



**#2010-57**

**Willow Creek Community Church – 220 Exchange Drive  
Project Review for Planning and Zoning Commission**

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**Meeting Dates:** October 6, 2010

**Request:** Special Use Permit Amendment (Article 2 Section 2-300) to allow a religious establishment without a time-period limitation.

**Location:** 220 Exchange Drive

**Acreage:** Approximately 8 acres

**Existing Zoning:** M- Manufacturing

**Surrounding Properties:** North: M Manufacturing  
South: M Manufacturing  
East: M Manufacturing  
West: county

**Staff Contact:** Elizabeth Maxwell (815.356.3615)

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**Background:**

Willow Creek Church was granted a Special Use Permit approval in November of 2004. The original SUP had a condition for a time limit. The condition is as follows, “This Special Use Permit is valid for a period of 5 years from the date of approval and shall remain valid for 3 additional two-year terms, in conjunction with the renewal options of the Church’s lease of the subject property, for a time-period not to exceed 11 years.” This original condition was put into the approval because there was concerns that there could be parking or traffic problems with the use or site location. No such concerns have been noted by the Building and Engineering Department or the Police Department.

**Land Use Analysis:**

Religious establishments are allowed through a Special Use Permit. The church was granted an SUP in 2004 with a time limit condition. The church has recently renewed their lease to July 31, 2016. They are requesting that the original SUP be modified to remove the time limit condition.

**SPECIAL USE PERMIT**

Article 2 Section 2-400 B of the Unified Development Ordinance establishes general standards for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

*Meets*

*Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

*Meets*                       *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

*Meets*                       *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

*Meets*                       *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

*Meets*                       *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

*Meets*                       *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

*Meets*                       *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

*Meets*                       *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

*Meets*                       *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

*Meets*

*Does not meet*

**Comprehensive Land Use Plan 2020 Vision Summary Review:**

The Comprehensive Plan designates this area as Industry. Industry represents existing manufacturing areas and indicates areas for future industrial uses. Within the Commerce/Office/Industry land use designation, this petition is supported by the following Goal, Objective and Policies.

**Goal:** Facilitate a dynamic and sustainable base of commercial, office and industrial uses that provide jobs, goods and services to people in the city and throughout the surrounding regions, as well as a solid tax base to the City.

**Objective #4:** Encourage mixed-use developments that allow people to live, work and play in the same area, as well as support the transfer of goods and services between businesses and limit the number of traffic trip generations.

- Target undeveloped areas or encourage the redesign of appropriately developed areas to incorporate different uses.

**Recommended Conditions:**

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Wisconsin Illinois Senior Housing Inc., received 5/28/10)
  - B. Alta Survey (Compass Land Surveying and Mapping, dated 5/02/06, received 9/08/10)
2. The conditions from Ordinance 5861 shall remain in effect with the exception of Condition #2 which stipulates a time limit for this SUP.

# City of Crystal Lake Development Application

Office Use Only  
File # \_\_\_\_\_

57 2010

Project Title: Willow Creek Community Church/220 Exchange Drive, Crystal Lake, Illinois

### 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 checked="" type="checkbox"/> Special Use Permit Amendment to existing special use permit |
| <input type="checkbox"/> Final PUD Amendment          | <input type="checkbox"/> Variation  |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other  |

SEP 08 2010

### Petitioner Information

Name: Willow Creek Community Church  
Address: 67 E. Algonquin Rd.  
South Barrington, IL 60010  
Contact person: Jim Baird  
Phone: 847-533-8676  
Fax: 224-512-2803  
E-mail: jbaird@willowcreek.org

### Owner Information (if different)

Name: Cobalt Industrial REIT  
Address: 5605 N. MacArthur Blvd., Ste 350  
Irving, TX 75038  
Contact person: Bryan Morland  
Phone: 972-893-7000  
Fax: 972-893-7001  
E-mail: bryan.morland@cobaltcapitalpartners.com

### Property Information

Project Description: See Attached

Project Address/Location: 220 Exchange, Crystal Lake, Illinois

PIN Number(s): 19-04-252-001

## **Project Description**

**The Willow Creek Community Church (Church), is a non denominational Christian church whose main facility and campus is located in South Barrington, Illinois. The Church currently leases 220 Exchange, Crystal Lake, Illinois and has religious services on Sunday of each week and on Christmas and Good Friday and also from time to time has religious activities on Thursday nights. The Church currently operates at 220 Exchange, Crystal Lake, Illinois, pursuant to a Special Use Permit issued by the City of Crystal Lake on November 2, 2004 as Ordinance No. 5861/File No. 440, which allows the Church to operate a religious establishment on the premises including youth and adult ministries, religious instruction and social services.**

**Pursuant to Paragraph 2 of the Special Use Permit the permit is valid for a period of 5 years and shall remain valid for three additional 2-year renewal options contained in the original lease for a maximum total of 11 years.**

**The Church has recently signed an extension of its existing lease to July 31, 2016. That extension also grants the Church 3 additional renewal options for 2 years each. A copy of the aforesaid lease amendment is hereby attached. If the Church were to exercise all 3 of the aforesaid 2-year options, the Church could be a tenant at 220 Exchange, Crystal Lake, Illinois through July 31, 2022. The Church has since the commencement of the Special Use Permit and continues through the day of this application to utilize the premises at 220 Exchange, Crystal Lake, Illinois as a religious establishment utilizing the premises for worship, youth and adult ministries, religious instructions, and social services.**

