARED BY CHARLES A. MIONSKE INC., JOB NO. 2002-047, DATED MARCH 4, 2002, AFFECTING THE SOUTHWESTERLY PART OF THE LAND.
26. DECLARATION OF EASEMENT (DETENTION AND MUNICIPAL UTILITY) RECORDED MARCH 18, 2002 AS DOCUMENT 2002R24845.
27. DECLARATION OF ACCESS EASEMENT RECORDED MARCH 18, 2002 AS DOCUMENT 2002R24846.
28. DECLARATION OF ACCESS EASEMENT RECORDED MARCH 18, 2002 AS DOCUMENT 2002R24847.
29. CRYSTAL LAKE MUNICIPAL UTILITY MAINTENANCE AGREEMENT RECORDED MARCH 18, 2002 AS DOCUMENT 2002R24849.

04-45-6148

07/08/04 12:00 2815 455 1739

CHICAGO TITLE

001

PHYLIS K. WALTERS
RECORDER

Glen

Telephone: 815-338-2517 or
815-338-2040 ext. 208

McHENRY COUNTY GOVERNMENT CENTER McHENRY COUNTY RECORDER
McHENRY COUNTY RECORDER
2200 NORTH SEMINARY AVENUE 2004R0069427
WOODSTOCK, IL 60098

07/30/2004 12:42PM

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

CIRCLE THE NUMBER BELOW WHICH IS APPLICABLE TO THE ATTACHED DEED.

STATE OF ILLINOIS

COUNTY OF McHENRY

SS.

RECORDING FEE 23.00
COUNTY STAMP FEE 18650.00
STATE STAMP FEE 37300.00

DOCUMENT NO. _____

Thomas H. Fraerman, being duly sworn on oath, states that
he resides at 220 N. Smith Street #300 Palatine, IL 60067. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of McHenry County, Illinois, to accept the attached deed for recording.

Thomas H. Fraerman
Thomas H. Fraerman

SUBSCRIBED AND SWORN TO BEFORE ME

this 20th day of July, 2004

Marie A. Chapetta
Notary Public



04-45-6149

PUBLIC NOTICE
BEFORE THE PLANNING
AND ZONING COMMISSION
OF THE CITY OF CRYSTAL
LAKE, MCHENRY COUNTY,
ILLINOIS

IN THE MATTER OF THE
PETITION OF

IRC Crystal Point, LLC

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by PFDA Architects Inc. representing IRC Crystal Point, LLC, for a Final Planned Unit Development Amendment, relating to the property at 5750 Northwest Highway in Crystal Lake, Illinois 60014.

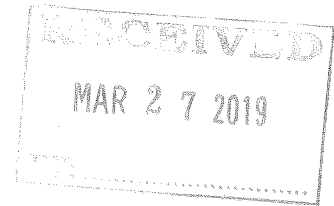
PINs: 19-04-351-016, 19-04-351-015.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow exterior façade changes including signage for two new tenants pursuant to Article 4 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday April 17, 2019, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning
Commission
City of Crystal Lake

(Published in the Northwest
Herald on March 30, 2019)
1646147

**PUD Amendment Scope of work Narrative;****Former Boston Market Retrofit****Crystal Point Shopping Center****5750 Northwest Highway****Crystal Lake, IL 60014**

Following is a Landlord scope of work construction narrative for the former Boston Market Outparcel Store. The existing Building will be retrofitted to accommodate (2) Future Tenants. This Landlord work will include a full interior build-out, new utilities, new entrances/ exits, new storefront, new landscaping, new sidewalks and façade modifications.

Existing Building;

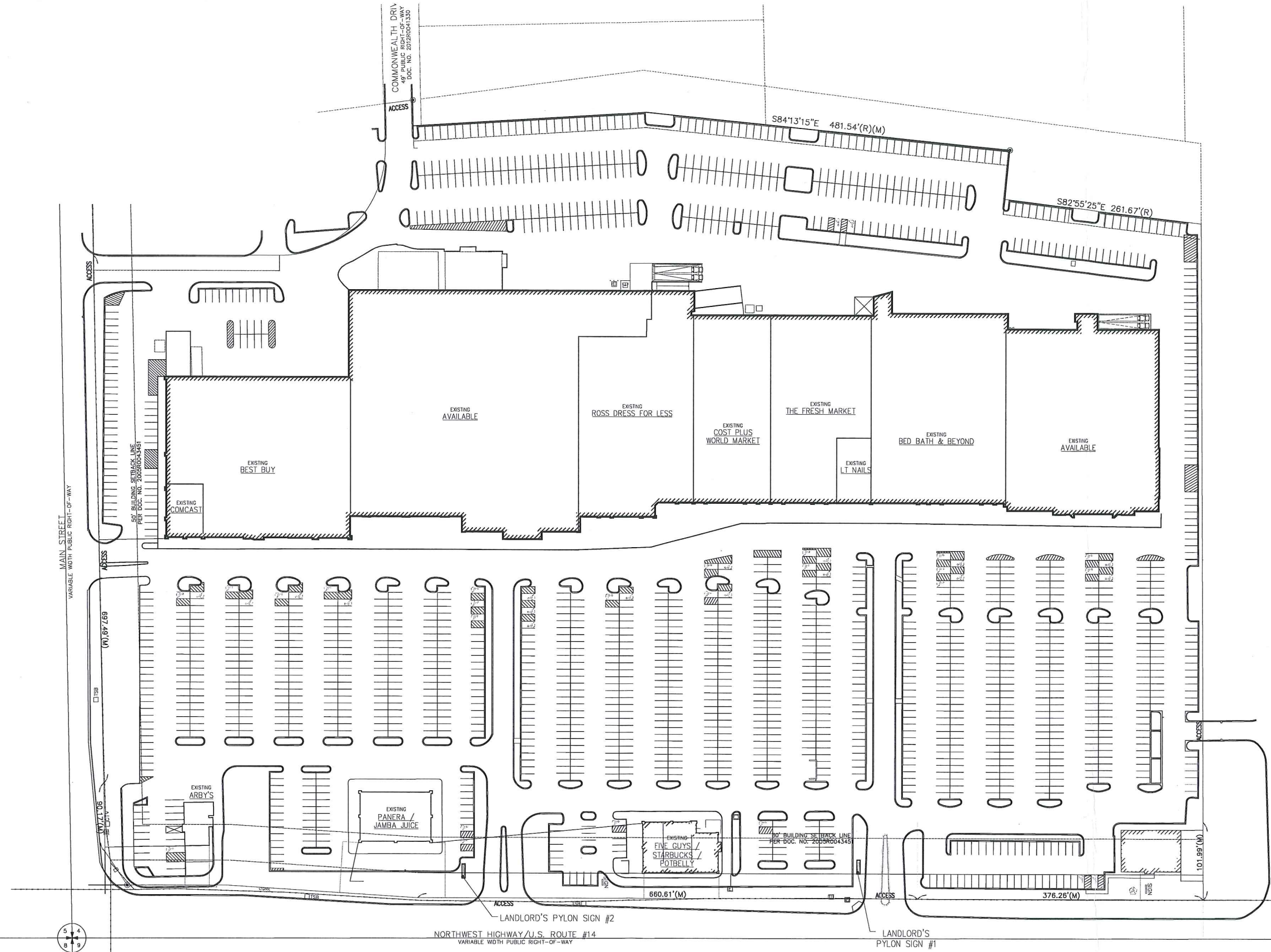
The existing building is a one-story Outparcel Retail Facility formerly occupied by Boston Market. The Boston Market built-out and façade remodel work was completed in 1994. The shell consists of masonry perimeter bearing walls on poured concrete foundations.