**The Church understands that most special use permits issued by the City of Crystal Lake are not issued for a specific number of years, but instead terminate when the special use permittee vacates the premises. Consequently the Church requests that condition number 2 of its existing Special Use Permit be deleted or in the alternative the Church requests that its existing Special Use Permit be extended to July 31, 2022.**

**Enclosed is the required fee for this type of application. Due to the Church's not for profit and charitable status, the Church respectfully requests that the City of Crystal Lake waive this fee.**

**Development Team**

Please include address, phone, fax and e-mail

**Developer:** \_\_\_\_\_

**Architect:** Doug Pasma, Pasma Group, Inc., 1601 Sherman Ave., Penthouse Suite,  
Evanston, IL 60201 ph: 847-475-1250

**Attorney:** Ira Leavitt c/o Huck Bouma PC, 1755 S. Naperville Rd., Ste 200,  
phone: 847-359-8883 Wheaton, IL 60189

**Engineer:** \_\_\_\_\_

**Landscape Architect:** \_\_\_\_\_

**Planner:** \_\_\_\_\_

**Surveyor:** \_\_\_\_\_

**Other:** \_\_\_\_\_

**Signatures**

Willow Creek Community Church, Inc.

By: \_\_\_\_\_ Chief Financial Officer 9/1/2012

**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.**  
Cobalt Industrial REIT

By: \_\_\_\_\_, President

**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.**

**Development Team**

Please include address, phone, fax and e-mail

**Developer:** \_\_\_\_\_

**Architect:** \_\_\_\_\_

**Attorney:** Ira Leavitt c/o Huck Bouma PC, 1755 S. Naperville Rd., Ste 200,  
phone: 847-359-8883 Wheaton, IL 60189

**Engineer:** \_\_\_\_\_

**Landscape Architect:** \_\_\_\_\_

**Planner:** \_\_\_\_\_

**Surveyor:** \_\_\_\_\_

**Other:** \_\_\_\_\_

**Signatures**

Willow Creek Community Church, Inc.

By: \_\_\_\_\_

**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.**

Cobalt Industrial REIT

By: 

, President

2/25/10

**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.



FROM THE OFFICE OF:  
WILLIAM W. Le FEW  
McHENRY COUNTY TREASURER

**REAL ESTATE TAX BILL**  
1ST INSTALLMENT COUPON PAYMENT

ASSESSED TO: COBALT, IND REIT  
PIN: 19-04-252-001



**MAKE CHECKS PAYABLE TO: McHENRY COUNTY COLLECTOR**

**THIS IS THE ONLY BILL THAT WILL BE MAILED**

1ST INSTALLMENT FOR 2009  
DUE BY 06/07/2010

**\$58,475.53**

INTEREST

COSTS

TOTAL PAID

5 7 2010

SEP 0 8 2010

**COBALT IND REIT C/O TAX DEPT G**  
3131 S VAUGHN WAY STE 301  
AURORA CO 80014-3509



1904252001000584755312

00136328

PAID BY: CHECK      CASH      MAIL     



FROM THE OFFICE OF:  
WILLIAM W. Le FEW  
McHENRY COUNTY TREASURER

**REAL ESTATE TAX BILL**  
2ND INSTALLMENT COUPON PAYMENT

ASSESSED TO: COBALT, IND REIT  
PIN: 19-04-252-001



**MAKE CHECKS PAYABLE TO: McHENRY COUNTY COLLECTOR**

**THIS IS THE ONLY BILL THAT WILL BE MAILED**

2ND INSTALLMENT FOR 2009  
DUE BY 09/07/2010

**\$58,475.53**

INTEREST

COSTS

TOTAL PAID

**COBALT IND REIT C/O TAX DEPT G**  
3131 S VAUGHN WAY STE 301  
AURORA CO 80014-3509

1904252001000584755325

PAID BY: CHECK      CASH      MAIL     

Taxing Body	Rate	Percent	Tax This Year	Tax Last Year
McHENRY COUNTY	0.642081	8.76	\$10,233.93	\$10,196.72
McHENRY COUNTY PENSION	0.073638	1.00	\$1,173.69	\$983.01
McHENRY CO CONSV	0.177500	2.42	\$2,829.12	\$2,759.96
COLLEGE DISTRICT 528 MCC	0.273940	3.73	\$4,366.24	\$4,281.61
COLLEGE DISTRICT 528 MCC PENS	0.000010	0.00	\$0.16	\$0.16
SCHOOL DIST 47	2.611895	35.60	\$41,630.19	\$40,801.81
SCHOOL DIST 47 PENSION	0.116511	1.59	\$1,858.62	\$1,823.91
SCHOOL DIST 155	1.853284	25.26	\$29,538.90	\$28,905.32
SCHOOL DIST 155 PENSION	0.052157	0.71	\$831.33	\$816.46
CITY CRYSTAL LAKE LIBRARY	0.277300	3.78	\$4,419.80	\$4,419.80
CRYSTAL LAKE PARK	0.322605	4.40	\$5,141.90	\$5,031.81
CRYSTAL LAKE PARK PENSION	0.029299	0.40	\$466.99	\$487.92
ALGONQUIN TOWNSHIP	0.053190	0.72	\$847.14	\$832.64
ALGONQN TWP RD & BR	0.111759	1.52	\$1,781.29	\$1,783.00
ALGONQN TWP RD & BR PENSION	0.006371	0.07	\$85.51	\$71.88
CRYSTAL LAKE CITY	0.003361	0.05	\$53.57	\$52.92
CRYSTAL LAKE CITY PENSION	0.241565	3.29	\$3,850.23	\$3,513.71
CRYSTAL LAKE FIRE CITY	0.411910	5.61	\$6,565.31	\$6,504.40
CRYSTAL LAKE FIRE CITY PENSIO	0.080122	1.09	\$1,277.04	\$1,120.22
<b>Totals</b>	<b>7.337558</b>	<b>100.00</b>	<b>\$116,951.06</b>	<b>\$114,367.24</b>