Proposed Exterior Alterations;

The front & side elevation of the building will be modified to accommodate a new Corner Tower Element with a raised Parapet. The new Parapet will be about 2'-0" higher than the existing main Parapet at 16'-6". Also, the existing EIFS sign band will be repainted and modified to visibly defined two separate spaces, with (2) separate Wall Signs for each Tenant totaling 150 SF. Furthermore, new Awnings will be added which will allow this Building to be more consistent with other Tenants in the Shopping Center. In addition, a new Dark Bronze Anodized Aluminum Storefront System with new Entry/ Exist Doors for each Tenant will be provided along with new Landscaping and new Sidewalks.

The other side elevation and the rear elevation will simply be repainted and include providing a new Exit Door.

SITE PLAN EXHIBIT



2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

OWNER:



IRC
RETAIL CENTERS
814 COMMERCE DRIVE
SUITE 300
OAK BROOK, IL 60523

PROJECT:

SITE PLAN EXHIBIT

CRYSTAL POINT MALL
8000 NORTHWEST HIGHWAY
(U.S. ROUTE 14 & MAIN ST.)
CRYSTAL LAKE, IL 60014

SHEET TITLE:

NO.	DATE	DESCRIPTION
11.29.17		SITE PLAN EXHIBIT

COPYRIGHT - PFDA, INCORPORATED
ALL DRAWING AND WRITTEN INFORMATION
APPEARING HEREIN SHALL NOT BE
DUPLICATED, DISCLOSED OR OTHERWISE
REPRODUCED WITHOUT WRITTEN CONSENT.

DRAWN BY: _____ CHECKED BY: _____

SHEET: **RECEIVED**
MAR 27 2019
JOB NO. XXXXX

1 SITE PLAN EXHIBIT
EXH-1 SCALE: 1"=50'-0"



OWNER:



IRC
RETAIL CENTERS
814 COMMERCE ROAD
SUITE 300
OAK BROOK, IL 60523

PROJECT:

AS-BUILT PLAN

CRYSTAL POINT MALL
5750 NORTHWEST HIGHWAY
(U.S. ROUTE 14 & MAIN ST.)
CRYSTAL LAKE, IL 60014

SHEET TITLE:
LEASE PLAN

NO.	DATE	DESCRIPTION
03.21.19		FOR ELEVATION REVIEW

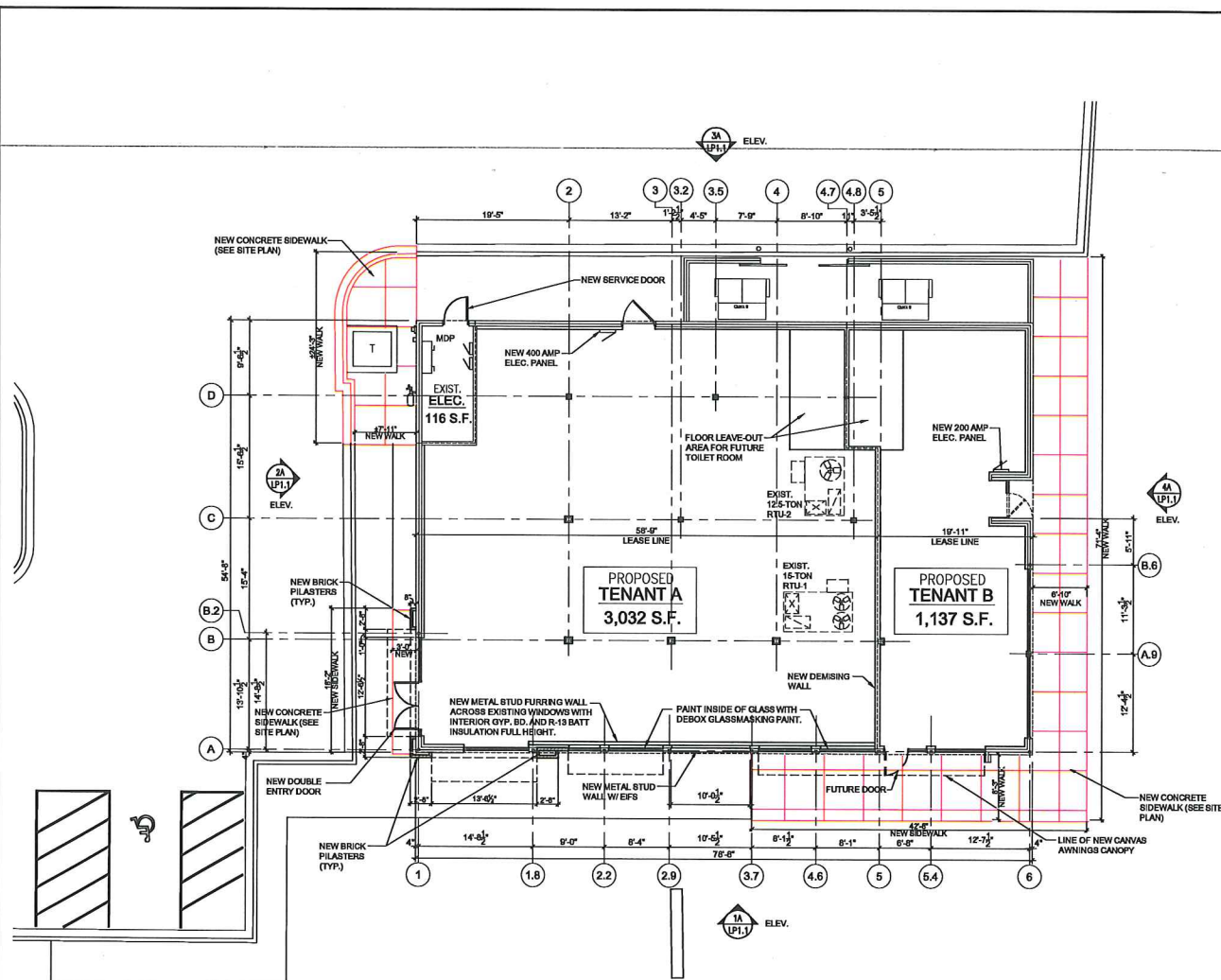
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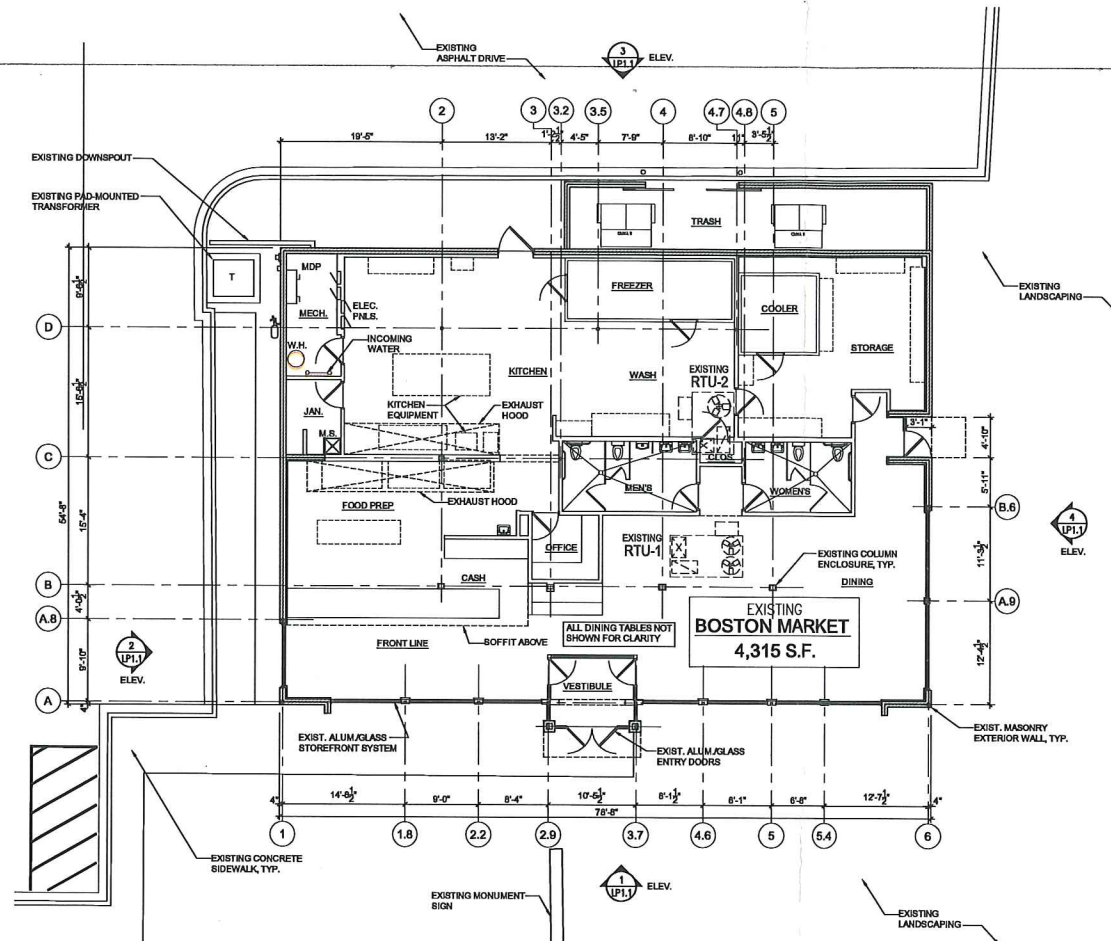
SHEET:

LP1.0

JOB NO. 18095



2 PROPOSED FLOOR PLAN
LP1.0 SCALE: 1/8"=1'-0"



1 AS-BUILT FLOOR PLAN
LP1.0 SCALE: 1/8"=1'-0"



NO.	DATE	DESCRIPTION
03.21.19		PUD AMENDMENT

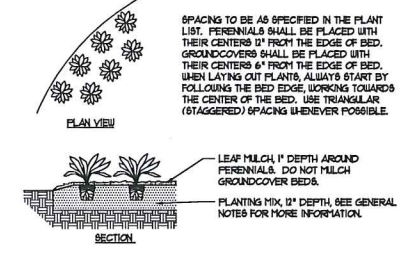
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GENERAL NOTES

- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- QUANTITIES SHOWN ON THE DRAWING AND IN THE PLANT LIST ARE PROVIDED ONLY FOR THE CONTRACTOR'S CONVENIENCE. THE NUMBER OF PLANT SYMBOLS SHOWN ON THE DRAWING SUPERCEDES ALL QUANTITIES PROVIDED. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES ON THE DRAWING AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS PER THE PLANT SYMBOLS SHOWN ON THE DRAWING.
- ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDINGS.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREA, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESTORED WITH 800. REPLACED FEATURES, PLANTS AND 800 SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR.
- PROVIDE POSITIVE DRAINAGE AT ALL TIES. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERN. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERNS.
- IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 30% AND 50% SILT, 10% AND 25% CLAY, AND 30% AND 60% SAND. THE PH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 6%. TOPSOIL SHALL BE FREE OF BEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR Muddy CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE. IF TESTED TOPSOIL REQUIRES ADJUSTMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL RE-TEST THE TOPSOIL, RE-TEST AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL ON SITE.
- ALL PLANT MATERIAL MUST BE SPECIFIC QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FOLIAGE. PLANTS THAT ARE NOT SPECIFIC QUALITY WILL NOT BE ACCEPTED. ALL PLANTS MUST HAVE BEEN LOCALLY GROWN AT A STATE INSPECTED AND CERTIFIED NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE. CONTRACTOR TO PROVIDE STATE INSPECTION CERTIFICATES FROM NURSERIES.
- ALL DECIDUOUS AND EVERGREEN SHRUBS THAT ARE 3/4" HEIGHT OR TALLER ARE TO HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS WITH SIZES THAT MEET THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION. DECIDUOUS AND EVERGREEN SHRUBS THAT ARE 3/4" HEIGHT OR LESS MAY EITHER HAVE FRESHLY DUG BALLED AND BURLAPPED ROOT BALLS OR MAY BE CONTAINER GROWN. ALL PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS MUST BE CONTAINER GROWN. CONTAINER GROWN MATERIALS SHALL HAVE BEEN GROWN IN THEIR CURRENT CONTAINER FOR A PERIOD OF NO LESS THAN SIX MONTHS.
- ALL SHRUBS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. AN EXAMPLE SHRUB MAY BE TAGGED OR PICTURES MAY BE SUBMITTED FOR APPROVAL. ALL SHRUBS THAT DO NOT MATCH THE APPROVED EXAMPLE SHRUB IN SIZE AND FORM, WILL BE REJECTED. ALL OTHER SHRUBS MUST MEET THE MINIMUM SIZES GIVEN IN THE PLANT LIST AND BE SPECIFIC QUALITY. SHRUBS THAT DO NOT MEET THESE GUIDELINES WILL BE REJECTED.
- PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:
DECIDUOUS SHRUBS: APR 1 THROUGH NOV 15
EVERGREEN SHRUBS: APR 1 THROUGH NOV 1
PERENNIALS: MAY 1 THROUGH OCT 15