**\*\* PLEASE NOTE \*\***  
You may be eligible for the Senior Citizens and Disabled Persons Property Tax Relief and Pharmaceutical Assistance Act. Applications are available from the Illinois Department of Revenue. McHENRY COUNTY 2009 REAL ESTATE TAX BILL

LEGAL DESCRIPTION:  
DOC 2008R0045327 LT 4 CRYSTAL  
ESS CTR UNIT 4

ASSESSED TO:  
COBALT, IND REIT

MAIL TO:  
COBALT IND REIT C/O TAX DEPT G  
3131 S VAUGHN WAY STE 301  
AURORA CO 80014-3509

PIN 19-04-252-001		
Township	Tax Code	Property Class
ALGONQUIN TWP	19002	0080
Sub Lot	Acres	
	0.00	
1st Install	2nd Install	
\$58,475.53	\$58,475.53	
Interest	Interest	
Costs	Costs	
Total Paid	Total Paid	
Due By	Due By	
06/07/2010	09/07/2010	

Fair Cash Value	4,781,607
S/A Value	1,593,869
S/A Multiplier	1.000000 X
S/A Equalized Value	1,593,869 -
Brd. of Review Value	1,593,869
Brd. of Review Multiplier	1.000000 X
Brd. of Review EQ Value	1,593,869 -
Home Improv./Vet Exemptions	0 -
State Multiplier	1.000000 X
State Equalized Value	1,593,869 -
Farmland & Bldgs. Value	0 +
Total Amt. Prior to Exemptions	1,593,869 -
Annual Homestead Exemptions	0 -
Sr. Freeze Abated Amt.	0 -
Elderly Homestead Exemption	0 -
Disabled Vet Homestead Ex	0 -
Disabled Person Exemption	0 -
Returning Veteran Exemption	0 -
Net Taxable Amount	1,593,869 -
Local Tax Rate	7.337558 X
Total Current Year Tax Due	\$116,951.06 -





**Tax Bill Transmittal  
Statement 1  
May 5, 2010**

Cobalt Capital Industrial Partners, L.P.  
Attn: Bryan Morland  
5605 N. MacArthur Blvd.  
Suite 350  
Irving, TX 75038

972/893-7000

CC: Bryan Morland

**Client:** Cobalt Capital Industrial  
Partners, L.P.  
**Property:** 884502 220 Exchange (191269)

220 Exchange Drive  
Crystal Lake, IL

**Assessor:** Algonquin Township  
**Lien Date:** January 1, 2009  
**Tax Year:** 2009

Jurisdiction	Tax Rate
McHenry Dist 19002	7.337558
<b>Total Tax Rate</b>	<b>7.337558</b>

**Make Checks Payable To:**

McHenry County  
McHenry County Treasurer's Office  
2100 N. Seminary Avenue  
Woodstock, IL 60098-2898

**Postmark Accepted**

	Due	Delinquent	Amount
<b>Total Taxes</b>	Jun/07/2010	Jun/08/2010	<b>116,951.06</b>
Installment 1	Jun/07/2010	Jun/08/2010	58,475.53
Installment 2	Sep/07/2010	Sep/08/2010	58,475.53

Account	RE/PP Type	Assessment Ratio	Market Value	Ass'd	Tax Amount	Discounted Amount
19-04-252-001	RE Unclassified	33.33%	4,781,607	1,593,869	116,951.06	
1 Bill Included with this Transmittal			<b>4,781,607</b>	<b>1,593,869</b>	<b>\$116,951.06</b>	<b>N/A</b>

**PUBLIC NOTICE**

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

**IN THE MATTER OF THE PETITION OF THE WILLOW CREEK COMMUNITY CHURCH**

**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 of the City of Crystal Lake upon the application of the Willow Creek Community Church, for approval of a Special Use Permit Amendment relating to the following described real estate commonly known as Willow Creek Community Church, 220 Exchange Drive, Crystal Lake, Illinois 60014, PIN: 19-04-252-001

This application is filed for the purposes of seeking a Special Use

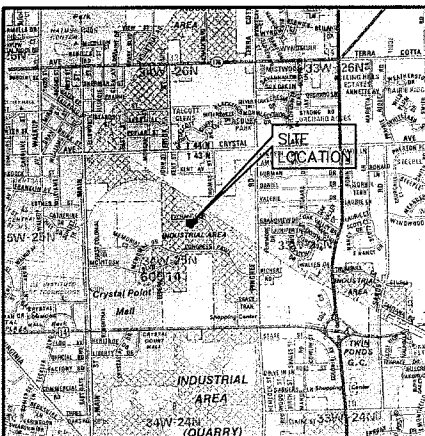
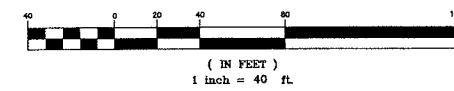
Permit Amendment to remove the time limit restriction in the original Special Use Permit adopted November 2, 2004 as Ordinance No. 5861 for a religious establishment, pursuant to Article 2 Section 2-300. Plans for this project can be viewed at the City of Crystal Lake Community Development Department 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 October 6, 2010, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

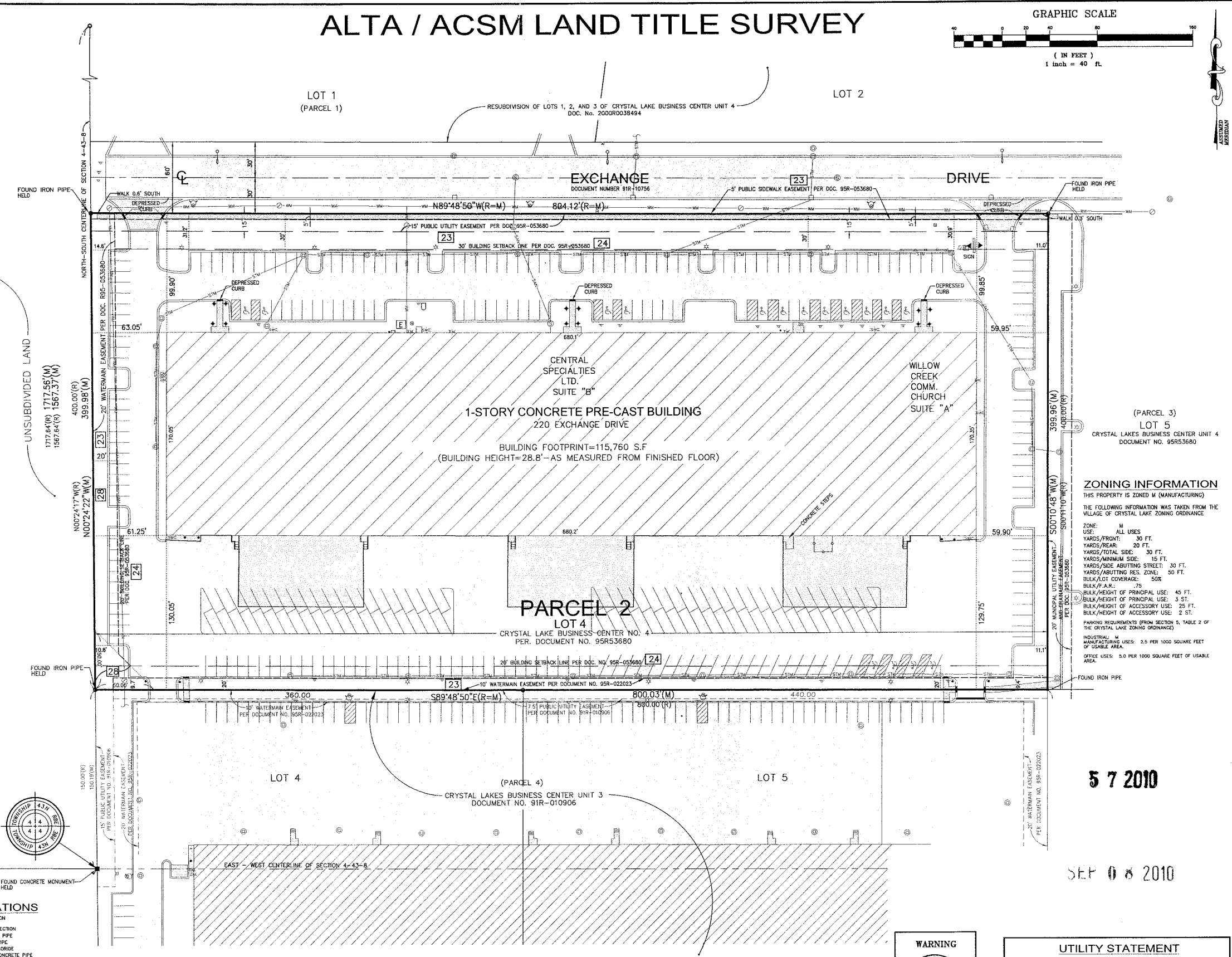
Tom Hayden, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake  
(Published in the Northwest Herald  
September 16, 2010)

# ALTA / ACSM LAND TITLE SURVEY

GRAPHIC SCALE



VICINITY MAP  
NO SCALE



REVISIONS	DATE	BY

Prepared For: **COBALT CAPITAL PARTNERS, L.P.**  
5605 N. MacArthur Blvd.  
Irving, TX 75038

**CRYSTAL LAKE BUSINESS CENTER**  
(4 Parcels)

**COMPASS**  
Land Surveying and Mapping  
2631 Ginger Woods Parkway, Suite 100  
Aurora, IL 60502  
Phone: 630/820-9100 FAX: 630/820-7030

Prepared By:	Party Chief: JC
Book: CL2 PAGE: 73	Drawn By: R.M.
Date: 05/02/06	Checked By: DW
Scale: 1" = 40'	Date: 05/02/06
Project No.: 6179.85	Scale: 1" = 40'