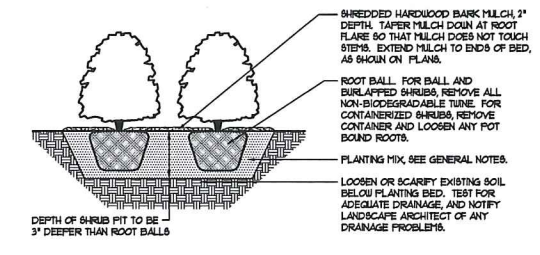
WHEN FAVORABLE WEATHER CONDITIONS EXIST OUTSIDE OF THE PLANTING SEASON THE CONTRACTOR MAY INSTALL PLANTS WHEN APPROVED BY THE LANDSCAPE ARCHITECT.
- TEST PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 1" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
- PLANTING MIX FOR ALL PLANTINGS SHALL BE AS FOLLOWS. MIXING OF PLANTING MIX COMPONENTS SHALL BE THOROUGHLY BLENDED OUTSIDE THE PLANTING PITS, PRIOR TO PLANTING.
SHRUBS: 50% TOPSOIL, 10% SAND, 10% PINE FINES
PERENNIALS: 70% TOPSOIL, 5% SAND, 5% PINE FINES
- FOR PLANTING MIXES, SAND SHALL BE ANGULAR, COARSE SAND AND PINE FINES SHALL BE 3/16" SOUTHERN PINE BARK FINES.
- BARK MULCH FOR SHRUBS SHALL BE FINELY SHREDDED, PREMIUM HARDWOOD BARK MULCH, FREE OF TWIG, LEAVES OR OTHER DEBRIS. BARK MULCH SHALL NOT CONTAIN ANY WOOD AND SHALL NOT BE ARTIFICIALLY COLORED.
- LEAF MULCH FOR PERENNIALS SHALL BE COMPOSTED LEAF MATTER, COMPOSTED FOR A PERIOD OF BETWEEN 6 MONTHS AND ONE YEAR. LEAF COMPOST IS NOT ACCEPTABLE.
- ALL PLANT BEDS ARE TO BE WELL SHAPED 'TRAPEZOID' CUT EDGES, 3" DEPTH IN LINES OR IN CURVES AS SHOWN ON THE DRAWINGS.
- MAINTENANCE OF ALL LANDSCAPING SHALL BEGIN AT INSTALLATION AND CONTINUE UNTIL ACCEPTANCE. MAINTENANCE SHALL CONSIST OF WATERING, SEEDING AND ALL OTHER ACTIVITIES TO MAINTAIN A HEALTHY LANDSCAPE.
- THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR 'ACCEPTANCE'. REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND 'ACCEPTANCE'.
- THE CONTRACTOR SHALL FURNISH THE OWNER WITH A LANDSCAPE MAINTENANCE MANUAL UPON ACCEPTANCE. THE LANDSCAPE MAINTENANCE MANUAL SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION TO THE OWNER.
- SHRUBS AND PERENNIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF 'ACCEPTANCE'. AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR 'FINAL ACCEPTANCE'. REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND 'FINAL ACCEPTANCE'.

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUND COVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS. SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACINGS. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.