**NOTES**

- NO VISIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO VISIBLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
- NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**LEGEND**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>○ FOUND IRON STAKE (HELD LOCATION)</li> <li>□ SET CONCRETE MONUMENT</li> <li>■ FOUND CONCRETE MONUMENT</li> <li>✕ CROSS IN CONCRETE</li> <li>⊙ MANHOLE</li> <li>⊙ STORM STRUCTURE</li> <li>⊙ SANITARY MANHOLE</li> <li>⊙ VALVE VAULT</li> <li>⊙ FIRE HYDRANT</li> <li>⊙ FLARED END SECTION</li> <li>○ UTILITY POLE</li> <li>○ GUY POLE</li> <li>○ OVERHEAD TRAFFIC SIGNAL</li> <li>○ TRAFFIC SIGNAL MANHOLE</li> <li>○ OVERHEAD WIRES</li> <li>○ GAS METER</li> <li>○ ELECTRIC METER</li> <li>○ TRANSFORMER PAD</li> <li>○ CABLE TELEVISION PEDESTAL</li> <li>○ COMMONWEALTH EDISON MANHOLE</li> <li>○ B/BXX</li> <li>○ SIGN</li> <li>○ BOLLARD POLE</li> <li>○ LIGHT</li> <li>○ LIGHT POLE</li> </ul> | <ul style="list-style-type: none"> <li>□ MAILBOX</li> <li>⊕ GAS MARKER</li> <li>⊕ ELECTRIC MARKER</li> <li>⊕ TELEPHONE MARKER</li> <li>⊕ WATER VALVE</li> <li>⊕ GAS VALVE</li> <li>— SAN — SANITARY SEWER</li> <li>— SW — STORM SEWER</li> <li>— W — WATER MAIN</li> <li>— G — GAS MAIN</li> <li>— E — ELECTRIC LINE</li> <li>— T — TELEPHONE LINE</li> <li>○ CONIFEROUS TREE W/ DIAMETER</li> <li>○ DECIDUOUS TREE W/ DIAMETER</li> <li>○ GRASSY PAVEMENT</li> <li>○ CONCRETE SURFACE</li> <li>○ GRVEL SURFACE</li> <li>○ WOOD FENCE</li> <li>○ CHAIN LINK FENCE</li> <li>○ METAL GUARDRAIL</li> <li>○ OVERHEAD TRAFFIC SIGNAL</li> </ul> |
|---|--|

**ABBREVIATIONS**

- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- F.E.S. = FLARED END SECTION
- V.C.P. = VITRIFIED CLAY PIPE
- D.I.P. = DUCTILE IRON PIPE
- P.V.C. = POLYVINYL CHLORIDE
- R.C.P. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEAD DISTANCE
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- CB = CHORD BEARING
- S.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- C.P.O. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

**LINE LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

**FLOOD STATEMENT**

THIS PROPERTY FALLS WITHIN "OTHER AREAS" ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 170732 0335C, HAVING REVISED DATE OF JANUARY 21, 1998.

**PARKING DATA**  
REGULAR SPACES = 300  
HANDICAP SPACES = 16  
TOTAL SPACES = 316

**AREA SUMMARY**  
(TO HEAVY LINES)  
351,416 SQUARE FEET  
OR  
8.067 ACRES  
(BASED ON MEASURED VALUES)



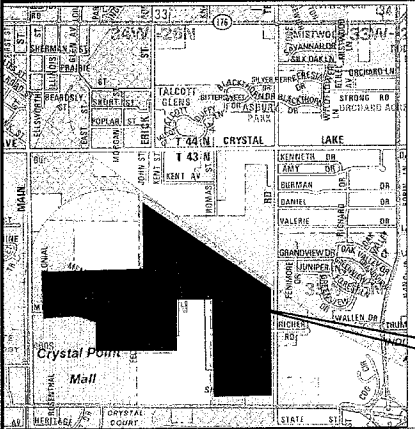
**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

5 7 2010

SEP 08 2010

# ALTA / ACSM LTS

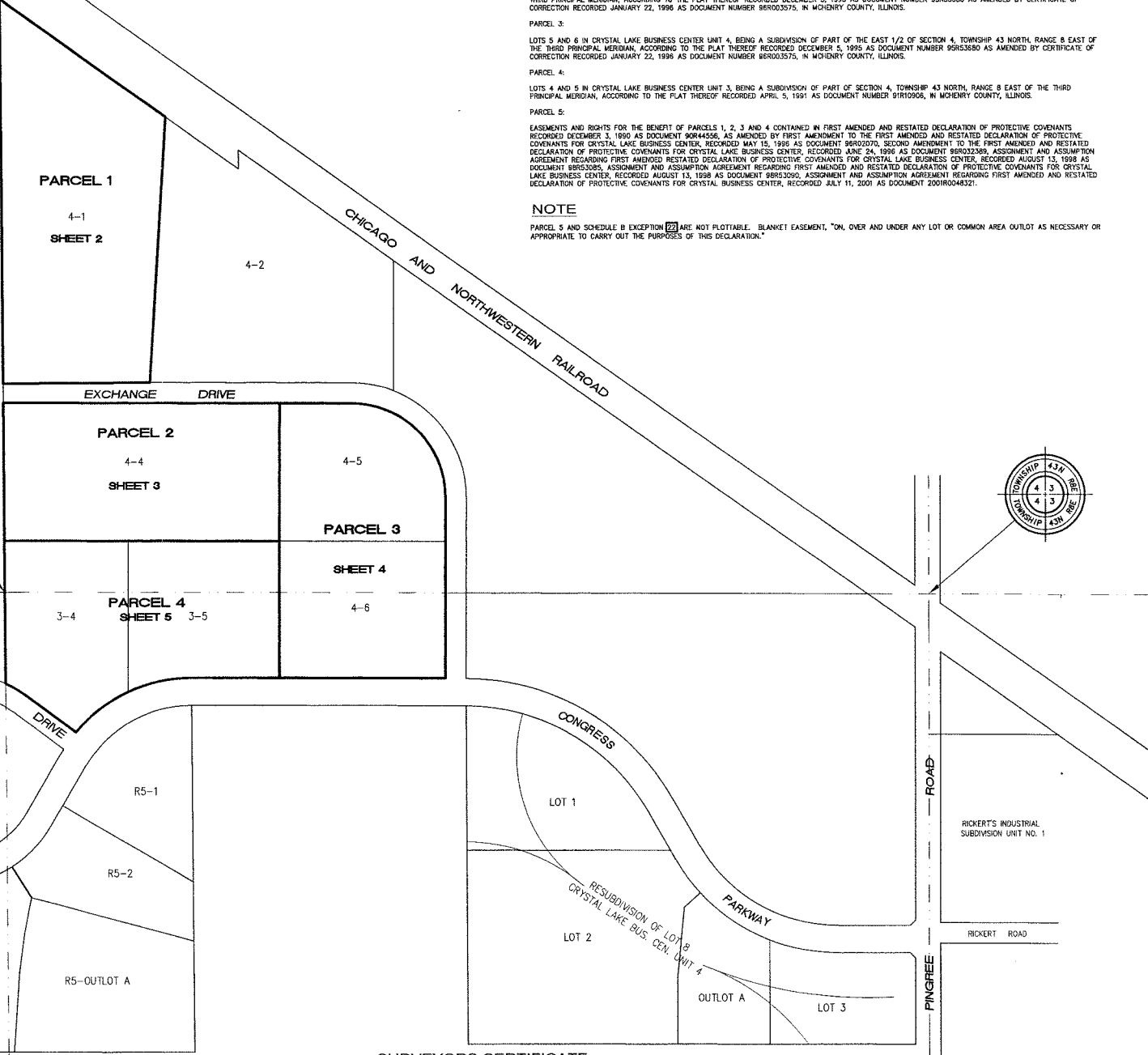
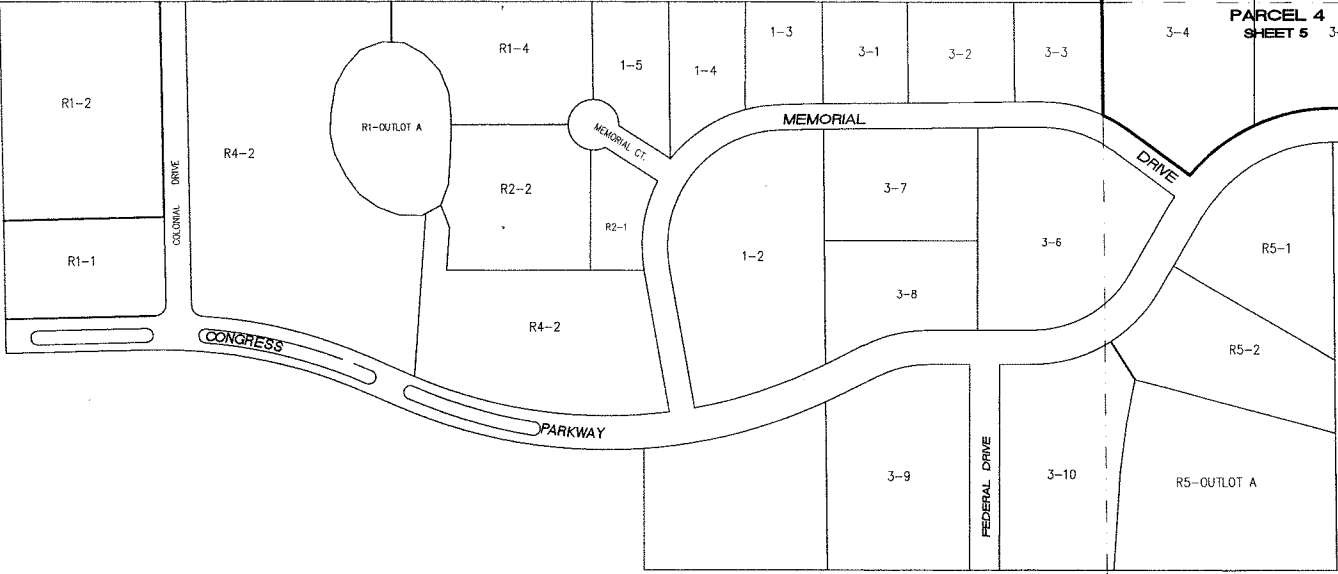