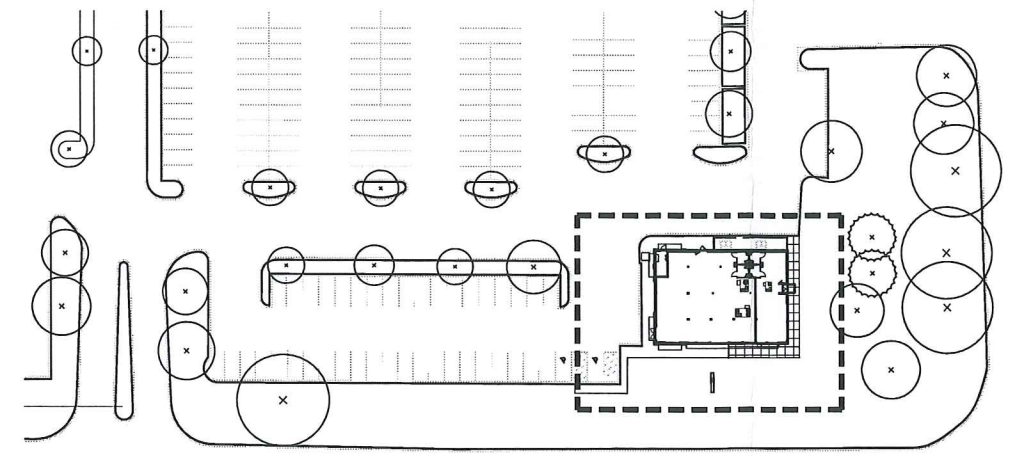


4 PERENNIAL AND GROUND COVER PLANTING DETAIL
NOT TO SCALE

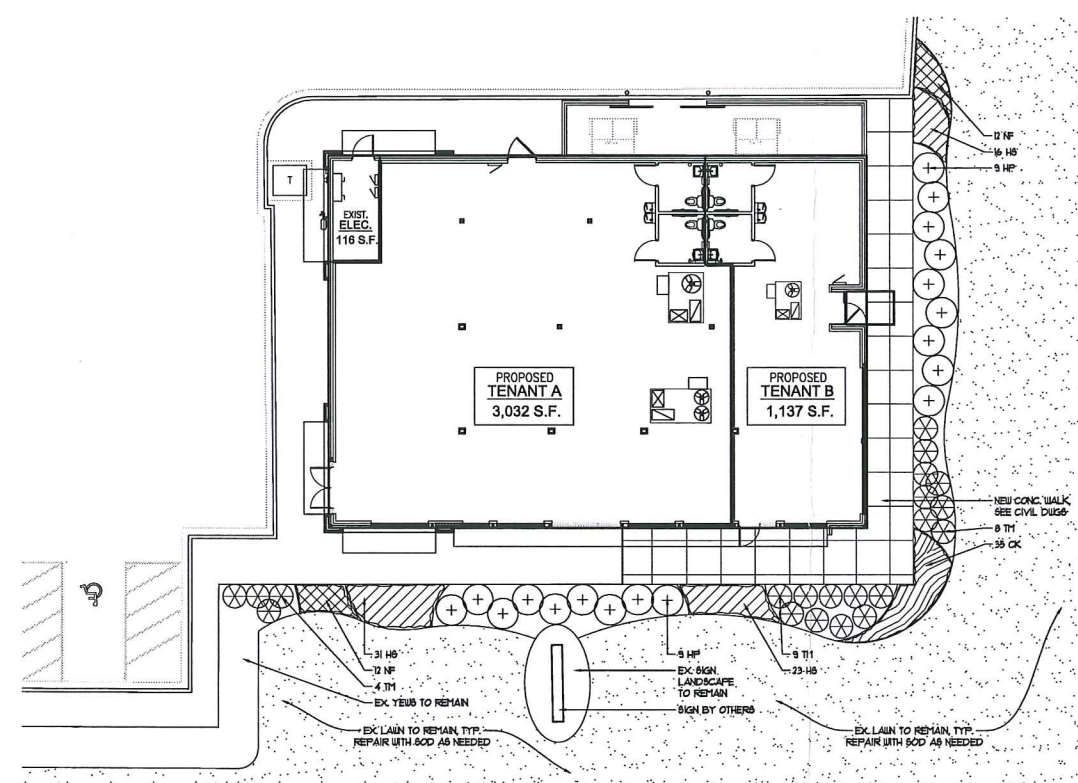
LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING. SHRUB BEDS ARE TO BE EXCAVATED AS A SINGLE SHRUB PIT. EXTEND SHRUB PIT WIDTH TO EDGES OF PLANT BED AS SHOWN ON THE LANDSCAPE PLAN. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. REMOVE TWINE FROM ROOT FLARE. BACKFILL AND WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB FLUSH. STRAIGHTEN SHRUB IF SETTLING OCCURS. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. MULCH LIMITS FOR SHRUBS SHALL EXTEND TO ALL OUTER EDGES OF PLANTING BEDS, SEE LANDSCAPE PLAN FOR BED LAYOUTS.



3 SHRUB PLANTING DETAIL
NOT TO SCALE



1 KEY PLAN
SCALE: 1" = 40'-0"

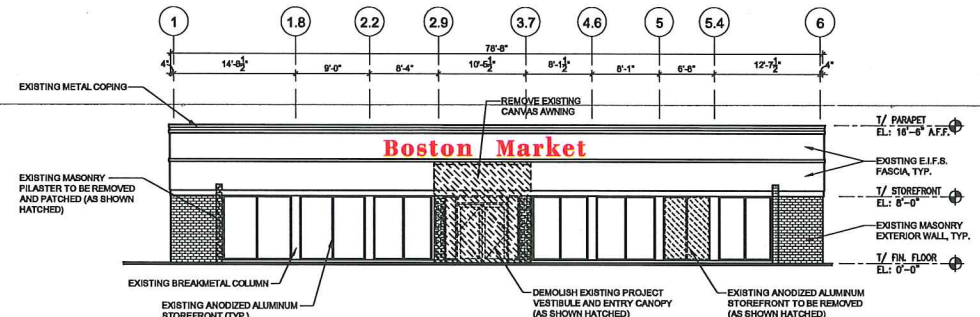


2 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

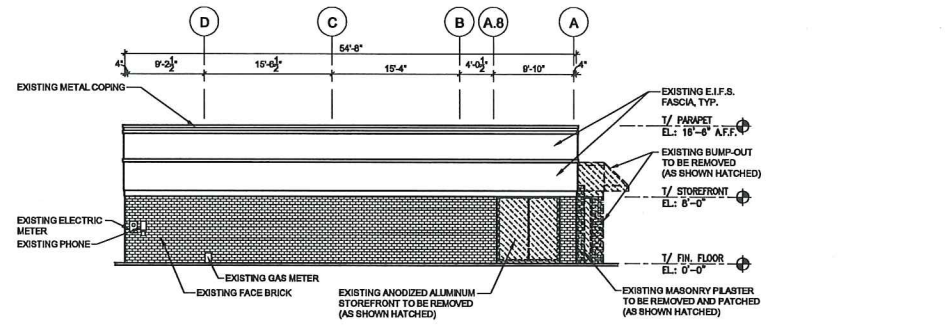
PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ADDITIONAL NOTES
DECIDUOUS SHRUBS					
HP	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	LITTLE QUICK FIRE HYDRANGEA	24" HT x 24" W	18	
EVERGREEN SHRUBS					
TH	TAXUS x MEDIA 'DENSFORMIS'	DENSE YEW	18" HT x 18" W	21	
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS					
CA	CALYPSOGRASS ACUT. KARL FOENSTER	FEATHER REED GRASS	1 GALLON	35	SPACED 18" OC.
HS	HETEROCALLIS 'HAPPY RETURN'	HAPPY RETURN DAYLILY	1 GALLON	35	SPACED 18" OC.
	HETEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	1 GALLON	35	EVENLY MIXED
NP	NEPETA 'KITEN AROUND'	KITTEN AROUND CATMINT	1 GALLON	24	SPACED 18" OC.

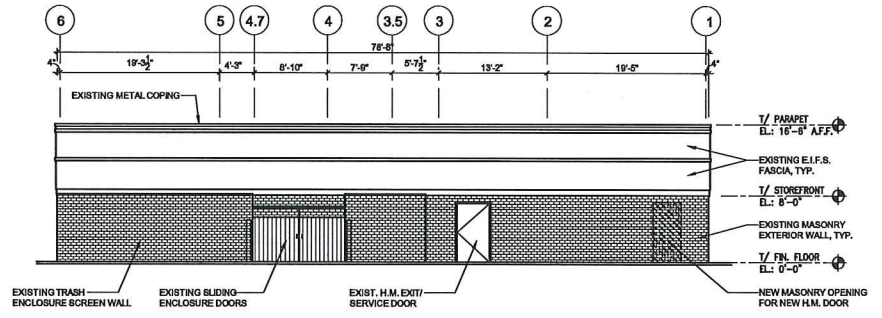
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MAR 27 2019