SITE LOCATION

VICINITY MAP  
NO SCALE  
SCHEDULE B EXCEPTIONS

- 1. FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR CRYSTAL LAKE BUSINESS CENTER, RECORDED DECEMBER 3, 1990 AS DOCUMENT 90R44556 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS, RELATING TO: REGULATION OF IMPROVEMENTS AND APPROVAL OF PLANS, USE, ASSOCIATION, COMMON AREAS AND ASSESSMENTS.
- 2. FIRST SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS RECORDED MAY 22, 1991 AS DOCUMENT 91R1365 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS.
- 3. SECOND SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS RECORDED JANUARY 30, 1996 AS DOCUMENT 96R4890 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS.
- 4. FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR CRYSTAL LAKE BUSINESS CENTER, RECORDED MAY 15, 1996 AS DOCUMENT 96R025070 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS.
- 5. SECOND AMENDMENT TO THE FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR CRYSTAL LAKE BUSINESS CENTER, RECORDED JUNE 24, 1996 AS DOCUMENT 96R032389 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS.
- 6. ASSIGNMENT AND ASSUMPTION AGREEMENT REGARDING FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR CRYSTAL LAKE BUSINESS CENTER, RECORDED AUGUST 13, 1998 AS DOCUMENT 98R53085 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS.
- 7. ASSIGNMENT AND ASSUMPTION AGREEMENT REGARDING FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR CRYSTAL LAKE BUSINESS CENTER, RECORDED AUGUST 13, 1998 AS DOCUMENT 98R53090 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS.
- 8. ASSIGNMENT AND ASSUMPTION AGREEMENT REGARDING FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR CRYSTAL LAKE BUSINESS CENTER, RECORDED JULY 11, 2001 AS DOCUMENT 01R016048321 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS.
- 9. PUBLIC SEWER, PUBLIC UTILITY, DRAINAGE AND WATER MAIN EASEMENTS AS SHOWN ON THE PLAT OF CRYSTAL LAKE BUSINESS CENTER UNIT 4 SUBDIVISION, RECORDED DECEMBER 5, 1995 AS DOCUMENT 95R53680, IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS AND THE TERMS AND CONDITIONS THEREIN.
- 10. BUILDING SETBACK LINES AS SHOWN ON THE PLAT OF CRYSTAL LAKE BUSINESS CENTER UNIT 4 SUBDIVISION, RECORDED DECEMBER 5, 1995 AS DOCUMENT 95R53680 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS, AND THE TERMS AND CONDITIONS THEREIN.
- 11. NOTE: CERTIFICATE OF CORRECTION RECORDED JANUARY 22, 1996 AS DOCUMENT 96R3575 AND AS NOTED ON PLAT RECORDED AS DOCUMENT 2000R0038494 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS, PROVIDING AS FOLLOWS:  
THE 20 FOOT BUILDING SETBACK LINE ESTABLISHED FROM THE EASTERLY LINE OF SAID LOT 3 AS SHOWN ON SAID CRYSTAL LAKE UNIT 4 PLAT RECORDED AS DOCUMENT 95R53680 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS, IS HEREBY CORRECTED TO BE LOCATED 20 FEET WEST OF THE CORRECTED LINE OF LOT 3.
- 12. 20 FOOT MUNICIPAL UTILITY EASEMENT AS SHOWN ON PLAT OF RESUBDIVISION OF LOTS 1, 2 AND 3 OF CRYSTAL LAKE BUSINESS CENTER UNIT 4 RECORDED JULY 16, 2000 AS DOCUMENT 2000R0038494, IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS, AND THE TERMS AND PROVISIONS THEREIN.
- 13. BUILDING SETBACK LINES AS SHOWN ON PLAT OF RESUBDIVISION OF LOTS 1, 2 AND 3 OF CRYSTAL LAKE BUSINESS CENTER UNIT 4 RECORDED JULY 16, 2000 AS DOCUMENT 2000R0038494 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS, AND THE TERMS AND PROVISIONS THEREIN.
- 14. GRANT OF EASEMENT IN FAVOR OF THE CITY OF CRYSTAL LAKE AND WATER MAIN MAINTENANCE AGREEMENT RECORDED AS DOCUMENT 95R022023 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS, AND THE TERMS AND CONDITIONS THEREIN.
- 15. WATER MAIN MAINTENANCE AGREEMENT RECORDED JANUARY 2, 1996 AS DOCUMENT 96R94 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS, AND THE TERMS AND PROVISIONS THEREIN.
- 16. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED AS DOCUMENT 91R17365 AND RE-RECORDED AS DOCUMENTS 91R18329 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS AND 91R20928 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS, AND THE TERMS AND PROVISIONS THEREIN.
- 17. GRANT OF EASEMENT FOR WATER MAIN IN FAVOR OF THE CITY OF CRYSTAL LAKE AND WATER MAIN MAINTENANCE AGREEMENT RECORDED MAY 15, 2000 AS DOCUMENT 2000R24679 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS, AND THE TERMS AND PROVISIONS THEREIN.
- 18. BUILDING SETBACK LINES AS SHOWN ON PLAT OF CRYSTAL LAKE BUSINESS CENTER UNIT 3, RECORDED APRIL 5, 1991 AS DOCUMENT 91R10906 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS.
- 19. PUBLIC UTILITY EASEMENTS AS SHOWN ON PLAT OF CRYSTAL LAKE BUSINESS CENTER UNIT 3, RECORDED APRIL 5, 1991 AS DOCUMENT 91R10906 IN THE RECORDER'S OFFICE OF MOHENRY COUNTY, ILLINOIS.

\* NOT PLOTTABLE SEE NOTE THIS SHEET



LEGAL DESCRIPTION

PARCEL 1:  
LOT 1 IN THE RESUBDIVISION OF LOTS 1, 2 AND 3 IN CRYSTAL LAKE BUSINESS CENTER UNIT 4, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 5, 1995 AS DOCUMENT NUMBER 95R53680 AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JANUARY 22, 1996 AS DOCUMENT NUMBER 96R03575, IN MOHENRY COUNTY, ILLINOIS.

PARCEL 2:  
LOT 4 IN CRYSTAL LAKE BUSINESS CENTER UNIT 4, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 5, 1995 AS DOCUMENT NUMBER 95R53680 AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JANUARY 22, 1996 AS DOCUMENT NUMBER 96R03575, IN MOHENRY COUNTY, ILLINOIS.

PARCEL 3:  
LOTS 5 AND 6 IN CRYSTAL LAKE BUSINESS CENTER UNIT 4, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 5, 1995 AS DOCUMENT NUMBER 95R53680 AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JANUARY 22, 1996 AS DOCUMENT NUMBER 96R03575, IN MOHENRY COUNTY, ILLINOIS.

PARCEL 4:  
LOTS 4 AND 5 IN CRYSTAL LAKE BUSINESS CENTER UNIT 3, BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1991 AS DOCUMENT NUMBER 91R10906, IN MOHENRY COUNTY, ILLINOIS.