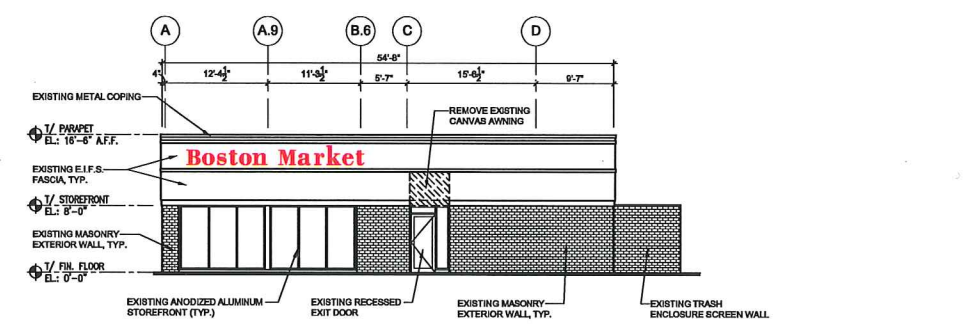
1 AS-BUILT FRONT ELEVATION
 LP1.1 SCALE: 1/8"=1'-0"



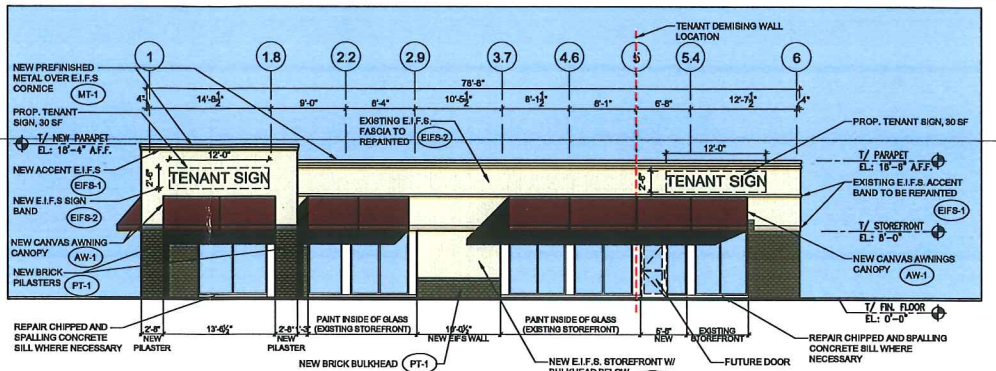
2 AS-BUILT SIDE ELEVATION
 LP1.1 SCALE: 1/8"=1'-0"



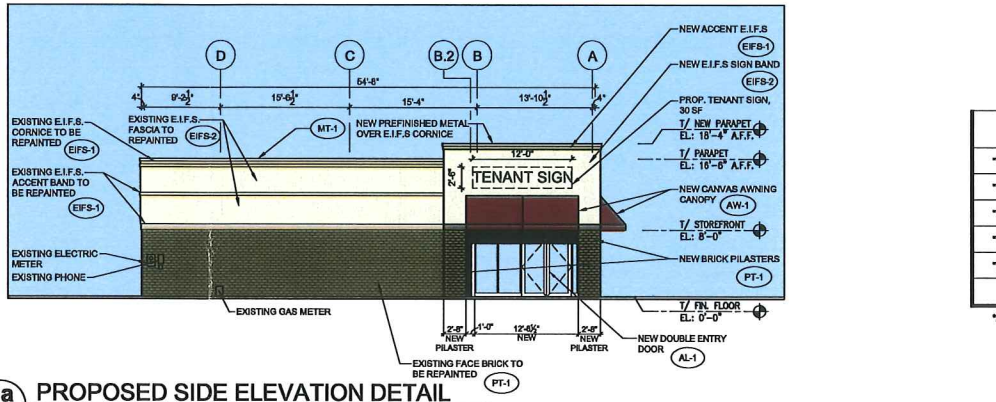
3 AS-BUILT REAR ELEVATION
 LP1.1 SCALE: 1/8"=1'-0"



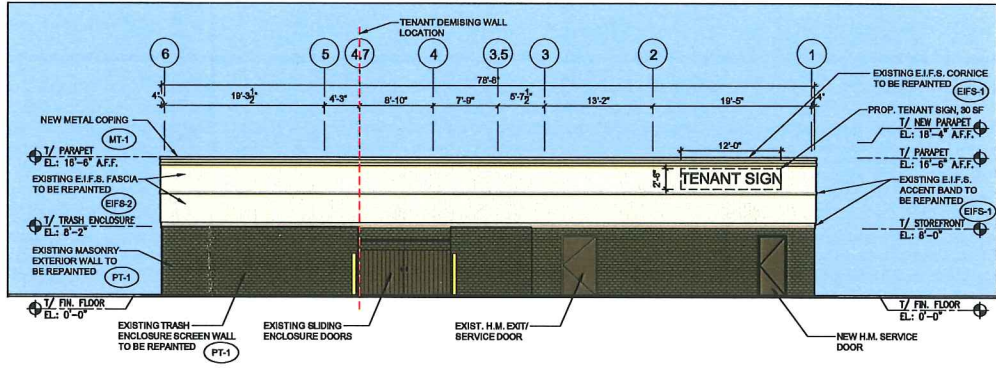
4 AS-BUILT SIDE ELEVATION
 LP1.1 SCALE: 1/8"=1'-0"



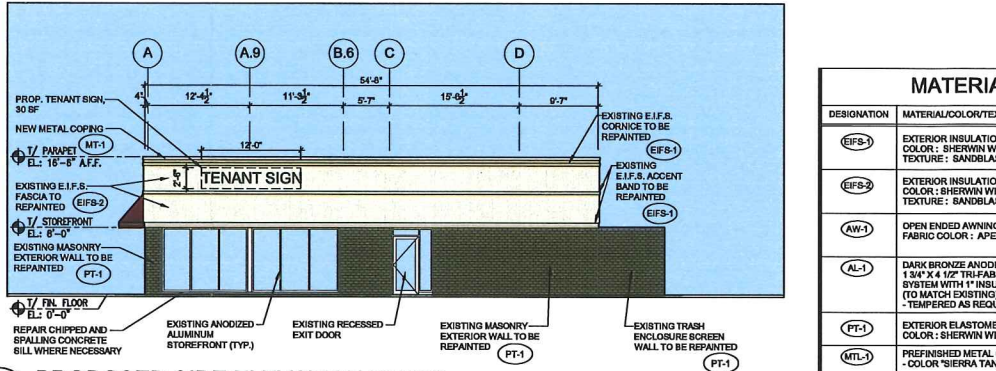
1a PROPOSED FRONT ELEVATION DETAIL
 LP1.1 SCALE: 1/8"=1'-0"



2a PROPOSED SIDE ELEVATION DETAIL
 LP1.1 SCALE: 1/8"=1'-0"



3a PROPOSED REAR ELEVATION DETAIL
 LP1.1 SCALE: 1/8"=1'-0"



4a PROPOSED SIDE ELEVATION DETAIL
 LP1.1 SCALE: 1/8"=1'-0"

SIGN SUMMARY

'TENANT' PRIMARY SIGN (REAR ELEVATION)	30
'TENANT' PRIMARY ENTRY SIGN (SIDE ELEVATION)	30
'TENANT' PRIMARY ENTRY SIGN (FRONT ELEVATION)	30
'TENANT' SECONDARY SIGN (FRONT ELEVATION)	30
'TENANT' SECONDARY ENTRY SIGN (SIDE ELEVATION)	30
TOTAL AREA:	150

*ALLOWABLE SIGN AREA = 150 SQ. FT.

MATERIAL LEGEND

DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
(EFS-1)	EXTERIOR INSULATION AND FINISH SYSTEM (CORNICES & ACCENTS) COLOR: SHERWIN WILLIAMS #017 NOMADIC DESSERT TEXTURE: SANDBLAST FINISH	DRYVIT CORP.
(EFS-2)	EXTERIOR INSULATION AND FINISH SYSTEM (FIELD) COLOR: SHERWIN WILLIAMS #016 DIVINE WHITE TEXTURE: SANDBLAST FINISH	DRYVIT CORP.
(AW-1)	OPEN ENDED AWNING - SUNBRELLA FABRIC COLOR: APEX CRIMSON, STYLE #2846-0000	SUNBRELLA
(AL-1)	DARK BRONZE ANODIZED ALUMINUM 1 3/4" X 4 1/2" TRIFAB 450 STOREFRONT SYSTEM WITH 1" INSUL. CLEAR GLASS (TO MATCH EXISTING) TEMPERED AS REQUIRED	KAWNEER
(PT-1)	EXTERIOR ELASTOMERIC PAINT (FACE BRICK) COLOR: SHERWIN WILLIAMS #001 TANBARK	SHERWIN WILLIAMS
(MTL-1)	PREFINISHED METAL COPING - COLOR 'SIERRA TAN'	PETERSEN ALUMINUM CORP. 1005 TONNE ROAD ELK GROVE VILLAGE, IL 60007 (800) 722-2523

GENERAL NOTE:
 GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES. COLORS & MANUFACTURERS TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO WORK.



2803 BUTTERFIELD RD.
 SUITE 340
 OAK BROOK, IL 60523
 TEL: (312) 795-1245
 FAX: (312) 795-8123



IRC RETAIL CENTERS
 814 COMMERCE DRIVE
 SUITE 300
 OAK BROOK, IL 60523

PROJECT:
 AS-BUILT PLAN
 CRYSTAL POINT MALL
 5750 NORTHWEST HIGHWAY
 (U.S. ROUTE 14 & MAIN ST.)
 CRYSTAL LAKE, IL 60014

SHEET TITLE:
 DESIGN ELEVATION

03.21.19 FOR ELEVATION REVIEW
 NO. DATE DESCRIPTION

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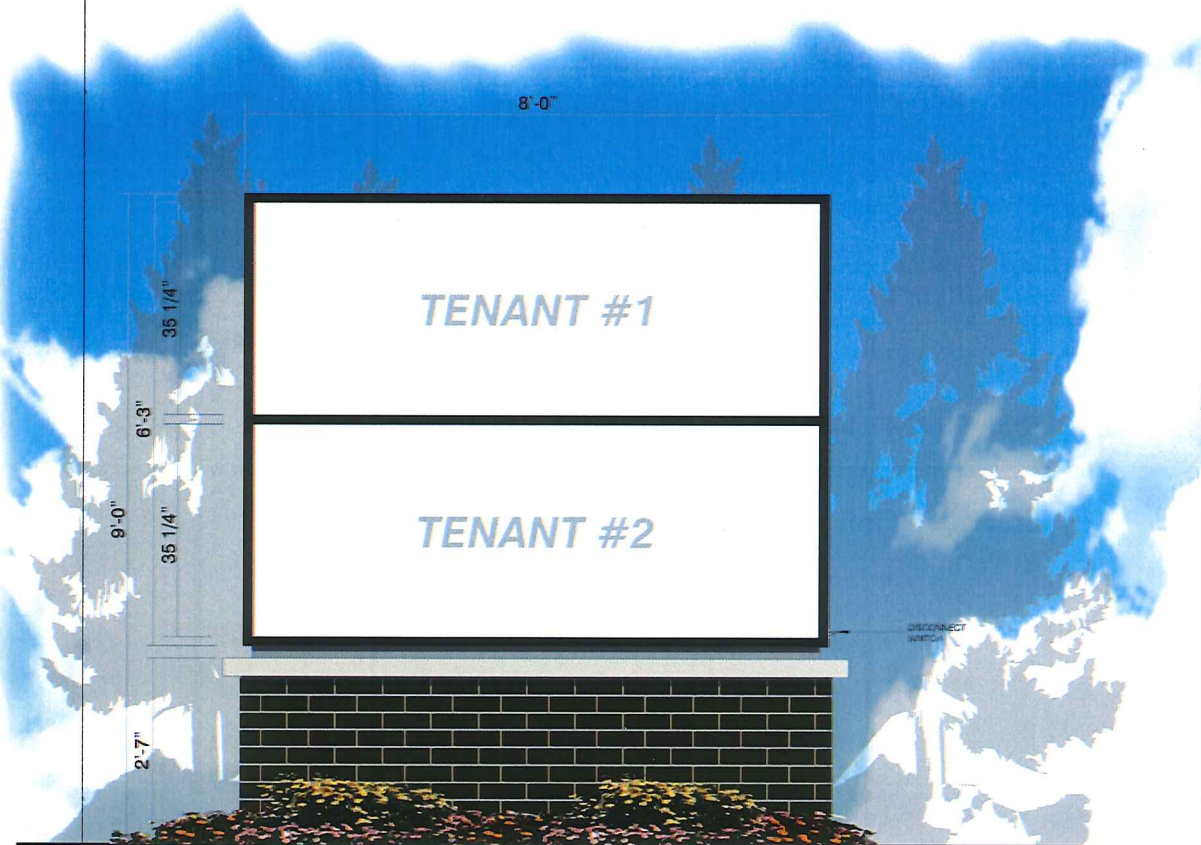
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SHEET:

LP1.1

JOB NO. 18095

MAR 27 2019



EXISTING



PROPOSED

OPTION #2

ONE (1) NEW D.F. LED ILLUM. MONUMENT TO REPLACE EXISTING

1/2" = 1'-0"

CABINET, DIVIDER BARS & RETAINERS TO BE PAINTED BLACK W/ (4) WHITE LEXAN FACES. VINYL GRAPHICS TBD.
THIN BRICK WORK TO MATCH EXISTING MONUMENTS ON "CRYSTAL POINT" PREMISES.

**OLYMPIK
SIGNS**

account representative

client

CRYSTAL POINT

drawn by

job#: 19-7634

RWJR

6000 NORTHWEST HWY. CRYSTAL LAKE, IL.

Dan S.