PARCEL 5:  
EASEMENTS AND RIGHTS FOR THE BENEFIT OF PARCELS 1, 2, 3 AND 4 CONTAINED IN FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS RECORDED DECEMBER 3, 1990 AS DOCUMENT 90R44556, AS AMENDED BY FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR CRYSTAL LAKE BUSINESS CENTER, RECORDED MAY 15, 1996 AS DOCUMENT 96R025070, SECOND AMENDMENT TO THE FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR CRYSTAL LAKE BUSINESS CENTER, RECORDED JUNE 24, 1996 AS DOCUMENT 96R032389, ASSIGNMENT AND ASSUMPTION AGREEMENT REGARDING FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR CRYSTAL LAKE BUSINESS CENTER, RECORDED AUGUST 13, 1998 AS DOCUMENT 98R53085, ASSIGNMENT AND ASSUMPTION AGREEMENT REGARDING FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR CRYSTAL LAKE BUSINESS CENTER, RECORDED AUGUST 13, 1998 AS DOCUMENT 98R53090, ASSIGNMENT AND ASSUMPTION AGREEMENT REGARDING FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR CRYSTAL LAKE BUSINESS CENTER, RECORDED JULY 11, 2001 AS DOCUMENT 01R016048321.

NOTE

PARCEL 5 AND SCHEDULE B EXCEPTION 2 ARE NOT PLOTTABLE. BLANKET EASEMENT, "ON, OVER AND UNDER ANY LOT OR COMMON AREA OUTLOT AS NECESSARY OR APPROPRIATE TO CARRY OUT THE PURPOSES OF THIS DECLARATION."

SURVEYORS CERTIFICATE

TO: COBALT INDUSTRIAL, INC.  
FROM: FIRST AMERICAN TITLE INSURANCE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (1) THIS SURVEY WAS MADE UPON THE GROUND OF THE LAND REFLECTED HEREON ON APRIL 25, 2005, FOR THE BENEFIT OF AND RELIANCE BY PURCHASER AND THE TITLE COMPANY AND CORRECTLY REPRESENTS THE LAND AND ALL VISIBLE IMPROVEMENTS THEREON, (2) THE DESCRIPTION CONTAINED HEREON IS CORRECT AND ALL PHYSICAL EVIDENCE OF BOUNDARY LINES AND LINES OF POSSESSION OR OCCUPANCY HAVE BEEN SHOWN AND PROPER NOTATION MADE BY WHERE IN CONFLICT WITH THE LEGAL DESCRIPTION (3) THE LAND HAS ACCESS TO AND FROM A DEDICATED PUBLIC ROADWAY, AND ALL PUBLIC ROADS, HIGHWAYS, STREETS OR ALLEYS RUNNING ADJACENT TO OR UPON THE LAND ARE SHOWN, (4) EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, VISIBLE IMPROVEMENTS, OVERLAPPING OF VISIBLE IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS, OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, THE TERM KNOWLEDGE AS USED HEREIN SHALL MEAN ACTUAL KNOWLEDGE AND REASONABLE KNOWLEDGE. REASONABLE KNOWLEDGE IS IMPLIED UPON THE UNDERSIGNED FOR THOSE CONDITIONS WHICH ARE VISIBLE AND APPARENT FROM AN INSPECTION OF THE LAND, (5) THERE ARE NO GAPS, GORES, OR OVERLAPS BETWEEN PARCELS OR ROADS, HIGHWAYS, STREETS OR ALLEYS AND ALL PARCELS THAT COMPOSE THE LAND ARE CONTIGUOUS, (6) THE GROSS AND NET AREAS (BOTH ACRES AND SQUARE FOOTAGE) SHOWN HEREON ARE CORRECT AND THERE ARE NO BOUNDARY LINE DISCREPANCIES AND NO DEFICIENCIES IN THE QUANTITY OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION OF THE LAND, (7) THIS LAND LIES IN FLOOD ZONE X ACCORDING TO FLOOD INSURANCE RATE MAPS FOR MOHENRY COUNTY, COMMUNITY PANEL NO. 170732 0335C, DATED JANUARY 21, 1998 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT, AND (8) THIS SURVEY OTHERWISE CONFORMS WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10 AND 11(A) OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN, AND THIS SURVEY WAS MADE IN RELIANCE UPON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER NCS-227531-081, AND HAVING AN EFFECTIVE DATE OF APRIL 10, 2006.

COMPASS LTD.  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYING CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2007

*David P. Clark*  
DATE: 5/9/06  
BY: A PROFESSIONAL LAND SURVEYOR NO. 5585  
LICENSE EXPIRES 11/30/06

- ABBREVIATIONS
- CE = COMMONWEALTH EDISON EASEMENT
  - SE = SIDEWALK EASEMENT
  - LE = LANDSCAPE EASEMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - U.E. = UTILITY EASEMENT
  - M.U.E. = MUNICIPAL UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
  - W.E. = WATERSHED EASEMENT
  - B.S.L. = BUILDING SETBACK LINE

- LEGEND
- 1-2 CRYSTAL LAKE BUSINESS CENTER UNIT 1 - LOT NO. 2
  - R1-2 CRYSTAL LAKE BUSINESS CENTER RESUBDIVISION NO 1 - LOT NO. 2



	DATE	BY			
	REVISIONS				
Prepared For: COBALT CAPITAL PARTNERS, L.P. 5605 N. MacArthur Blvd. Irving, TX 75038			Crystal Lake Business Center (4 Parcels)		
Prepared By: COMPASS Land Surveying and Mapping 2631 Ginger Woods Parkway, Suite 100 Aurora, IL 60502 Phone: 630/820-9100 Fax: 630/820-7030			PARTY CHIEF: RWS		
DRAWN BY: RWM	CHECKED BY: DW	DATE: 05/04/06	SCALE: 1" = 200'	PROJECT NO.: 6179.B5	
1 of 5					