3-11-19

rev.# 3-20-19

1130 N. Garfield
Lombard, IL 60148

Ph.# 630.424.6100

Fx.# 630.424.6120

WWW.OLYSIGNS.COM

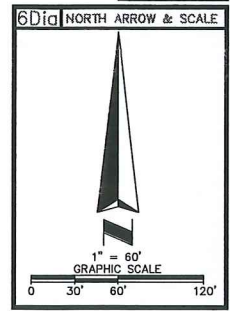
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Customer's Signature: _____

Date: _____

Comments: _____

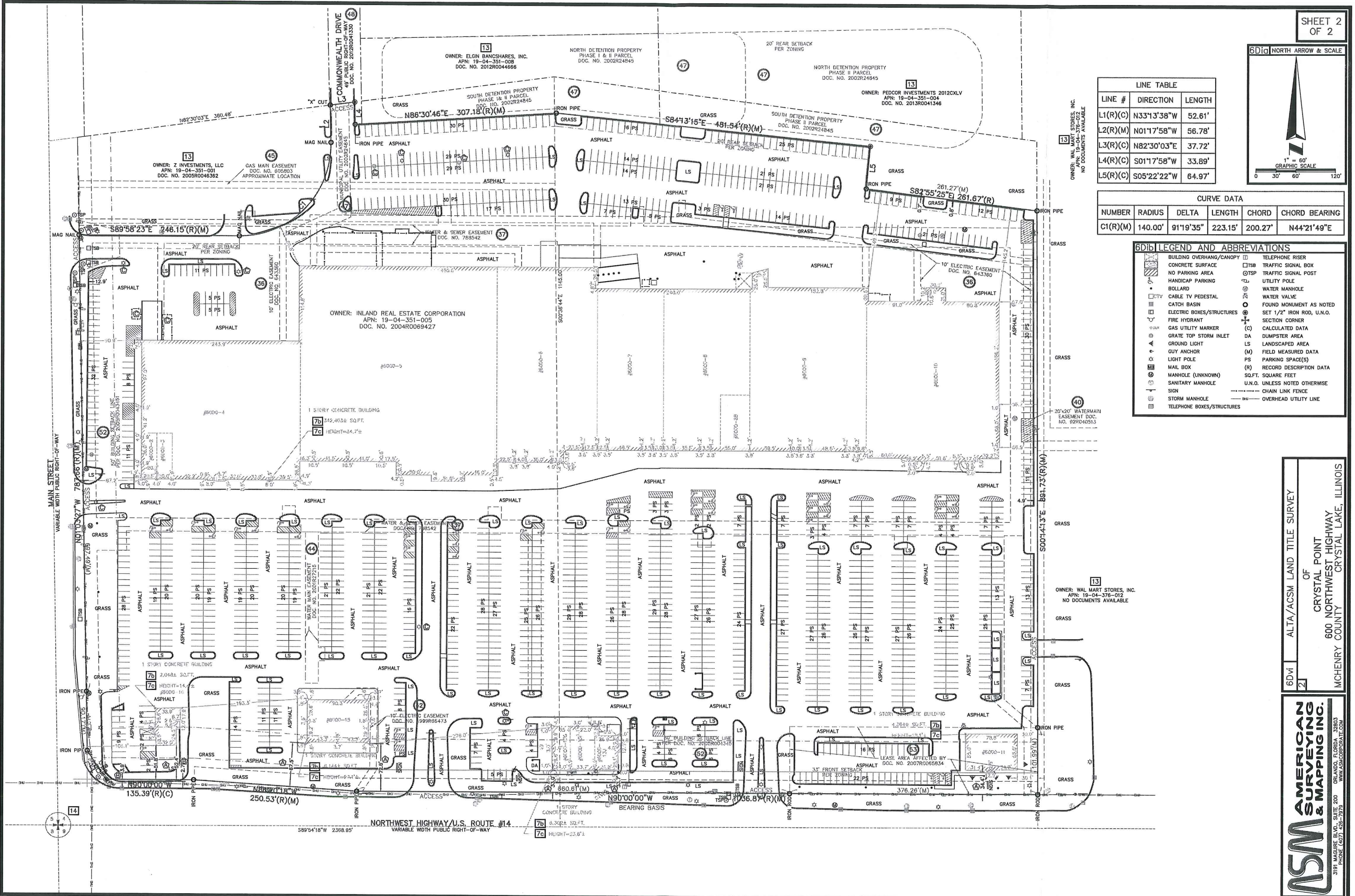




LINE TABLE		
LINE #	DIRECTION	LENGTH
L1(R)(C)	N33°13'38"W	52.61'
L2(R)(M)	N01°17'58"W	56.78'
L3(R)(C)	N82°30'03"E	37.72'
L4(R)(C)	S01°17'58"W	33.89'
L5(R)(C)	S05°22'22"W	64.97'

CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1(R)(M)	140.00'	91°19'35"	223.15'	200.27'	N44°21'49"E

6D1b LEGEND AND ABBREVIATIONS			
	BUILDING OVERHANG/CANOPY		TELEPHONE RISER
	CONCRETE SURFACE		TRAFFIC SIGNAL BOX
	NO PARKING AREA		TRAFFIC SIGNAL POST
	HANDICAP PARKING		UTILITY POLE
	BOLLARD		WATER MANHOLE
	CABLE TV PEDESTAL		WATER VALVE
	CATCH BASIN		FOUND MONUMENT AS NOTED
	ELECTRIC BOXES/STRUCTURES		SET 1/2" IRON ROD, U.N.O.
	FIRE HYDRANT		SECTION CORNER
	GAS UTILITY MARKER		CALCULATED DATA
	GRATE TOP STORM INLET		DUMPSTER AREA
	GROUND LIGHT		LANDSCAPED AREA
	GUY ANCHOR		FIELD MEASURED DATA
	LIGHT POLE		PARKING SPACE(S)
	MAIL BOX		RECORD DESCRIPTION DATA
	MANHOLE (UNKNOWN)		SQ.FT. SQUARE FEET
	SANITARY MANHOLE		U.N.O. UNLESS NOTED OTHERWISE
	SIGN		CHAIN LINK FENCE
	STORM MANHOLE		OVERHEAD UTILITY LINE
	TELEPHONE BOXES/STRUCTURES		



6Dv1 ALTA/ACSM LAND TITLE SURVEY
OF
CRYSTAL POINT
600 NORTHWEST HIGHWAY
MCHENRY COUNTY CRYSTAL LAKE, ILLINOIS

ASM
AMERICAN SURVEYING & MAPPING INC.
3191 MARJURE BLVD., SUITE 200
ORLANDO, FLORIDA 32803
PHONE (407) 426-7979
WWW.ASMCORPORATE.COM

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